Dutton Point

Statement of Community Involvement

Prepared by Counter Context Ltd

APRIL 2026

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1. Introduction

Overview

This Statement of Community Involvement has been prepared by Counter Context Ltd on behalf of Rani Developments Ltd hereby referred to as 'the Applicant'. It provides:

- An account of the public consultation about the proposals
- A summary of the feedback received on these proposals from consultees

The pre-application consultation strategy was designed to reflect guidance within Manchester City Council's (MCC) Statement of Community Involvement (2025) and National Planning Policy Framework (2025).

Overview of the Proposed Development

The proposals include:

The demolition of existing structures and buildings and erection of a part 11, part 15 and part 20 storey residential building comprising 189 apartments (Use Class C3) together with associated residents' amenity space, public realm, cycle parking, substation, servicing, and associated landscaping works.

Site Location

The proposed development site is located in Manchester City Centre and bound by Dutton Street to the south, Robert Street to the east, and Cheviot Street to the west.

The warehouse currently occupying the site is approximately 30 years old and is presently being let on a temporary basis to a padel tennis operator.



Figure 1: Site location.

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Policy Requirements

Conducting an early and transparent pre-application consultation is consistent with the guidance within the National Planning Policy Framework (NPPF) (2024).

Paragraph 40 of the NPPF states that:

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

The NPPF goes on to state that:

> *[Local Authorities] should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.*[2]
>
> *Design quality should be considered throughout the evolution and assessment of individual proposals. Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.*[3]

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

MCC's adopted Statement of Community Involvement (2025) sets out how developers can "help ensure that there is an effective opportunity for people to comment and steer development."[4] In providing guidance to developers on how they should carry out pre-application consultation, MCC's Statement of Community Involvement provides recommendations on the types of methods that developers can adopt as part of their pre-application consultation strategy.

From the beginning of the development process the Applicant set out to undertake a transparent and meaningful consultation with the local community. Throughout the process, stakeholders and local people had the chance to provide feedback to the Applicant and engage in an ongoing dialogue through the consultation channels.

> *Pre-application consultation is beneficial to both the community and the developer as it allows the developer to design a proposal which takes on board the opinions of the community…*
>
> *…The format of the consultation that the developer uses is likely to be discussed with us as part of pre-application discussions, to help ensure that there is an effective opportunity for people to comment and steer development. The following methods are likely to be suitable and should be used as appropriate:*
>
> - *Letters sent to residents and businesses in nearby streets telling them what is proposed, how they can get more information and how they can give the developer their views*
> - *Public exhibition in an accessible location close to the development (e.g. library or supermarket) which tells the public about what is happening and gives them an opportunity to make comments*
> - *A website set up by the developer*

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[1] Secretary of State for Ministry of Housing, Communities and Local Government, National Planning Policy Framework, 2024, paragraph 40.
[2] Secretary of State for Ministry of Housing, Communities and Local Government, National Planning Policy Framework, 2024, paragraph 41.
[3] Secretary of State for Ministry of Housing, Communities and Local Government, National Planning Policy Framework, 2024, paragraph 137.
[4] Manchester City Council's Planning and Development Statement of Community Involvement, August 2025, page 29

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- *Leaflets distributed to nearby streets and placed in facilities near the proposed developments which have a tear off slip for comments*
- *Social media used by the developer to advertise the development and associated consultation events…*

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

From the beginning of the development process the Applicant set out to undertake a transparent and meaningful consultation with the local community. Throughout the process, stakeholders and local people had the chance to provide feedback to the Applicant and engage in an ongoing dialogue through the consultation channels.

[5] Manchester City Council's Planning and Development Statement of Community Involvement, August 2025, pages 29-30.

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2. Pre-Application Consultation Activities

Introduction

This section sets out the range of activities undertaken as part of the consultation, which ran from **Thursday 5 March to Sunday 22 March 2026**.

The key aspects of the consultation are outlined below.

Engagement with Elected Members

2.1 Cheetham Ward Members

Prior to the launch of the consultation, an email was issued to the three councillors representing the Cheetham ward: Councillor Naeem Hassan, Councillor Shazia Butt, and Councillor Shaukat Ali. The email provided an introduction to the proposals and the consultation and offered a briefing session with the Applicant's team.

Publicising the Consultation

2.2 Consultation postcard

A consultation postcard was delivered to all residential and business addresses located within a distribution area of **114 addresses** (see Figure 2 below) at the start of the consultation period.

The postcard directed recipients towards the consultation website to find out more and provide their feedback via the dedicated online feedback form or by email.

The consultation postcard is provided as **Appendix 1**.



