

One Castlefield

Statement of Consultation

September 2026

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1. Introduction

1.1. This Statement of Consultation (the "Statement") accompanies an application for full planning permission for a residential led development at One Castlefield (the "Site"). The Applicant is Kirindolam 8 Ltd (the "Applicant").

1.2. The Site is located on the north-western edge of the Hulme Ward, bounded by Trentham Street, Ellesmere Street, Castlefield Locks, the elevated railway line, and a small area of the Bridgewater Canal. The description of the 'Proposed Development' is set out below:

> *"Full planning permission for the erection of two residential buildings of 46 and 9 storeys, providing 592 homes (Use Class C3), supporting amenity space, a ground-floor café (Use Class E(b)), car and cycle parking, new access arrangements, landscaping and associated works."*

1.3. This Statement sets out in detail the pre-application consultation that has been undertaken, the feedback received and how that has been considered and addressed within the final proposals, where appropriate.

1.4. The following documents have been included within this report as evidence to support the statements that have been made:

- Site Location Plan (Appendix 1);
- Consultation Postcards (Appendix 2);
- Consultation Boundary (Appendix 3);
- Consultation Website (Appendix 4);
- Consultation Boards (Appendix 5);
- Consultation Feedback Forms (Appendix 6); and
- Consultation Response Table (Appendix 7).

Figure 1.1 – Site Location Plan (source: Denton Corker Marshall)



Site Description

1.5. The Proposed Development is within Manchester city centre. The Site is now cleared for development. Figure 1.1 defines the application site boundary in red.

1.6. The Site sits beyond the south western edge of the Castlefield conservation area. The boundary of the conservation area was extended in 2005 to take in the mill buildings on Ellesmere Street with the boundary terminating at Hulme Hall Road north east of the site.

1.7. The Site is also located in close proximity to a series of listed buildings including Albert Mill on Ellesmere Street (Grade II listed), the former Turville Public House / Insitu building (Grade II listed) on the corner of Ellesmere Street and Chester Road, and the Railway Bridge over the canal (Grade II listed).

1.8. The Proposed Development has been designed to align with and contribute to Manchester's strategic priorities, as articulated in key strategic documents. Table 1.1 sets out the quantum and use classes of the Proposed Development.

Table 1.1: Development Proposals

	Block A	Block B
Form of application	Full planning permission for two residential buildings of 46 and 9 storeys, providing 592 homes (Use Class C3), supporting amenity space, a ground-floor café (Use Class E(b)), car and cycle parking, new access arrangements, landscaping and associated works.	
Maximum height / AOD	46 storeys (+168.00m AOD)	9 storeys (+59.8m AOD)
Residential units	436 units	156 units; 592 units overall
Unit mix	**Block A**	**Block B**
1-bed apartments	172 units (39.4%)	21 units (13.5%)
2-bed apartments	258 units (59.2%)	96 units (61.5%)
3-bed apartments	6 units (1.4%)	21 units (13.5%)
4-bed apartments	N/A	13 units (8.3%)
2-bed townhouses	N/A	5 units (3.2%)
Use class	Residential (Use Class C3) and ground-floor café (Use Class E(b))	
Cycle parking	359 cycle spaces	
Car parking	40 spaces overall, representing 6.8% provision.	

	Block A	Block B
Refuse storage	129m² provided, equating to 66% of GD04 principles, with collection frequency increased to optimise operational efficiency.	84m² provided, meeting the GD04 requirement.
Site area	0.72 hectares	

Pre-Application Consultation

1.9. Prior to the submission of the planning application the Applicant has undertaken extensive stakeholder engagement to ensure that the emerging proposals have been clearly communicated and consulted upon.

Public Consultation on the planning application

1.10. As part of the Pre-Application process, a public consultation was undertaken for the Proposed Development between 9 June 2026 and 5 July 2026 to provide an opportunity for the community to provide feedback. The key consultation themes and the Applicant's responses are summarised in the Consultation Response Table at Appendix 7.

1.11. A full account of the public engagement undertaken, the comments received, and how the Applicant has responded is provided within Section 3 and the Consultation Response Table at Appendix 7.

Stakeholder Consultee and Key Stakeholder Engagement

1.12. Other consultation activity undertaken during the pre-application period has included:

- Pre-application discussions with Senior Planning Officers at Manchester City Council ("MCC") took place between November 2024 and July 2026;
- Pre-application technical discussions with MCC Highways and Flood Risk Teams;
- Greater Manchester Police, via the Design for Security team, has been consulted and their advice in relation to security has informed the application proposals;
- Local Ward Councillors were provided with a direct briefing of the project at the start of public consultation on 8 June 2026.
- The local neighbourhood forum, known as "Castlefield Forum", was contacted on 9 June 2026 to inform them of the proposals, invite members to the public consultation event and encourage feedback on the Proposed Development.
- A formal EIA Screening and Scoping request was submitted to MCC on 8 July 2026. At the time of submission, no formal scoping opinion had been received. The Applicant has therefore prepared and submitted the application on the basis that an Environmental Statement accompanies the planning application, supported by technical chapters addressing climate change, daylight, sunlight and overshadowing, solar glare, townscape and visual impact, wind microclimate, human health, socioeconomics and heritage.

1.13. Full details of all pre-application engagement with statutory consultees and key stakeholders and the response provided by the submission are provided in Section 3 of this Statement.

Report Structure

1.14. 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.
- Section 5 – Appendices containing all consultation material referred to in this Statement.

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 Level

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).

2.5. Subsections (2) and (3) state:

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

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

2.6. Subsection (4) outlines the requirements regarding publicity of applications:

4) Publicity under subsection (2) must—

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

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

2.7. 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.

2.8. 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 (NPPF)

2.9. The National Planning Policy Framework ("NPPF"), published on 17 August 2026, sets out the Government's planning policies for England and how these should be applied. The Framework distinguishes between policies for plan-making and national policies for decision-making. The provisions most relevant to pre-application consultation and engagement are contained principally within Policies DM1 and DM3.

2.10. Policy DM1 requires proposals for major development to be informed by early engagement with neighbours and the local community, as well as the local planning authority, statutory consultees, infrastructure providers, registered providers of social housing and other relevant bodies where appropriate. The purpose of this engagement is to identify and seek to resolve key planning matters before a planning application is submitted. The nature and extent of the engagement should be proportionate to the proposal and those likely to be affected by it.

2.11. Policy DM1 also requires proposals for major development to be accompanied by a concise planning statement setting out the outcome of pre-application engagement and the extent to which the proposal has changed in response to that engagement. This Statement provides the record of consultation undertaken in relation to the Proposed Development, the principal matters raised and the Applicant's response.

2.12. Policy DM3 requires local planning authorities, when considering development proposals, to work with applicants in a positive and proactive manner and to take account of planning matters raised during pre-application engagement, including any positive responses to that engagement, as well as representations made on the proposals.

2.13. Taken together, policies DM1 and DM3 establish an expectation that major development proposals should be informed by proportionate early engagement, that the outcome of that engagement and any resulting changes should be clearly recorded, and that matters raised through pre-application engagement should be taken into account when the application is determined.

National Planning Practice Guidance

2.14. In March 2014, the Government issued the National Planning Practice Guidance as an online resource, which is designed to bring together planning practice guidance for England in an accessible and usable way.

2.15. The Guidance is a live resource, which is regularly updated to align with changes to the NPPF. The Guidance provides further detail to assist in the understanding of planning policies set out within the NPPF, including requirements for pre-application engagement. The 'Consultation and pre-decision matters' identifies that:

- In line with the policies of the NPPF, statutory consultees have an important role to play in the preapplication 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 Level

Manchester City Council Statement of Community Involvement

2.16. MCC adopted a refreshed Statement of Community Involvement (SCI) in August 2025.

2.17. 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. Appendix 1 of the SCI provides guidance on developer-led early engagement.

2.18. 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.

2.19. 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. 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 outlined the key aspects of planning policy and guidance that have informed the development of proposals during the pre-application stage. It highlights the importance of proactive engagement at both national and local levels, as required by policy frameworks.