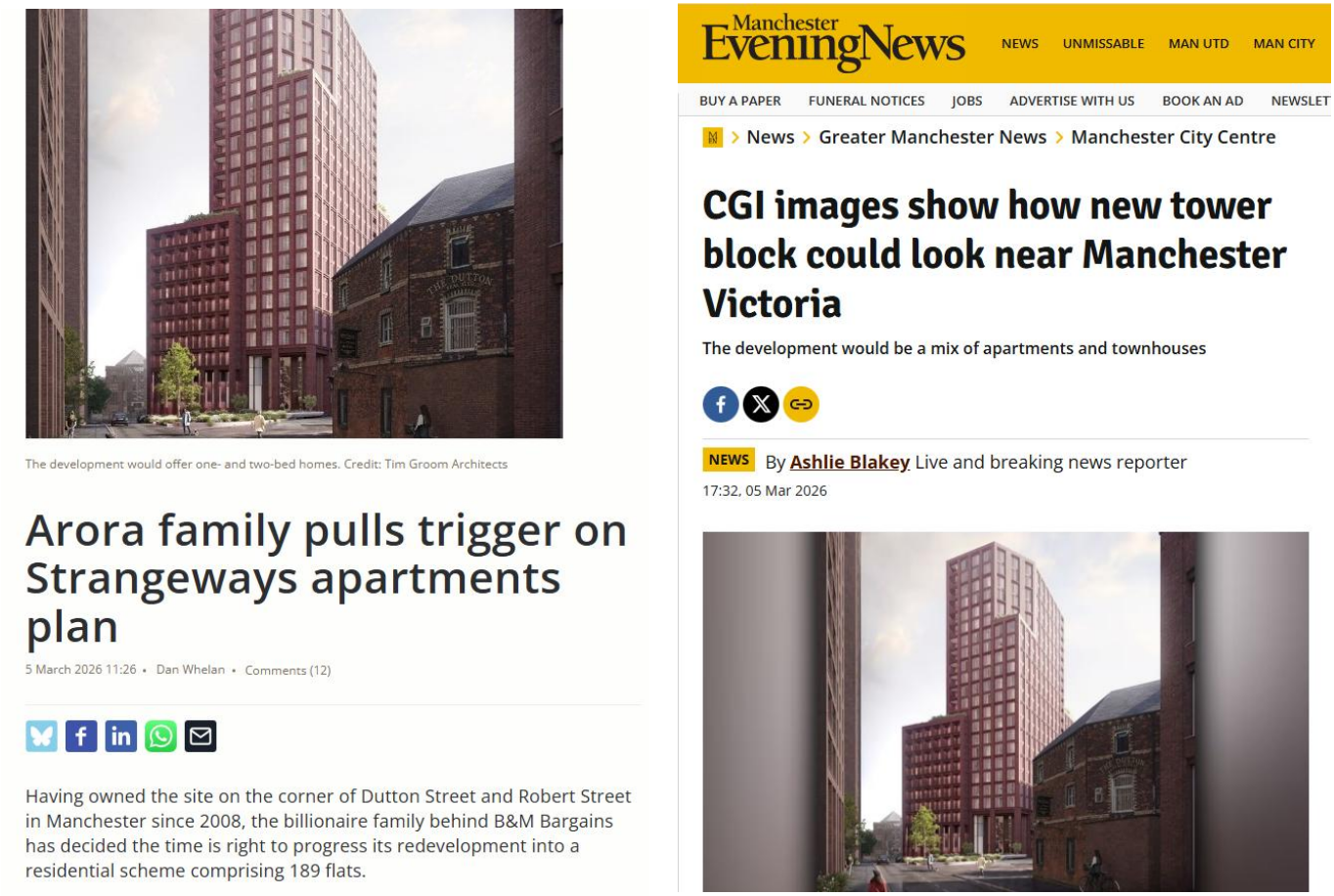
Figure 2: Postcard distribution area.

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2.3 Press release and media coverage

A press release was shared with local news outlets Place North West and Manchester Evening News on 5 March 2026, in line with the consultation launch. It provided introductory information about the proposals, details of the public consultation, and encouraged people to get involved and have their say.

Both Place North West and Manchester Evening News subsequently published articles on the proposals.



The development would offer one- and two-bed homes. Credit: Tim Groom Architects

Arora family pulls trigger on Strangeways apartments plan

5 March 2026 11:26 • Dan Whelan • Comments (12)

Having owned the site on the corner of Dutton Street and Robert Street in Manchester since 2008, the billionaire family behind B&M Bargains has decided the time is right to progress its redevelopment into a residential scheme comprising 189 flats.

Manchester Evening News

NEWS UNMISSABLE MAN UTD MAN CITY

BUY A PAPER FUNERAL NOTICES JOBS ADVERTISE WITH US BOOK AN AD NEWSLET

News > Greater Manchester News > Manchester City Centre

CGI images show how new tower block could look near Manchester Victoria

The development would be a mix of apartments and townhouses

NEWS By Ashlie Blakey Live and breaking news reporter

17:32, 05 Mar 2026

Figure 3: Screenshot showing coverage in Place North West (left) and Manchester Evening News (right).

Consultation Website

The information on the proposals for Dutton Point was made available via the online consultation website (https://www.duttonpoint.co.uk/). The site also included a 'Have your say' section with a link to an online questionnaire and the project email address so that people could provide feedback.