2.21. The subsequent section of this report provides a comprehensive account of the pre-application process and the engagement activities undertaken. This includes detailed consultation with the local community, statutory bodies, and non-statutory stakeholders, ensuring alignment with the relevant guidance and policy requirements outlined 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. The consultations detailed below have underpinned an iterative design process focused on determining the most viable and sustainable use for the Site. This approach ensures responsiveness to the Site's physical context while maximising its social, economic, and environmental benefits.

Manchester City Council (MCC)

Local Planning Authority

3.1. During the design development stages undertaken prior to the submission of this planning application, regular dialogue has taken place with MCC Planning Officers to present the proposals, understand and address the City's strategic objectives and have an opportunity to consider and address feedback.

3.2. A series of pre-application meetings were held between November 1st 2024 and July 1st 2026.

Pre-Application Meeting 1 (1st November 2024):

3.3. The initial engagement commenced with the presentation of high-level conceptual proposals for a new scheme at the No. 1 Castlefield site. The LPA noted that any increase in the quantum of development on the site would necessitate robust justification and a commitment to delivering a high-quality scheme to secure approval.

Pre-Application Meeting 2 (12th December 2024):

3.4. Following the initial feedback, the concept design was further tested and refined for this meeting. Revisions included providing more amenity space for the new development and enhancing public space along Ellesmere Street.

3.5. The LPA provided feedback, stating that the relationship with Ellesmere Street should be improved. Additionally, the LPA advised that the height of any building facing Vox (a development that emerged after previous planning approval for No.1 Castlefield) would need careful consideration, suggesting that a reduction in the height of the block directly adjacent to Vox would likely lead to a more positive outcome.

3.6. Throughout these initial discussions, the LPA reiterated their support for bringing forward residential development on this site, considering it the last remaining plot in this area of Castlefield, and emphasised that any proposals must be "right for the area."

Pre-Application Meeting 3 (18th September 2025):

3.7. Revised proposals for the scheme's massing were presented. Key changes included a reduction in the height of the block adjacent to Vox, with the corresponding units reallocated to a taller tower at the north-west corner of the Site.

3.8. Blocks fronting Ellesmere Street were consolidated into a single block, and the mid-rise blocks were pulled further away from Castlefield Locks. Proposed elevational treatments and materiality were also introduced.

3.9. While the principles of the facade design for the mid-rise buildings were generally accepted, the LPA advised a reconsideration of the tower's facade design and materiality. The tower was identified as an opportunity to create a landmark, requiring high-quality materials and greater design flexibility due to its prominence as a gateway building when arriving at Cornbrook.

Pre-Application Meeting 4 (18th November 2025):

3.10. Discussions focused on the tower's elevational treatments, which had evolved to make a more unique architectural statement, reinforcing its landmark status. A proposed increase in height and reorientation of the tower's footprint were introduced. This approach allowed for the potential omission of the mid-rise block adjacent to Castlefield Locks, with units redistributed within the taller tower.

3.11. A 45-storey tower was proposed at the NW corner, orientated along the northern boundary adjacent to the railway to minimise impact on neighbouring properties and create a positive visual impact on the city skyline. The LPA acknowledged the merits of these revised proposals, noting that the taller tower offered greater "elegance and prominence." The design team was directed to further rationalise the tower facade, as the proposed complexity was deemed unnecessary.

Pre-Application Meeting 5 (25th February 2026):

3.12. This meeting addressed the elevational treatments of the tower (Block A), confirming its height at 46 storeys. A rationalised tower facade design was presented, with a strong emphasis on high-quality materials and refined technical detailing.

3.13. The LPA understood and appreciated the overall design approach for an elegant, simple vertical form. Further clarification was requested regarding the colour and contrast of some of the proposed facade materials.

3.14. The overall feedback from pre-application discussions has been positive and supportive in principle on the basis that the proposals are well designed and are supportive of the objectives and guiding principles of the City.

3.15. The Applicant will continue to work positively and pro-actively with Officers during the determination of the Application, responding to any issues that are raised during the formal consultation process.

Pre Application Meeting 6 (1st July 2026):

3.16. At the final pre-application meeting, the outcomes of the public consultation were discussed with the LPA. The key themes raised by respondents were reviewed, including comments relating to the height, scale and materiality of the taller tower, as summarised in the Consultation Response Table at Appendix 7.

3.17. The scheme's architects, Denton Corker Marshall, presented the design team's response to this feedback, including the amendments made to the proposals following the consultation process. These responses are reflected in the Consultation Response Table at Appendix 7.

Highways Department

3.18. Transport consultant Rappor engaged with Manchester City Council's Highways team during the pre-application process on the scope of the Transport Statement, including access, servicing, parking, sustainable travel and traffic impacts. The scope of the assessment was discussed with MCC Highways and has informed the submitted Transport Statement.

3.19. The updated Transport Statement and Framework Travel Plan address access, servicing, parking, highway safety, walking, cycling and public transport. The final planning judgement on highway matters will be made by Manchester City Council as Local Highway Authority during determination of the application.

Flood Risk Department

3.20. Flood risk and drainage consultant DeSimone engaged with United Utilities between April and June 2026 regarding foul and surface water drainage, sewer capacity, the drainage hierarchy and the proposed point of connection. The outcome of this engagement informed the proposed connection to the United Utilities combined sewer network, with surface water discharge restricted to 5 l/s.

3.21. DeSimone also engaged with Manchester City Council's Lead Local Flood Authority in June 2026. This engagement confirmed the need for a Flood Risk Assessment given the site's location within a Critical Drainage Area, and informed the submitted drainage strategy, including the use of SuDS, on-site attenuation, flood risk mitigation and restricted surface water discharge.

3.22. Relevant correspondence is included within the appendices to the Flood Risk Assessment and Outline Drainage Strategy.

Local Ward Councillors

3.23. All three Hulme Ward Councillors were notified via email correspondence of the forthcoming planning application submission and invited to engage with the project team. Councillor Bernard Ekbery acknowledged receipt of the consultation notification and the opportunity to engage, while Councillors Annette Wright and Lee Glover accepted the invitation to attend a briefing with the project team.

3.24. On 8 June 2026, an introductory meeting was held with Hulme Ward Councillors Annette Wright and Lee Glover, alongside representatives from the project team to discuss the proposed One Castlefield development.

3.25. Key discussions during the meeting included:

- **Building Height and Impact:** Councillors raised concerns regarding the height of the proposed buildings, particularly the potential for the development to extend the city centre's tall building cluster into Hulme and its impact on neighbouring residents concerning daylight, sunlight, and overshadowing. The project team explained that the design had been informed by alternatives testing and technical assessment. The Environmental Statement explains that previous lower/broader massing options were reviewed, but that updated building safety requirements, viability and neighbour relationship considerations led to a taller, slimmer Block A and lower Block B frontage. The project team also explained that the final technical assessments would consider daylight, sunlight, townscape, heritage, wind and other amenity effects.

- **Affordable Housing**: Cllr Wright emphasised the expectation for affordable housing provision, specifically supporting the inclusion of social housing. The project team confirmed that a viability assessment would be undertaken to determine the achievable level of affordable housing, which would form part of the planning application.

- **Principle of Development and Public Realm**: Councillors acknowledged the importance of bringing the site forward for development, recognising it as one of the last undeveloped sites in the area, and noted local residents' interest in delivery timescales. Discussions also focused on enhancing the public realm, including improvements around the Cornbrook Metrolink stop

and reactivating Trentham Street through active frontages and landscaping. Constraints related to underground utility infrastructure affecting in-ground planting were also noted.

- **Site Access and Parking**: Concerns regarding potential traffic congestion were addressed by the project team, who clarified that the development includes limited car parking, with vehicle movements primarily related to servicing and operational requirements.

- **Community Consultation:** The proposed consultation strategy was discussed, with Cllr Wright advising a primary focus on Hulme residents and engagement with the Castlefield Forum. The project team outlined their consultation approach, including the channels available for residents to provide feedback and the intention to record and respond to key themes within the Consultation Response Table at Appendix 7.