The consultation website is included as **Appendix 2.**

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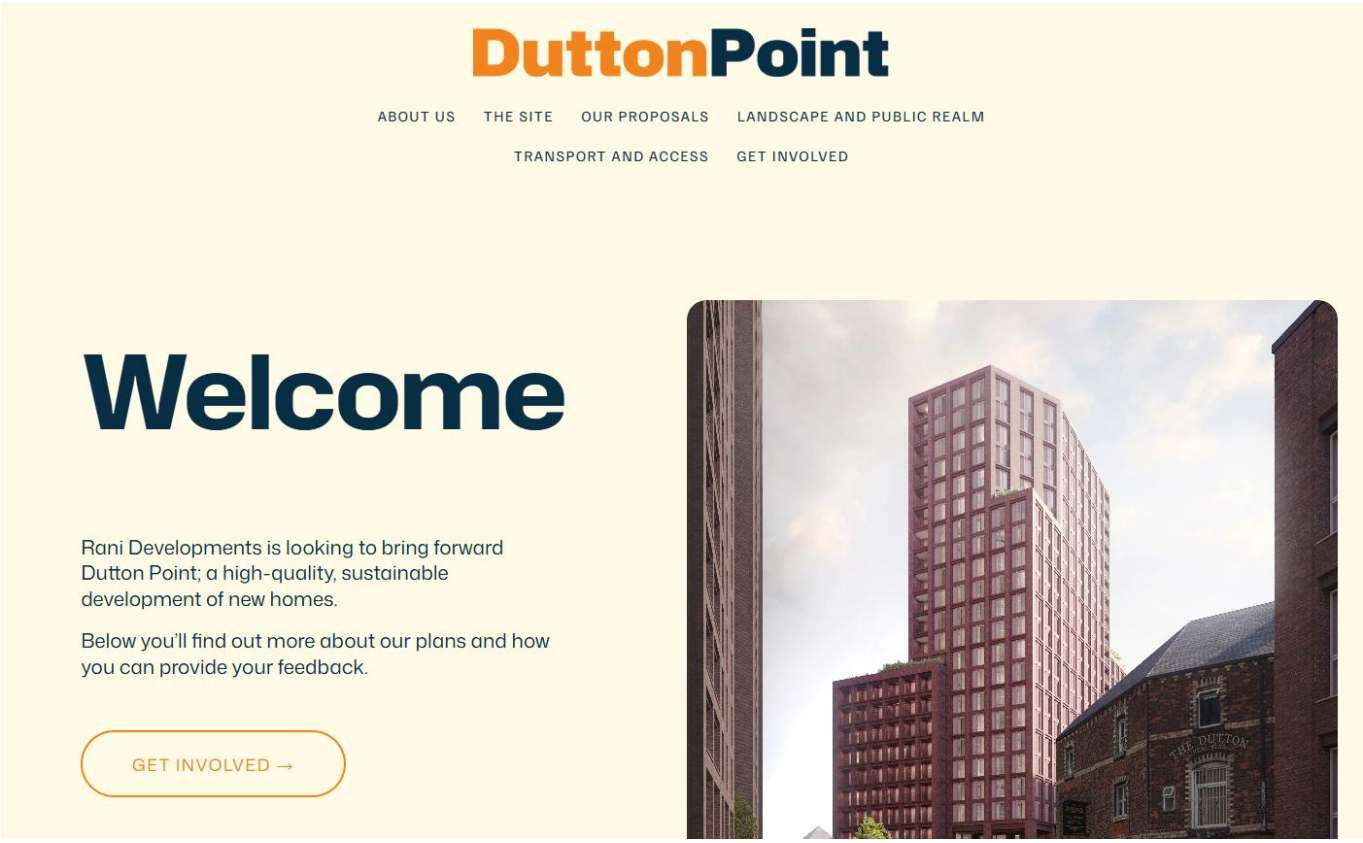


Figure 4: Screenshot showing the consultation website.

2.1 Website activity

The website has received a total of **275 visits** from **261 unique visitors** over the consultation period. As the graph below (Figure 5) shows, the numbers spiked just after the launch, and then gradually declined until the closure of the consultation.

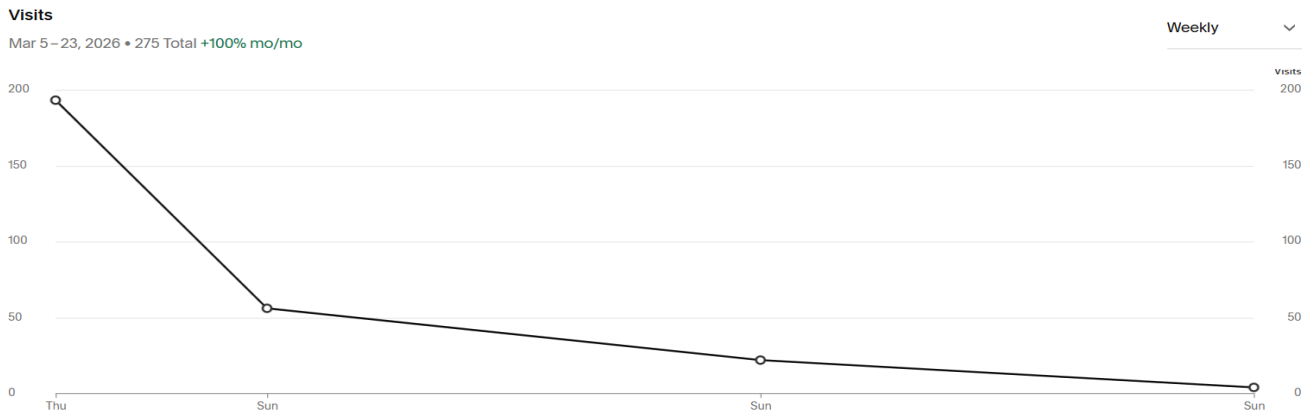


Figure 5: Graph showing the website views across the consultation period.

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Methods for Receiving Feedback

2.2 Email Address

A dedicated consultation email address (info@duttonpoint.co.uk) was open for people to submit feedback or questions during the consultation period. No emails were received to the project inbox during the consultation period.

2.3 Online Feedback Form

An online feedback form was linked and clearly signposted the consultation website, encouraging visitors to the site to provide feedback during the consultation.

The feedback form is included as **Appendix 3**.

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3. Pre-Application Consultation Feedback

Summary of Feedback Received

In total, 5 responses were received during the pre-application consultation via the following channels:

Response Type	Number
Online feedback form	5
Email	0
Total	**5**

All of the responses received during the pre-application consultation period have been logged and considered by the Applicant's team.

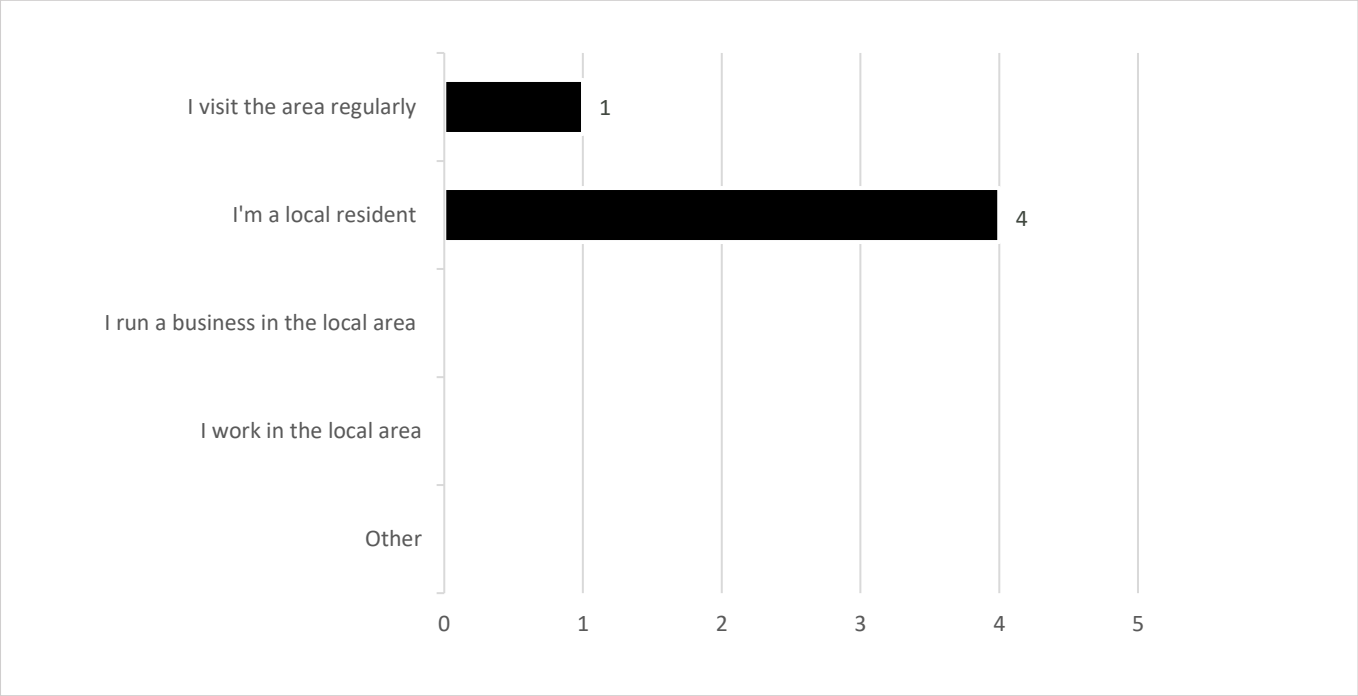
Analysis of Feedback

The feedback form included a series of multiple choice questions and open questions about the proposals. Here follows a summary of the answers received through the multiple choice questions asked as part of the online feedback form.

Comments received through the open-text questions included in the feedback form and by email and phone are summarised and responded to in **Section 3.1.1.3.**

3.1 Responses to Closed Questions

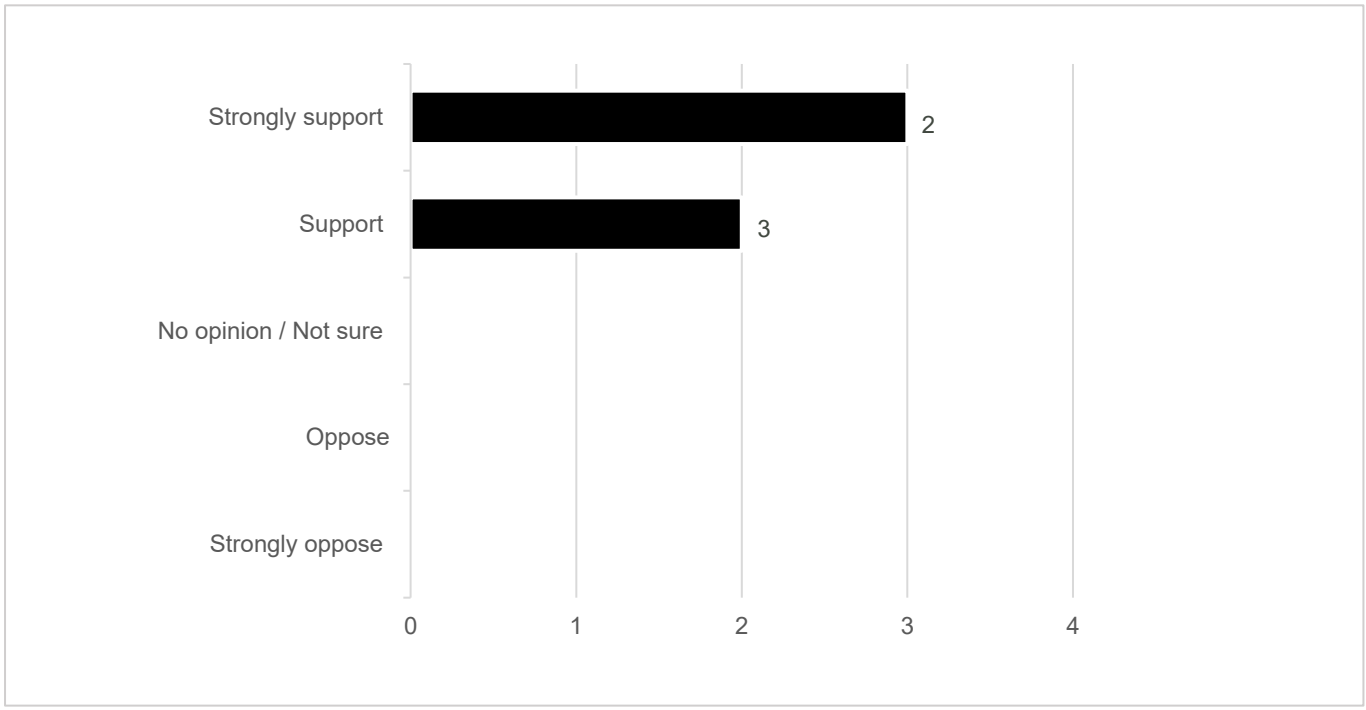
How would you best describe your interest in our plans?



The majority (80%) of respondents were local residents, with the remaining respondent (20%) visiting the local area regularly.