3.26. The meeting concluded with an agreement to facilitate a site walkaround for Cllr Wright to further understand the proposals and surrounding context. On 9 June 2026, an email was issued to councillors from neighbouring wards, including Deansgate, Quays, and Gorse Hill and Cornbrook, notifying them of the consultation launch, introducing the proposals and inviting questions or feedback. No substantive comments were received from neighbouring ward councillors, save for an acknowledgement from Councillor Wakefield of Deansgate ward.

Statutory and Non-Statutory Consultees

Surrounding Building Occupiers and Business

3.27. Consultation postcards were issued on Thursday 4 June 2026, in advance of the consultation launch, to all residential and commercial addresses within the consultation boundary area, inviting recipients to take part in the consultation and attend the public drop-in event.

3.28. A total of 4,597 addresses were reached through the postcard distribution.

3.29. On Tuesday 9 June 2026, an email was issued to Castlefield Forum and Britannia Basin Community Forum, local neighbourhood forums set up and organised by local residents. The email outlined details of the Proposed Development, provided comprehensive consultation details, relevant links, drop-in session information, and an invitation for further briefings.

3.30. Subsequent to the public consultation event, the Applicant received confirmation from Castlefield Forum's Vice Chair that the Forum had discussed the proposals and was preparing a formal response. This was submitted shortly before the close of the consultation period and has been reflected within the Consultation Response Table at Appendix 7.

Greater Manchester Police

3.31. Greater Manchester Police Design for Security (GMP) were instructed to prepare a Crime Impact Statement for the Proposed Development in March 2026. This included a site visit on 16 April 2026, with the Crime Impact Statement issued in July 2026.

3.32. GMP supported the development from a crime prevention perspective, subject to minor security additions being incorporated. These include robust access control, managed secure cycle storage, graffiti-resistant external materials, CCTV, lighting, and measures to prevent unauthorised vehicle parking within public realm areas. These matters have informed the proposals and will continue to be addressed through the detailed design and Secured by Design process.

Greater Manchester Archaeological Advisory Service

3.33. Greater Manchester Archaeological Advisory Service (GMAAS) was consulted as part of the previous proposals for the Site. The feedback received has been considered in the preparation of

the current application.

Public Consultation

3.34. The objectives of the pre-application engagement for the Proposed Development, with feedback and responses summarised in the Consultation Response Table at Appendix 7, were to:

- Provide clear, comprehensive and transparent information on the Proposed Development.
- Create opportunities for stakeholders to comment on key aspects of the proposals and raise any concerns.
- Keep interested parties informed of the anticipated programme for the Proposed Development and provide updates as the proposals progress.

3.35. The following activities have been undertaken in support of the public consultation process:

- Consultation postcards were delivered to 4,597 residential and commercial addresses within the consultation boundary area. The postcards signposted recipients to the consultation website, online feedback form, dedicated consultation inbox and public drop-in event.
- An in-person public consultation event was held on Thursday 18 June 2026 between 4.00pm and 6.30pm at Makers Quarter, 16 Worrall Street, M5 4TH, approximately a 10-minute walk from the Site.
- Twenty-two people attended the public drop-in event, and six feedback forms were collected. The majority of the respondents were local residents.
- The consultation used a range of channels and was not reliant on the public drop-in event alone. Feedback was received through the consultation website, paper questionnaires, the dedicated consultation inbox and Castlefield Forum, with the consultation website receiving 1,496 views from 1,433 unique users.
- A press release was issued to local media on Tuesday 9 June 2026 and the proposals were subsequently covered by a range of online and print media outlets, including Place North West, The Business Desk, Insider Media, Bdaily, Green Street News, BDC Magazine, Construction Enquirer, In Site Magazine and Tall Buildings Media.
- The consultation website was launched on Tuesday 9 June 2026 and, over the course of the consultation period, received 1,496 views from 1,433 unique users.
- In total, 79 responses were received during the consultation period, comprising 68 responses submitted through the online questionnaire hosted on the consultation website, six paper questionnaires completed at the public drop-in event and five responses submitted directly to the consultation inbox. The principal themes raised related to height and scale, daylight and sunlight, parking and traffic, public realm and permeability, active ground-floor uses, landscape and green infrastructure, community benefit, affordable housing, sustainability and construction impacts.
- These themes closely reflected the matters raised by Hulme Ward Councillors during the early briefing, particularly building height, neighbouring amenity, affordable housing, public realm, access, parking, and the importance of engaging with Hulme residents and Castlefield Forum.

3.36. The percentages in Appendix 7 are indicative and are based on the proportion of the 79

consultation responses that raised each theme. As respondents could raise more than one issue, percentages do not total 100%. Where a matter was raised principally through Castlefield Forum's formal response rather than through the coded questionnaire responses, this is identified in the table.

3.37. The Applicant and project team have reviewed the feedback received and have sought to respond through the finalisation of the planning submission where appropriate. The proposals include increased publicly accessible space outside the taller building, a publicly accessible café fronting Ellesmere Street, active ground-floor frontages and a strengthened landscape and sustainable drainage strategy.

3.38. These changes align with the Environmental Statement, which identifies public realm improvements, structural tree planting, green infrastructure, biodiversity enhancements and active ground-floor frontages as embedded mitigation within the townscape and visual assessment.

3.39. The Applicant has also confirmed that relevant mitigation and management measures are addressed through the submitted planning documentation. This includes construction management controls, a Travel Plan and Transport Statement, sustainable drainage measures, wind mitigation measures, a low-carbon energy strategy, and technical assessments of daylight, sunlight, townscape, heritage, solar glare, climate resilience and human health.

3.40. Where specific design principles have been retained, the Applicant has provided the rationale for doing so. This includes retaining a taller, slimmer tower to reduce the overall development footprint and support viability; maintaining secure residential amenity areas rather than providing an unmanaged public cut-through; and providing a range of communal amenity spaces rather than balconies to every apartment. Block A is described as 46 storeys because this includes the ground floor and rooftop plant level. The detailed comments received and the Applicant's responses are set out in the Consultation Response Table at Appendix 7, which should be read alongside this high-level summary rather than repeated in full within this section.

4. Summary and Conclusions

4.1. This Statement of Consultation details the pre-application engagement undertaken for the Proposed Development at One Castlefield. The consultation process has been undertaken having regard to the Localism Act, the NPPF and Manchester City Council's Statement of Community Involvement and has sought to provide a transparent record of the engagement undertaken, the feedback received and the Applicant's response to the principal issues raised. It should be read alongside the Environmental Statement and supporting planning documents, which provide the detailed technical evidence relied upon in responding to many of the consultation themes.

4.2. The consultation strategy reflected the strategic significance of the Site as one of the last remaining undeveloped plots within the St George's area. Engagement included pre-application discussions with Manchester City Council Planning Officers, technical engagement with Highways and Flood Risk officers, and discussions with statutory and non-statutory consultees including Greater Manchester Police and the Greater Manchester Archaeological Advisory Service. This engagement informed an iterative design process between November 2024 and July 2026, including refinement of the height, massing, public realm, landscape strategy and architectural approach. The Environmental Statement records that alternative massing options were considered, including options closer to the previous approval, before the design evolved towards a taller, slimmer Block A and lower Block B frontage.

4.3. Early engagement with Hulme Ward Councillors identified a number of matters that subsequently aligned closely with the feedback received from the wider public and Castlefield Forum. These included concerns about building height and the relationship with neighbouring residents, the need to assess daylight, sunlight and wider amenity impacts, affordable housing expectations, public realm and greening, access and parking, and the importance of meaningful engagement with Hulme residents and Castlefield Forum.

4.4. The public consultation ran from 9 June 2026 to 5 July 2026 and was publicised through postcards delivered to 4,597 residential and commercial addresses, a dedicated consultation website, a public drop-in event on 18 June 2026 and press coverage following a media release issued on 9 June 2026. The consultation website received 1,496 views from 1,433 unique users, and 79 responses were received through the online questionnaire, paper questionnaires and the dedicated consultation inbox.