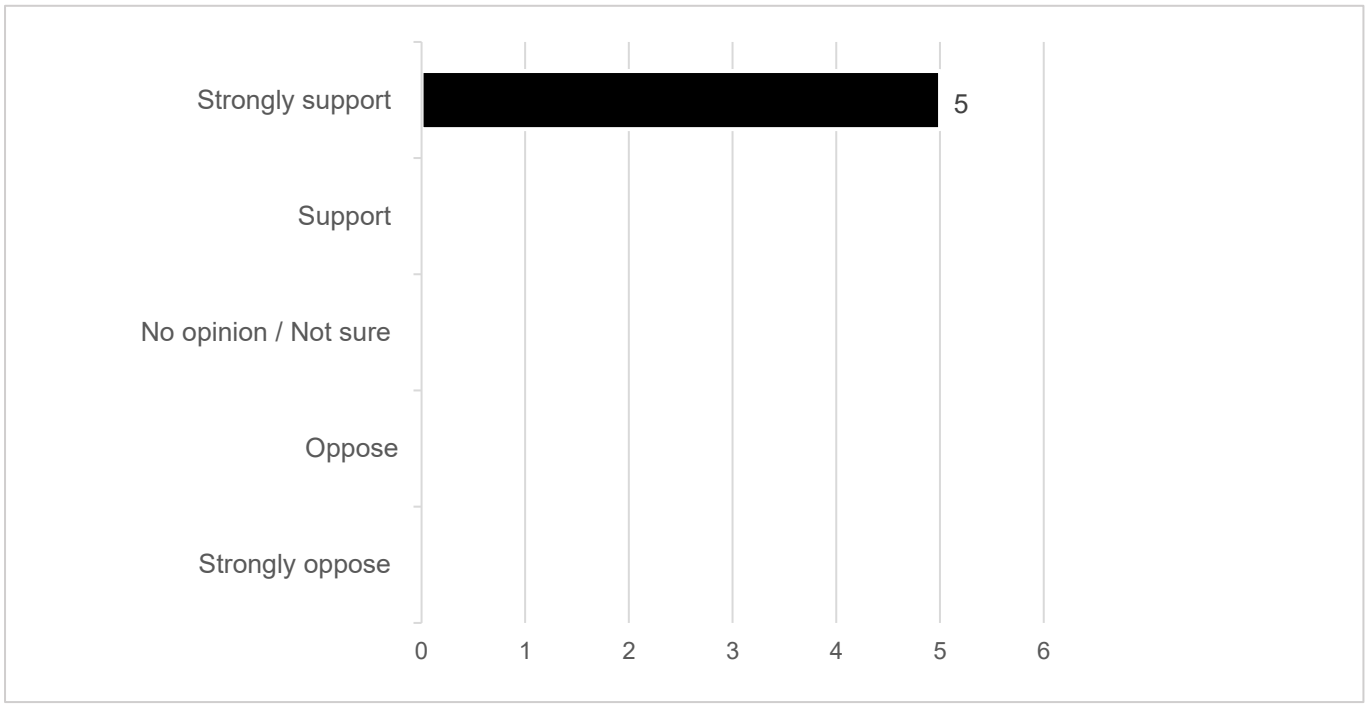
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To what extent do you support our plans for a high-quality residential development on this site?



All respondents either strongly supported (60%) or supported (40%) plans for a high-quality residential development on the site.

To what extent do you support our plans to create a publicly accessible garden as part of the development?



All respondents (100%) said that they strongly supported plans to create a publicly accessible garden.

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3.2 Postcode analysis

An analysis of the postcodes provided by respondents to the survey shows that two postcodes were located within the same postcode area as the development (M3), and one within the adjacent postcode area (M4). A further postcode was from the wider Manchester area, while the remaining postcode was from Preston. Figure 5, below, illustrates the locations of these postcodes on the map.

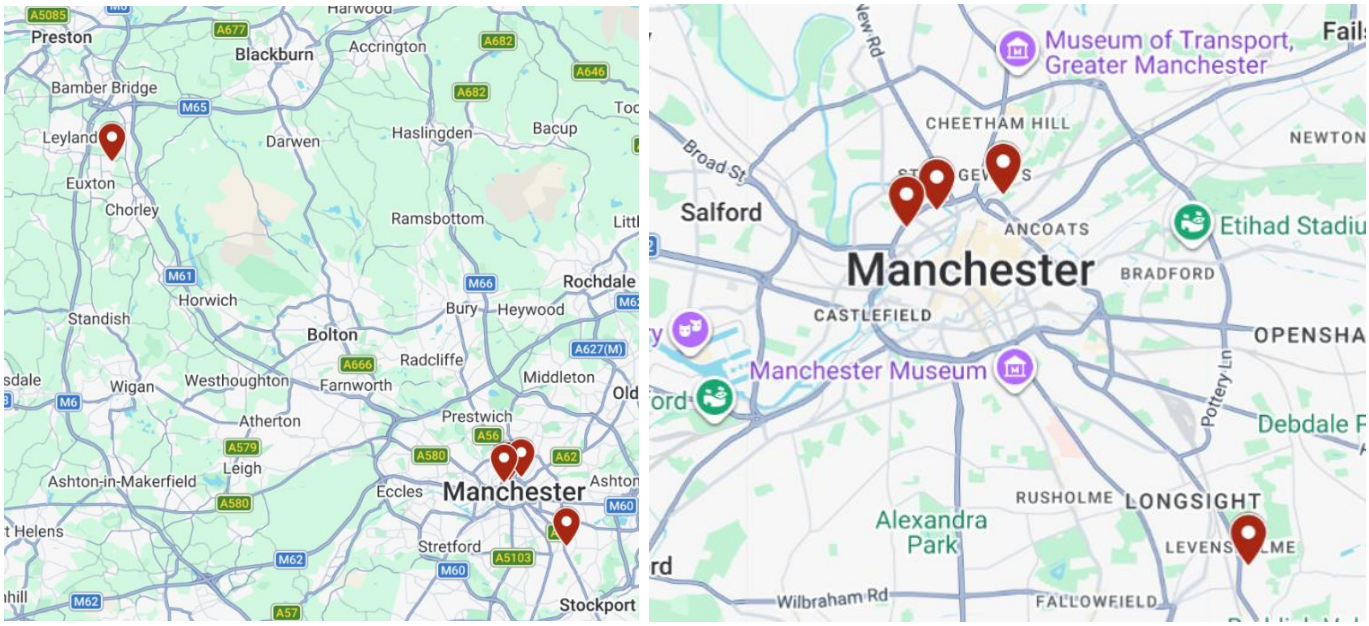


Figure 5: Maps showing the postcode location of respondents.

3.3 Responses to Open-Text Questions

The feedback form included a series of multiple choice questions and open questions about the proposals. Here follows a summary of the answers received through the multiple choice questions asked as part of the feedback form.

Comments received through the open-text questions included in the feedback form and by email and phone are summarised and responded to in the Applicant Response Table.

3.4 Consideration of Issues

A summary of the issues raised by respondents through the open response field questions within the feedback form is provided in the following table.

Topic	Applicant Response
Arts / Culture	
A comment that the proposals should seek to support grassroots culture in the surrounding area, particularly with regards to arts organisations.	The Applicant recognises the importance of supporting grassroots culture and arts organisations. The building has been purposefully set back to enable the creation of a public garden. This space has the potential to be enjoyed by local community and volunteer groups, including those involved in arts and cultural activities. In addition, the rooftop garden has been designed as a flexible space that can support community use and informal gatherings.
Design	
A comment praising the architectural detail around the windows.	The Applicant welcomes these comments of support.

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Engagement with local residents

Following the closure of the consultation period, an email was received from a local resident on behalf of six other residents who live opposite the site. The residents requested the opportunity to meet with the project team to obtain further information about the development and to raise questions.

In response to this request, an online meeting was arranged on Monday 13 April 2026. Two residents attended the meeting, alongside representatives from Zerum, Tim Groom Architects, Land Studio and Counter Context.

The key points discussed during the meeting included:

- An overview of the project, confirming that the planning application is currently in progress
- A summary of the Environmental Statement (ES), highlighting key topics such as daylight and climate considerations
- Confirmation that a viability appraisal will be submitted as part of the planning application
- An explanation that the building has been intentionally set back from the site boundary to create publicly accessible green space
- Residents emphasised the importance of safety measures, such as appropriate lighting, and the need for the design to remain in keeping with Manchester's character
- Residents raised questions regarding business support; in response, reference was made to the Strangeways Strategic Regeneration Framework (SRF), which recognises the area's strong textile heritage and prioritises business retention alongside new residential development

The meeting concluded with the project team inviting residents to submit any further questions to the project inbox.

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4. Appendices

Appendix 1: Consultation Postcard

DuttonPoint

We want to hear your views

On our plans for new homes on Robert Street, Manchester

Rani Developments is looking to bring forward **Dutton Point**; a high-quality, sustainable development of new homes.

Located on the corner of Robert Street and Dutton Street, the proposed development aims to deliver **189 new homes**, thoughtfully designed with an emphasis on refined architecture and carefully detailed materials.

The homes would comprise a mix of 1- and 2-bedroom apartments and 2-bedroom townhouses, supported by high-quality landscaping and public realm that will create a series of distinctive outdoor spaces, enhancing everyday life and urban biodiversity.

Before submitting a planning application, we are keen to hear feedback from the local community and would welcome your views on the proposals.



Get involved

This consultation will be open until Sunday 22 March 2026.

A more detailed introduction to our proposals is available on the dedicated project website. Here, can also have your say by filling out our short online survey.

To access the website and survey, scan the QR code or visit:
duttonpoint.co.uk

Alternatively, you can also contact us directly to provide your feedback or ask any questions by emailing:
info@duttonpoint.co.uk



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Appendix 2: Consultation Website

DuttonPoint

ABOUT US THE SITE OUR PROPOSALS LANDSCAPE AND PUBLIC REALM
TRANSPORT AND ACCESS GET INVOLVED

Welcome

Rani Developments is looking to bring forward Dutton Point; a high-quality, sustainable development of new homes.

Below you'll find out more about our plans and how you can provide your feedback.

GET INVOLVED →



About Us

This project is shaped by a team with a shared commitment to quality, sustainability and long-term value.

Rani Developments

Rani Developments is a Manchester-based developer that has owned the site for several decades, bringing a long-term perspective to the project.

Tim Groom Architects

Tim Groom Architects are an award-winning, Manchester-based practice with a strong track record of delivering projects across a wide range of sectors. Their work is defined by honest, refined design and the careful use of high-quality, detailed materials.

Land Studio

Land Studio are landscape architects who combine creative design with nature-led practices. They are committed to embedding sustainability and biodiversity into commercially deliverable schemes, creating landscapes that are resilient.

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The Site

The proposed site is a parcel of land on the corner of Robert Street and Dutton Street. The warehouse which currently occupies the site is approximately 30 years old and is being let on a temporary basis to a padel tennis operator.

This part of Manchester – which is covered by the Great Ducie Street Strategic Regeneration Framework (SRF) – is already undergoing significant regeneration, driven in part by residential development on the former Boddingtons Brewery site.

Located close to Manchester Victoria Station and with all of the city centre amenities on the doorstep, this is a highly sustainable location for new homes.



Site location







Our Proposals

Housing

We are looking to bring forward a high-quality, durable, and sustainable development of new homes. The development will include 189 homes, in a mix of 1-bedroom (64) and 2- bedroom (121) apartments, and 2- bedroom townhouses (4). The new homes will be designed to meet accessibility and adaptability standards.