4.5. The key matters raised through public consultation were consistent with the issues identified during Councillor engagement. Height, scale, daylight and sunlight, parking and traffic, local amenities, public realm, green space, affordability, sustainability and construction impacts were the principal themes. These matters are summarised in Section 3 and addressed in detail in the Consultation Response Table at Appendix 7.

4.6. The Applicant has responded to these linked concerns in two ways. First, amendments have been made to the proposals where appropriate, including increasing publicly accessible space, introducing a publicly accessible café on Ellesmere Street, improving ground-floor activity and natural surveillance, and strengthening the landscape and sustainable drainage strategy. Secondly, where core design principles have been retained, the Applicant has explained the planning and design rationale, including the need for a taller, slimmer tower to reduce the overall footprint and support viability; the retention of secure residential amenity areas; the provision of low car parking in a highly accessible location; and the approach to affordable housing having regard to viability and the Council's review of the submitted Viability Assessment.

4.7. The submitted Environmental Statement and supporting assessments provide the technical basis for these responses. They identify, for example, significant daylight effects for Castlefield Locks, Vox and 33 Ellesmere Street and a significant sunlight effect for Castlefield Locks external spaces, while also explaining the dense urban context, the influence of the site's currently open condition, and the relationship with the extant consent and alternative assessment benchmarks. The Environmental Statement also identifies non-significant residual climate, wind and socio-economic service-capacity effects following embedded design measures and mitigation, and records beneficial effects including housing delivery, regeneration, public realm improvements and local economic activity.

4.8. The Applicant recognises that some matters remain subject to planning judgement, particularly daylight and sunlight effects, affordable housing viability, parking and the balance between permeability and secure residential amenity. These matters are not dismissed by this Statement; rather, they have been identified, assessed and responded to, and will be considered by the Local Planning Authority through the determination of the planning application.

4.9. Overall, the consultation process demonstrates that the Applicant has had regard to the issues raised by Councillors, Castlefield Forum and the wider public, has made targeted amendments to the scheme where appropriate, and has provided a clear response where the Proposed Development has retained its core design principles. The Applicant remains committed to continued engagement through the formal statutory consultation period managed by the Local Planning Authority and, subject to the grant of planning permission, to appropriate community liaison during the construction and operational phases of the development.

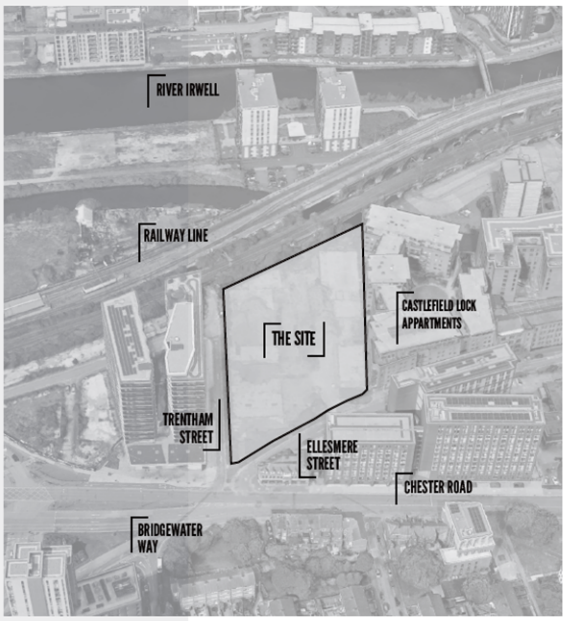
Appendix 1: Site Location Plan



Appendix 2: Consultation Postcards

ALLIED LONDON

WE WANT TO HEAR YOUR VIEWS



ON OUR PLANS FOR ONE CASTLEFIELD

Allied London Development Management is working on behalf of Chatha Capital to bring forward a high-quality new residential development on the vacant site on Ellesmere Street, Manchester.

The proposals for this important gateway site include 593 homes across two buildings of 8 and 46 storeys, alongside residential amenities, courtyard landscaping and enhanced public realm.

Designed by internationally recognised architectural practice, Denton Corker Marshall, the proposals respond carefully to the area's distinctive character while creating a striking new addition to Manchester's skyline.

Before we finalise our plans and submit a planning application, we are keen to hear feedback from the local community.

GET INVOLVED

THE CONSULTATION ON OUR PLANS WILL BE OPEN FROM 9 JUNE TO 28 JUNE 2026.

You can find more information on our plans by visiting our website **www.onecastlefield.com** which also includes a link to a questionnaire so that you can provide your feedback.

COME ALONG AND MEET THE TEAM

As part of our consultation, we are holding a public drop-in session. This will be an opportunity to find out more about our plans, speak to members of the project team and provide your feedback. You can find us at:

MAKERS QUARTER (16 WORRALL ST, M5 4TH)

18 JUNE 4PM – 6:30PM

If you're unable to attend the drop-in event, please don't worry as all of the information that will be displayed is available to view on our website.

GET IN TOUCH

If you have any questions, you can contact us directly using the following email address: **info@onecastlefield.com**

ALLIED LONDON

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

Appendix 3: Consultation Boundary



Appendix 4: Consultation Website

ONE CASTLEFIELD

WELCOME

WE ARE PLEASED TO PRESENT OUR PROPOSALS FOR ONE CASTLEFIELD, A LANDMARK NEW RESIDENTIAL DEVELOPMENT THAT WOULD BRING A LONG-VACANT BROWNFIELD SITE BACK INTO USE.

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



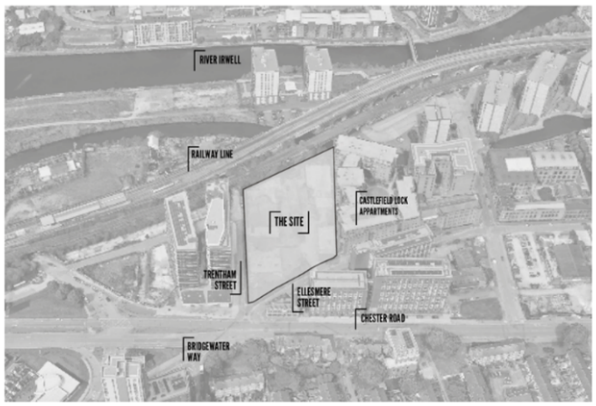
ABOUT US

THIS PROJECT IS BEING BROUGHT FORWARD BY ALLIED LONDON DEVELOPMENT MANAGEMENT ON BEHALF OF CHATHA CAPITAL.

INTRODUCING ALLIED LONDON

Allied London is an award-winning UK property development and investment company specialising in the creation of landmark mixed-use developments, buildings and urban environments. Operating across London, Manchester and Leeds, they prioritise thoughtful design and long-term stewardship, aiming to integrate new developments seamlessly into existing communities.

Through an integrated approach that brings together development, design, investment and operational expertise, Allied London delivers places that combine workspace, residential, hospitality, retail, leisure and cultural uses. Its work is centred on placemaking, creating distinctive, sustainable neighbourhoods that support modern urban life and evolving ways of working, living and socialising.



AERIAL OF THE SITE

THE SITE

The One Castlefield site is bound by Trentham Street, Ellesmere Street, Castlefield Locks, the elevated railway line, and a small area of the Bridgewater Canal.

The site was previously occupied by office and industrial units, but was cleared for development back in 2021. Since then, it has sat vacant and makes limited use of its prominent location. Our proposals offer an opportunity to revitalise this prominent location, providing new homes and enhancing the public realm, contributing to the wider area's vibrancy.



A WELL-CONNECTED, SUSTAINABLE SITE

The site enjoys excellent connectivity. It is located next to Cornbrook tram stop, which provides direct access to all Metrolink lines linking the site with Trafford, Manchester city centre and wider Greater Manchester.

Established walking and cycling routes, including those along the Bridgewater Canal, provide convenient and attractive links to nearby neighbourhoods and green spaces.