Building Height

The thoughtful approach to building height creates a stepped building, with elements of 10, 11, 14 and 20 storeys. This creates a step down from the 26-storey tower approved on the Boddingtons site, with the transition to three heights making the space feel less bulky and creates roof-level spaces for amenities.

Local History

An architectural approach that complements, respects and preserves the historical context, and a building that celebrates the use of brickwork, with a variety of brick details across the scheme.

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Landscape and Public Realm

Landscaping and public realm will create a series of distinctive outdoor spaces that enhance everyday life and urban biodiversity.



Plan showing the proposed areas of landscaping and public realm

(1) Ground Level: Neighbourhood Square Garden

This publicly accessible square will create a place where local residents and passers-by can pause and linger. Designed to encourage people to dwell, we may include a coffee or plant kiosk.

(2) Level 1: Residents' Woodland Garden

(3) Level 10: Communal Roof Terrace

(4) Level 11: Productive Roof Terrace

Transport and Access

198
Number of cycle spaces

2
Disabled parking spaces on Robert St

10
Minute walk to Victoria Station

12
Minute walk to Arndale Centre

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Get involved

Our consultation is open until Sunday 22 March 2026.

Through this consultation, and before we submit a planning application to Manchester City Council, we want to share our proposals with our neighbours and listen to any feedback you may have.

If you'd like to tell us what you think, please complete our online **consultation questionnaire**.

Alternatively, you can also get in touch to tell us your views or to ask any questions via email:
info@duttonpoint.co.uk

All of the feedback we receive during the consultation period will be considered before we finalise our proposals and submit a planning application later this year.

Subject to planning consent, construction could commence on Dutton Point within the next 12 months and is expected to take around 24 months to complete.

DuttonPoint

Privacy Policy & GDPR

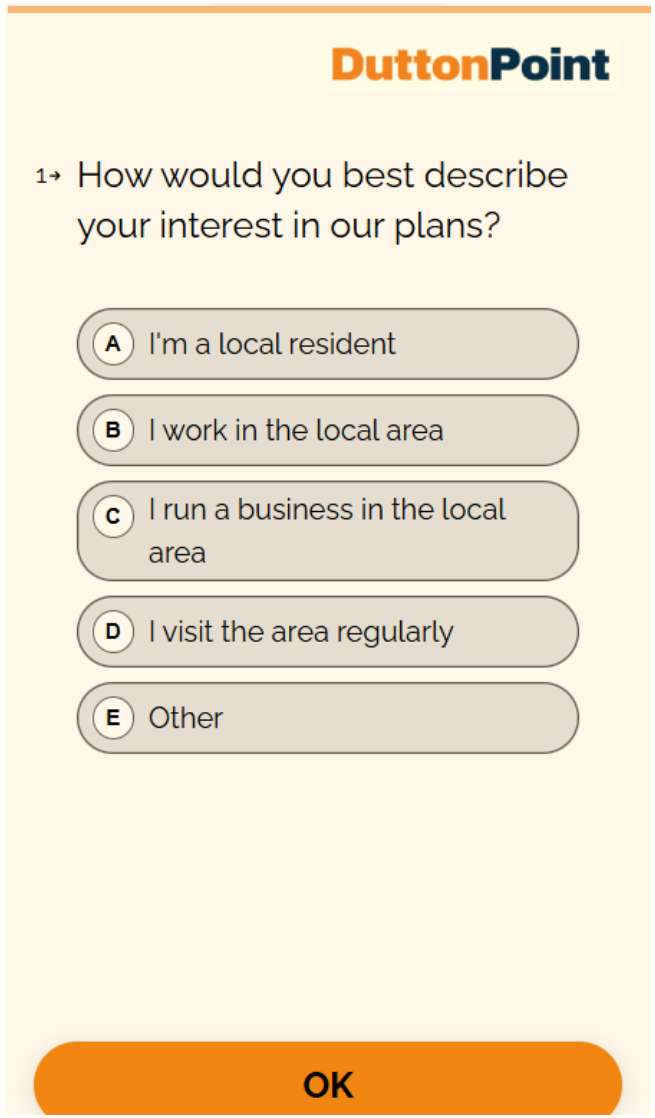
About Us
The Site
Our Proposals
Landscape and Public Realm
Transport and Access
Get Involved

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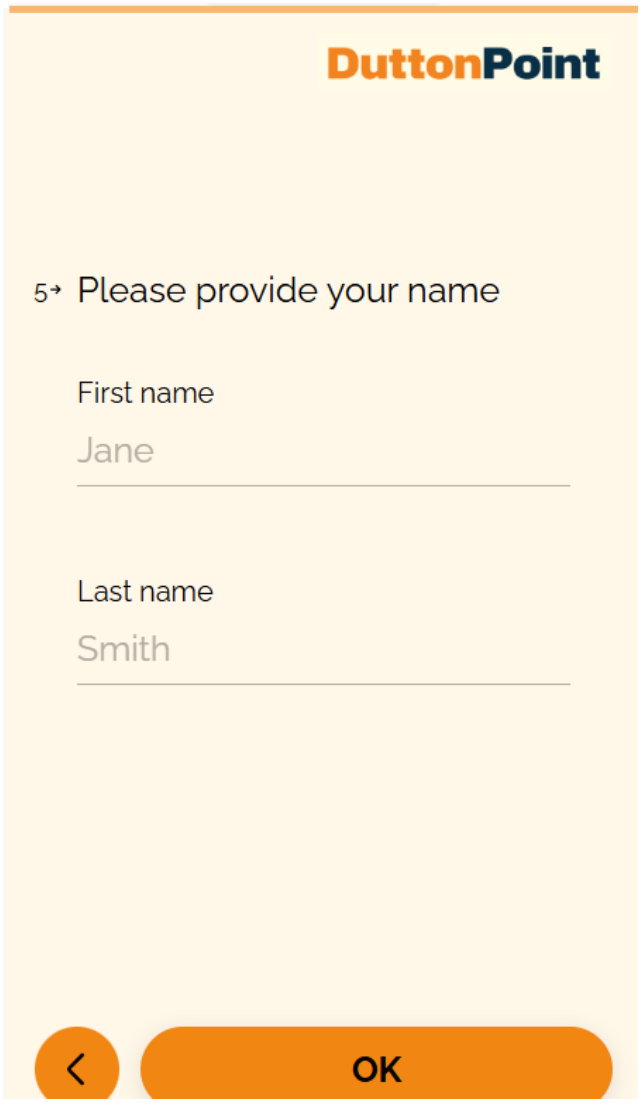
Appendix 3: Consultation Feedback Questionnaire