THE BIGGER PICTURE

Manchester continues to evolve, with ongoing efforts to provide new homes and foster sustainable growth. One Castlefield offers a chance to sensitively redevelop a vacant brownfield site, delivering high-quality residential accommodation.

The development would make an important contribution to Manchester's housing supply, helping to meet ongoing demand for homes in this highly sustainable location while enhancing the local environment. Viability assessments will be carried out to determine whether affordable housing can be delivered as part of the scheme.

PLANNING HISTORY

The site benefits from an extant planning permission granted in 2017 for homes alongside commercial and leisure uses. While demolition works established the principle of development, construction never commenced. Since then, changes to building safety regulations, including the Building Safety Act 2022, have significantly altered the requirements and costs associated with delivering high-rise residential development.

A REFRESHED APPROACH

Our proposals build on the previously approved scheme, responding to changes in regulations, market conditions and housing needs. Through detailed technical analysis, the design has been refined to make more efficient use of the site, improve public spaces and resident amenities, and create a distinctive landmark for Cornbrook while carefully considering its relationship with neighbouring buildings.

DEVELOPMENT CONTEXT

One Castlefield is situated in an area of exciting growth and investment. Several significant developments have come forward in the vicinity in recent years. These include:

NO.1 CORNBROOK:

A 24 storey building with homes, aparthotel studios and commercial space.

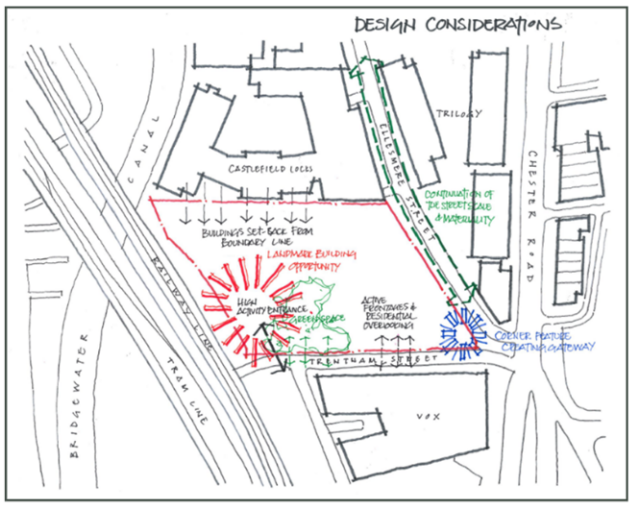
GALLERY GARDENS:

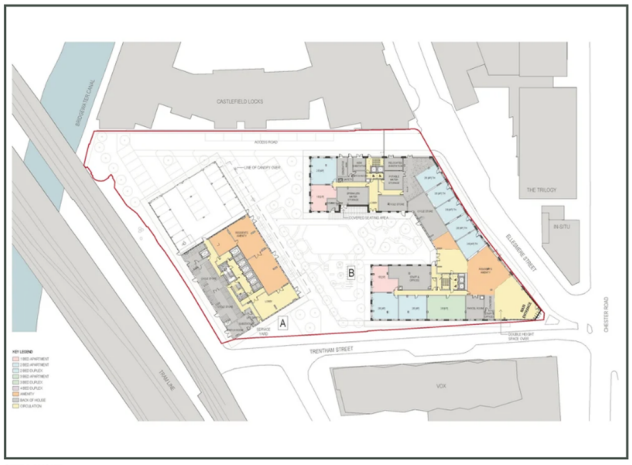
A residential led scheme of two buildings ranging from 8 to 18 storeys, delivering 366 new homes alongside commercial uses.

RIVER GARDENS:

A major mixed use development featuring four towers between 39 and 60 storeys, providing around 1,950 new homes and commercial space.

Our proposals for One Castlefield will bring forward the final undeveloped parcel within the wider St George's regeneration masterplan, helping to complete the area's long-term transformation.





SITE LAYOUT

OUR PROPOSALS

The proposals for One Castlefield include approximately 593 new homes, offering a range of apartment types to contribute to Manchester's diverse housing needs. Split between a 46 storey building and a c.8 storey building, our focus is on creating well-designed, high-quality living spaces.

The development will incorporate a thoughtfully designed range of amenities for residents, fostering wellbeing and a sense of community within the buildings.

The housing mix includes a majority of one and two-bedroom apartments, alongside a number of three and four-bedroom homes. This mix aims to provide choice and flexibility, contributing to the diverse housing options available in the area.

TOWER BUILDING

172

1-bedroom apartments.

258

2-bedroom apartments.

6

3-bedroom apartments.

LOW-RISE BUILDING

26

1-bedroom apartments.

98

2-bedroom apartments.

20

3-bedroom apartments.

13

4-bedroom apartments.



SUPPORTING SUSTAINABLE TRAVEL

We are strongly committed to promoting sustainable travel. The development has been designed to reduce reliance on private cars and encourage lower carbon travel choices. Key features include:

Excellent access to public transport, with Cornbrook Metrolink stop located just 100 metres from the site

42

Car parking spaces, equating to 7.2% of the total homes

388

Secure cycle parking spaces

4

EV charging spaces



CGI OF THE PROPOSALS

DESIGN

The proposals for One Castlefield comprise two buildings of c.8 and 46 storeys, creating a distinctive landmark for this prominent site adjacent to Cornbrook.

The variation in height has been carefully designed to respond to the surrounding context, maximise natural light and views, and integrate positively into Manchester's evolving skyline.

Detailed visual impact assessments have informed the design, including consideration of nearby residential areas, key viewpoints and the setting of heritage assets, including the Castlefield Conservation Area.

FOR MORE INFORMATION ON OUR DESIGN PROPOSALS, PLEASE CLICK HERE.





LANDSCAPE MASTERPLAN

LANDSCAPING

The proposed landscape strategy aims to create attractive and welcoming spaces around the development, enhancing the public realm and providing green amenities for both residents and the wider Castlefield neighbourhood. New courtyards, and green spaces have been carefully designed to encourage movement, social interaction, and a strong sense of community.

Our landscape design incorporates extensive tree planting, shrubs, sustainable drainage systems (SuDS), and biodiverse planting to significantly enhance the site's ecological value. This will contribute to softening the building's appearance, improving the local microclimate, providing shade, supporting the city's tree canopy, and creating new habitats for local wildlife.

FOR MORE INFORMATION ON OUR LANDSCAPE PROPOSALS, PLEASE CLICK HERE.









LANDSCAPE PRECEDENTS

Appendix 5: Consultation Boards

ALLIED LONDON

WELCOME

WE ARE HERE TO SHARE OUR PROPOSALS FOR THE REDEVELOPMENT OF THE LAST MAJOR SITE WITHIN ST GEORGE'S.

Our plans aim to deliver much-needed new homes, bringing this brownfield site back into active use and contributing positively to the local environment and community through improved public realm and green spaces.

Today's drop-in session is an opportunity to find out more about our plans, speak to members of our team and ask any questions you might have.

We will consider all of the feedback received during the consultation period before submitting a planning application to Manchester City Council.

INTRODUCING ALLIED LONDON

THIS PROJECT IS BEING BROUGHT FORWARD BY ALLIED LONDON DEVELOPMENT MANAGEMENT ON BEHALF OF CHATHA CAPITAL.

Allied London is an award-winning UK property development and investment company specialising in the creation of landmark mixed-use developments, buildings and urban environments. Operating across London, Manchester and Leeds, they prioritise thoughtful design and long-term stewardship, aiming to integrate new developments seamlessly into existing communities.

Through an integrated approach that brings together development, design, investment and operational expertise, Allied London delivers places that combine workspace, residential, hospitality, retail, leisure and cultural uses. Its work is centred on placemaking, creating distinctive, sustainable neighbourhoods that support modern urban life and evolving ways of working, living and socialising.



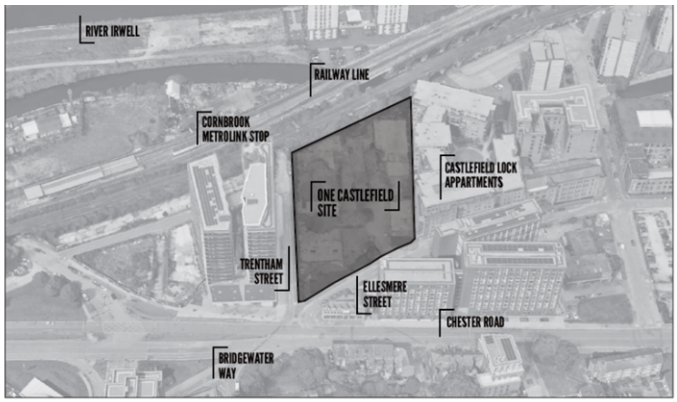
CGI OF THE PROPOSALS

ALLIED LONDON

THE SITE

The One Castlefield site is bound by Trentham Street, Ellesmere Street, Castlefield Locks, the elevated railway line, and a small area of the Bridgewater Canal.

The site was previously occupied by office and industrial units, but was cleared for development back in 2021. Since then, it has sat vacant and makes limited use of its prominent location. Our proposals offer an opportunity to revitalise this prominent location, providing new homes and enhancing the public realm, contributing to the wider area's vibrancy.



AERIAL OF THE SITE







IMAGES OF THE SITE

A WELL-CONNECTED, SUSTAINABLE LOCATION

The site enjoys excellent connectivity. It is located next to Cornbrook Tram Stop, which provides direct access to all Metrolink lines linking the site with Trafford, Manchester City Centre and wider Greater Manchester.

Established walking and cycling routes, including those along the Bridgewater Canal, provide convenient and attractive links to nearby neighbourhoods and green spaces.

ALLIED LONDON

THE BIGGER PICTURE

Manchester continues to evolve, with ongoing efforts to provide new homes and foster sustainable growth. One Castlefield offers a chance to sensitively redevelop a vacant brownfield site, delivering high-quality residential accommodation.

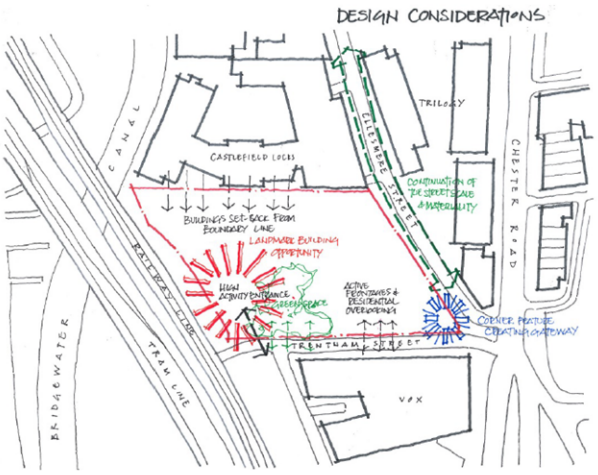
The development would make an important contribution to Manchester's housing supply, helping to meet ongoing demand for homes in this highly sustainable location while enhancing the local environment. Viability assessments are taking place to determine the extent to which the proposed development is able to contribute to affordable housing and this information will be submitted with the forthcoming planning application.

PLANNING HISTORY

The site benefits from an extant planning permission in 2017 for homes across five blocks ranging from 7 to 16 storeys, alongside car parking, commercial and leisure uses. Demolition works were completed, establishing the principle of development and confirming the site's suitability for residential use, but construction works never commenced.

A REFRESHED APPROACH

Our updated proposals build on the previously approved scheme, carefully considering the site's prominent location alongside amenity considerations and relationship with adjoining buildings. By undertaking detailed technical analysis, we have refined the design to improve the distance between the neighbouring buildings to enhance the environment for both existing and new residents, while acknowledging the visual impact of increased height and its role as a marker for Cornbrook.



DEVELOPMENT CONTEXT

No.1 Castlefield is situated in an area of exciting growth and investment. Several significant developments have come forward in the vicinity in recent years. These include:

NO.1 CORNBROOK:
A 24 storey building with homes, aparthotel studios and commercial space.

GALLERY GARDENS:
A residential led scheme of two buildings ranging from 8 to 18 storeys, delivering 366 new homes alongside commercial uses.

VISTA RIVER GARDENS:
A major mixed use development featuring four towers between 39 and 60 storeys, providing around 1,950 new homes and commercial space.



VISUAL OF VISTA RIVER GARDENS

Our proposals for One Castlefield will bring forward the final undeveloped parcel within the wider St George's regeneration masterplan, helping to complete the area's long-term transformation.

ALLIED LONDON

OUR PROPOSALS

The proposals for One Castlefield include approximately 593 new homes, offering a range of apartment types for both rent and sale that would contribute to Manchester's growing and diverse housing needs. Split between a 46 storey building and an c.8 storey building, our focus is on creating well-designed, high-quality living spaces. The development will incorporate a thoughtfully designed range of amenities for residents, fostering wellbeing and a sense of community within the buildings.

The housing mix includes a majority of one and two-bedroom apartments, alongside a number of three and four-bedroom homes. This mix aims to provide choice and flexibility, contributing to the diverse housing options available in the area.

Tower building

172 1-bedroom apartments.
258 2-bedroom apartments.
6 3-bedroom apartments.

Low-rise building

26 1-bedroom apartments.
98 2-bedroom apartments.
20 3-bedroom apartments.
13 4-bedroom apartments.



SITE LAYOUT

SUPPORTING SUSTAINABLE TRAVEL

We are strongly committed to promoting sustainable travel. The development has been designed to reduce reliance on private cars and encourage lower carbon travel choices. Key features include:

Excellent access to public transport, with Cornbrook Metrolink stop located close by

42 Car parking spaces, equating to 7.2% of the total homes

388 Secure cycle parking spaces

4 EV charging spaces





CGI OF THE PROPOSALS

DESIGN

HEIGHT AND MASSING

The proposals for One Castlefield comprise two buildings of c.8 and 46 storeys. The design approach has been shaped by the surrounding context, with the lower-rise building sitting comfortably alongside neighbouring developments and responding to the scale of adjacent streets and residential properties. The taller element is positioned to the rear of the site, creating a distinctive landmark while complementing Manchester's evolving skyline.

The height and massing strategy has been developed to respond positively to the surrounding context while maximising natural light, views and open space. Detailed visual impact assessments have informed the design, considering views from surrounding streets, nearby residential areas and key viewpoints, including those within the Castlefield Conservation Area, to minimise adverse impacts.

Although the site lies outside the historic core of Castlefield, the design seeks to respect the setting of nearby heritage assets while responding to the evolving character of the Cornbrook area and Manchester's changing skyline.

INTRODUCING DENTON CORKER MARSHALL

The design of One Castlefield is being led by Denton Corker Marshall, an internationally recognised architectural practice with a strong track record in Manchester. The practice has a long-standing working relationship with Allied London, having helped deliver a number of landmark developments across the city, including the Manchester Civil Justice Centre. Their work is characterised by a commitment to high-quality architecture, placemaking and thoughtful urban design.

MICROCLIMATE

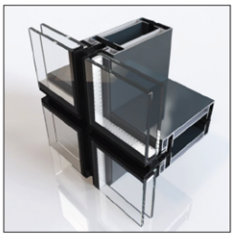
The proposals have been rigorously tested from a daylight and sunlight perspective to ensure an approach that is appropriate to the site's urban context and consistent with the character of this part of Manchester. Importantly, the assessments demonstrate that the scheme represents an improvement on the extant consent. This is because the height is focussed in one area and the footprint of the development has demonstrably reduced compared to the consented scheme.

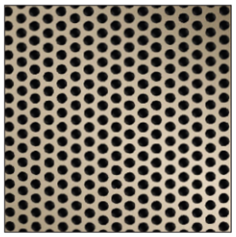
DESIGN

FAÇADE AND MATERIALS

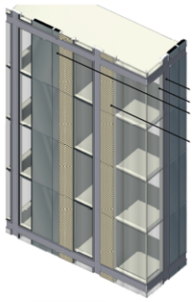
The site is split into two component parts in terms of height, massing, and materiality; the lower rise block and the taller tower.