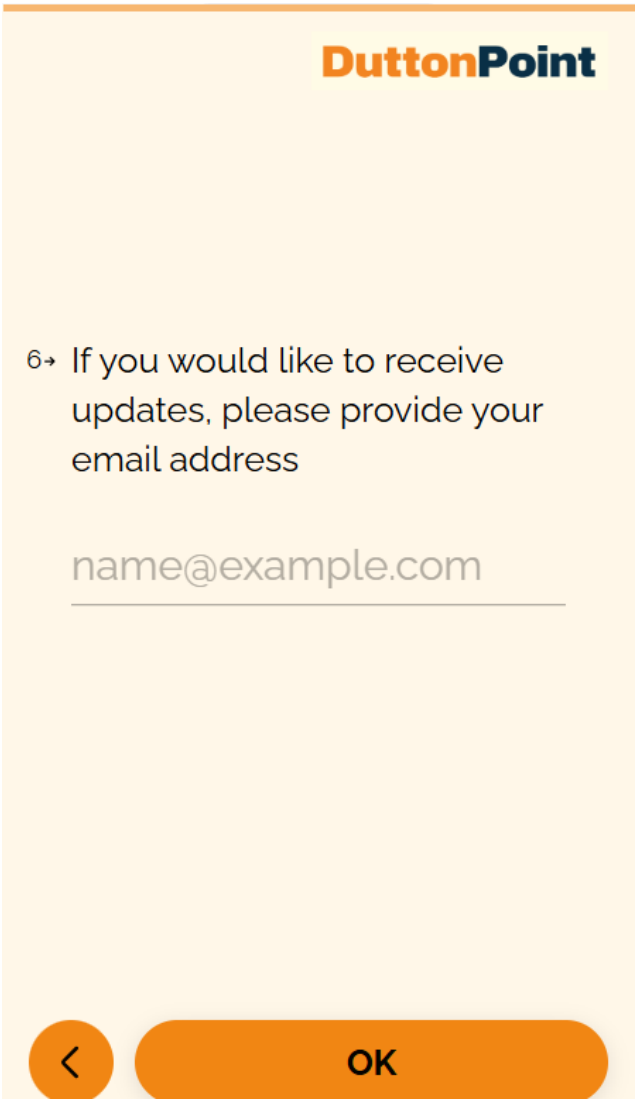


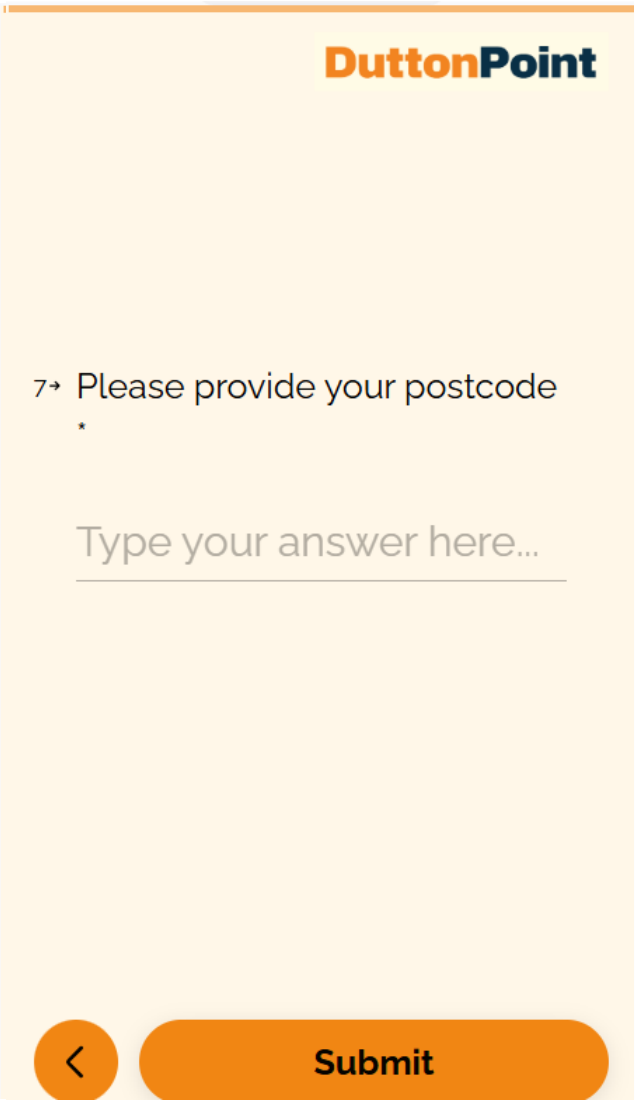




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5→ Please provide your name
First name
Jane
Last name
Smith
OK


DuttonPoint
6→ If you would like to receive updates, please provide your email address
name@example.com
OK


DuttonPoint
7→ Please provide your postcode
*
Type your answer here...
Submit

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