TOWER BUILDING
The taller tower element uses lighter and reflective materials that is consistent with the taller buildings on the skyline whilst being distinctive in its choice of patterned aluminium panels and positioning to give it attractive proportions.









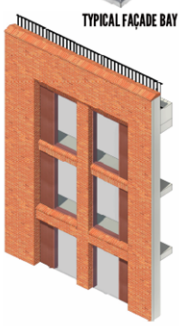
TYPICAL FAÇADE BAY

LOW-RISE BUILDING
The lower rise element provides a contextual response to its immediate environment, consistent in terms of height and use of red brick materials, with horizontal banding giving a complete and consistent street frontage to Ellesmere Street.









TYPICAL STREET FAÇADE BAY

ALLIED LONDON

LANDSCAPE

The proposed landscape strategy aims to create attractive and welcoming spaces around the development, enhancing the public realm and providing green amenities for both residents and the wider Castlefield neighbourhood. New courtyards and green spaces have been carefully designed to encourage movement, social interaction, and a strong sense of community.

Our landscape design incorporates extensive tree planting, shrubs, sustainable drainage systems (SuDS), and biodiverse planting to significantly enhance the site's ecological value. This will contribute to softening the building's appearance, improving the local microclimate, providing shade, supporting the city's tree canopy, and creating new habitats for local wildlife.

Residents of One Castlefield would have access to a range of outdoor spaces to suit different needs. A sheltered courtyard garden will provide a quieter green space with planting, pergolas, and seating, while a larger open courtyard will act as the main shared space, with lawns, seating, and play areas for residents and families.

ENHANCING THE LANDSCAPE

High-quality materials, thoughtful planting, and carefully designed lighting will help ensure all spaces feel safe and welcoming the day and throughout the evening.

The proposals would improve walking routes to and from Cornbrook, including Ellesmere Street and Trentham Street, through high-quality landscaping, and active frontages, creating a more attractive and pedestrian-friendly environment.



LANDSCAPE MASTERPLAN







LANDSCAPE PRECEDENTS

ACCESS, SERVICING & CONSTRUCTION

Servicing arrangements have been carefully integrated into the building and public realm design, with dedicated delivery and waste collection points located on Trentham Street and Ellesmere Street. This would help to minimise disruption to the surrounding area while ensuring the efficient management of the buildings.

Subject to planning approval, it will take approximately 3 years to deliver the project. Construction is expected to commence when Building Safety Act Gateway 2 approval is received.

Construction would be managed through a robust Construction Management Plan designed to minimise disruption to local residents and businesses. The site's location close to Chester Road provides convenient access to the strategic road network, helping to reduce the impact of construction traffic on the surrounding area.

ALLIED LONDON

NEXT STEPS

THIS CONSULTATION WILL BE OPEN UNTIL SUNDAY 5 JULY 2026.

We are keen to hear your feedback on our proposals. All comments received will be carefully considered as we finalise the plans ahead of submitting a planning application to Manchester City Council later this summer.

TELL US YOUR VIEWS

You can share your feedback by completing our feedback form at today's event or by heading to our website: **www.onecastlefield.com**

Alternatively, you can also tell us your views or submit any further questiions via email: **info@onecastlefield.com**

THANK YOU FOR TAKING THE TIME TO ENGAGE WITH OUR PROPOSALS.



CGI OF THE PROPOSALS

Appendix 6: Consultation Feedback Form

Appendix 7: Consultation Response Table

Theme	Summary of Consultation Responses	% of Respondents	Applicant Response
Principle of Development			
Redevelopment of vacant brownfield site	• Support was expressed for bringing forward a long-vacant and underused brownfield site. • Respondents noted that the existing site contributes little to the area and that redevelopment could improve the appearance of Ellesmere Street and the wider Cornbrook area. • Some respondents considered the site to be suitable for residential development given its sustainable and well-connected location close to Cornbrook Metrolink.	18%	The Applicant welcomes the support received for bringing forward this long-vacant brownfield site and for improving the Ellesmere Street frontage. The Proposed Development would make productive use of a cleared and underused site, deliver new homes in a highly accessible location close to public transport, and improve the appearance, activity and public realm quality of the wider Cornbrook and Castlefield area. The design strategy has retained the principle of a two-part response because this provides the clearest balance between context, deliverability and neighbour relationships. Block B provides a lower, brick-led street frontage which responds to Ellesmere Street's industrial warehouse character, while Block A is concentrated as a taller and slimmer element to the rear of the site. This retained approach reduces the overall development footprint compared with a broader lower-rise option, creates greater separation between buildings, and enables the site to come forward in a viable form rather than remaining vacant.
Lower-rise brick building and street frontage	• The lower-rise brick element was generally well received and was considered more sympathetic to the area's industrial character. • Respondents welcomed the proposed improvements to the Ellesmere Street frontage and the potential to create a more active and attractive streetscape.	11%	

Theme	Summary of Consultation Responses	% of Respondents	Applicant Response
	• A small number of respondents queried the scale of the lower-rise building and its relationship with neighbouring properties.		
Height, Scale and Design			
Height, scale and massing of the tower	• The most frequently raised concern related to the proposed tower height, with respondents considering it too tall for the immediate context. • Respondents stated that the tower would be significantly taller than existing and consented developments nearby and would be out of keeping with the area's prevailing scale. • Several respondents suggested reducing the height of the tower, with some referring to nearby developments as more appropriate comparators. • Castlefield Forum also raised concern that the tower would be approximately twice the height of buildings in the immediate area and recommended reconsidering the scale.	29%	The Applicant acknowledges that height, scale, design and neighbouring amenity were among the most frequently raised issues, including by Castlefield Forum and Ward Councillors. These matters have been reviewed through preapplication engagement, design testing and technical assessment. Block A is described as 46 storeys because this includes the ground floor and rooftop plant level. The current approach has been retained because it responds to the site's gateway location near Cornbrook Metrolink, its position within the Manchester City Centre boundary, the emerging higher-density context around Cornbrook and Pomona Island, and the need to deliver a viable scheme on one of the last remaining vacant plots in this part of Castlefield. The Environmental Statement explains that alternatives and design evolution were considered through a series of massing options. Earlier options sought to follow the previous consent more closely, before the design was refined to reduce the height of the block closest to Vox, consolidate the Ellesmere Street frontage, pull massing away from Castlefield Locks, reorientate the tower along the northern boundary and omit a mid-rise block adjacent to

Theme	Summary of Consultation Responses	% of Respondents	Applicant Response
Architecture, materials and appearance	• Several respondents described the tower as bland, generic or lacking architectural interest. • Comments requested a more contextual or distinctive design response, including consideration of materials, façade articulation and the relationship with Manchester's architectural heritage. • Some respondents supported a landmark tower in principle but requested higher-quality detailing and a more distinctive architectural treatment.	16%	Castlefield Locks. This process was influenced by updated building safety requirements for residential buildings over 18 metres, including the need for additional stair and core provision, as well as viability, neighbour relationship and townscape considerations. The Applicant recognises that the tower would be taller than nearby buildings but does not consider that reducing height alone would necessarily produce a better planning outcome. A lower but broader form could have a greater footprint and would not necessarily improve daylight, sunlight, outlook or neighbouring amenity in this dense urban context. The ES identifies that the proposed arrangement concentrates height within a taller, slimmer element, reduces the overall footprint compared with previous approaches, provides a lower brick-led frontage to Ellesmere Street and allows the scheme to deliver public realm, landscaping and amenity improvements. The final planning judgement on the acceptability of the height, scale and design will be made by the Local Planning Authority having regard to the full suite of submitted technical assessments. In relation to daylight and sunlight, the Environmental Statement confirms that significant daylight effects are identified for Castlefield Locks, Vox and 33 Ellesmere Street, and that a significant sunlight effect is identified for Castlefield Locks external spaces. The assessment also explains that these effects are influenced by the site's currently open condition, the dense city-centre context and the baseline daylight enjoyed over a vacant site. The
Daylight, sunlight, outlook and neighbouring amenity	• Respondents raised concerns about potential loss of daylight and sunlight to existing neighbouring properties, including Castlefield Locks and properties on Ellesmere Street. • Some respondents referred to impacts on private terraces, balconies and outlook, and requested that the right to light and wider amenity implications be assessed.	14%	

Theme	Summary of Consultation Responses	% of Respondents	Applicant Response
	• Castlefield Forum highlighted the tower's position to the west of nearby properties and requested a formal daylight and sunlight assessment.		Applicant has therefore sought to contextualise these effects by reference to the extant consent and alternative/mirrorimage assessment approaches, while acknowledging that these matters will be considered as part of the overall planning balance. In non-technical terms, the Applicant's position is that the daylight and sunlight effects should be considered in the particular context of this site. The site is currently open and vacant, so some neighbouring windows currently receive unusually open views of the sky across land that has long been expected to come forward for redevelopment. The assessment shows that not all neighbouring buildings would be affected to the same degree: several receptors would experience negligible or minor effects, while the more notable effects are concentrated on those buildings closest to the site. The assessment also indicates that, for Castlefield Locks, the Proposed Development generally performs better for daylight than the extant consented scheme, and that the relationship with Vox has been considered against a mirrorimage benchmark. On this basis, the Applicant considers that, although some significant effects are identified, they are not determinative on their own and should be weighed in the planning balance alongside the dense city-centre context, the design evolution, the reduced development footprint, the regeneration of a vacant brownfield site and the wider public benefits of the scheme.
Parking, Traffic and Transport			

Theme	Summary of Consultation Responses	% of Respondents	Applicant Response
Car parking provision and EV charging	• A significant number of respondents considered the proposed car parking provision to be insufficient for the number of homes proposed. • Respondents raised concern that future residents may park on surrounding residential streets, adding to existing pressure on nearby permit-controlled streets and estate roads. • Several comments noted that the area already experiences parking issues, including overspill from surrounding developments. • Questions were also raised regarding the adequacy of proposed EV charging provision. • Castlefield Forum also raised concern regarding the cumulative pressure on parking arising from nearby developments.	22%	The Applicant recognises that parking, traffic and transport formed a key area of concern for residents, Castlefield Forum and Ward Councillors. The transport strategy has been developed with Manchester City Council as Highway Authority and reflects the site's highly accessible location close to Cornbrook Metrolink, bus services and walking and cycling routes into Manchester City Centre. The proposed level of car parking is intentionally low in order to encourage sustainable travel and avoid inducing additional car trips. It is also broadly consistent with nearby residential schemes, including Gallery Gardens, St George's Place and No.1 Cornbrook. Increasing parking beyond the proposed level could add to congestion on Chester Road and surrounding streets and would run counter to adopted policy objectives for accessible city-centre locations. A Transport Statement and Framework Travel Plan have been prepared in support of the application and address access, servicing, parking, highway safety, walking, cycling and public transport. The application includes 40 car parking spaces, secure cycle parking and servicing arrangements. Further sustainable transport measures, including a potential car club, shared cycle-hire facilities and proportionate environmental improvements around Cornbrook Station, may be considered through planning conditions or Section 106 discussions where justified and agreed with Manchester City Council and relevant transport stakeholders.
Traffic, congestion and access	• Respondents raised concern that the development could increase congestion on Ellesmere Street, Chester Road and nearby junctions. • Comments referred to existing difficulties accessing Chester Road	11%	

Theme	Summary of Consultation Responses	% of Respondents	Applicant Response
	and the potential for additional servicing, delivery, taxi and ride-hailing movements. • Several respondents requested that transport, traffic and parking impacts be assessed comprehensively. • Castlefield Forum requested a full transport, traffic and parking appraisal, including walking and cycling routes.		
Public transport, walking and cycling connectivity	• Some respondents supported the site's location close to public transport and noted its suitability for higher-density residential development. • Other respondents requested improvements to walking routes to Cornbrook Metrolink and the canal, including safer and more accessible routes. • Questions were raised about whether contributions would be made to enhance Cornbrook Metrolink and whether cycle storage would be safe and adequate.	10%	

Theme	Summary of Consultation Responses	% of Respondents	Applicant Response
Public Realm, Permeability and Community Amenities			
Active ground floor uses and local amenities	• A number of respondents highlighted the limited range of local amenities and considered the development an opportunity to provide new facilities. • Suggested uses included a café, coffee shop, bar, restaurant, small supermarket, retail units, community space and local independent businesses. • Respondents stated that active ground-floor uses would help create a stronger sense of place, improve natural surveillance and support the wider community. • Castlefield Forum also raised concern regarding the lack of active street-facing frontage and community-facing uses.	22%	The Applicant has made direct changes to the proposals in response to comments on active uses, public realm and permeability. The secure line to the private amenity space has been pulled back, creating a larger publicly accessible space outside the taller building, and the ground-floor arrangement has been amended to introduce a publicly accessible café fronting Ellesmere Street. These changes respond to local requests for greater activity, natural surveillance and community-facing uses, and are consistent with the Environmental Statement's identification of active ground-floor frontages, public realm improvements, street tree planting and green infrastructure as embedded design mitigation. The Applicant has also considered requests for a through-route to the canal, Cornbrook Metrolink and wider walking routes. This principle has not been taken forward because the site has historically been private land, has no established public route through it, and contains residential amenity spaces which must be managed safely and securely. A direct cut-through would require a fundamentally different layout and could compromise resident amenity, child play areas, security and management. The Applicant therefore considers that the revised approach responds positively to the issue by increasing public-facing space and activity, while retaining the principle that internal
Publicly accessible green space and landscaping	• Respondents welcomed the inclusion of landscaping but requested more meaningful green space within the proposals. • Several comments stressed that green space should be publicly accessible and benefit the wider	19%	

Theme	Summary of Consultation Responses	% of Respondents	Applicant Response
	neighbourhood, not only residents of the development. • Respondents requested street trees, in-ground planting, biodiverse landscaping, sustainable drainage and wider greening measures. • Castlefield Forum requested tree planting, sustainable drainage and biodiverse planting to be embedded within the design.		residential amenity areas should remain secure and appropriately managed. The landscape strategy introduces street-facing planting, tree planting, courtyards, informal seating, play space, lawn areas, roof-terrace amenity and sustainable drainage, substantially improving the Site's current hardstanding condition and supporting the green infrastructure, biodiversity and public-realm benefits identified in the submitted technical assessments.
Permeability, canal access and public access	• Respondents requested improved permeability through the site, including potential links to Cornbrook Metrolink, the canal towpath and wider walking routes. • Concerns were raised that the development could feel inward-facing or private if public access is not clearly provided. • Castlefield Forum requested a through-route or permeable link to the canal and suggested that the courtyard should be opened up to the general public.	9%	

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Community benefit and local employment	• Within their letter, Castlefield Forum requested clearer community benefits from the development. • Comments sought active community-facing uses and wider benefits beyond the delivery of new homes. • The need for local labour, skills and apprenticeship opportunities was also identified through the Applicant's response to Castlefield Forum.	N/A	The proposals would deliver public benefits by bringing a long-vacant brownfield site back into productive use, delivering new homes, improving the public realm and introducing a publicly accessible café fronting Ellesmere Street. The revised ground-floor arrangement, including the residential entrance, café, concierge, cycle stores and residential frontage, is intended to increase activity, animation and natural surveillance throughout the day. Opportunities for local labour, skills development and apprenticeships can be explored with the appointed contractor through the delivery process.
Housing, Affordability and Community Benefit			
Affordable and social housing	• Respondents raised concern about housing affordability and the potential for the scheme to deliver unaffordable homes. • Several comments requested affordable housing, social housing or homes prioritised for local people. • Some respondents raised wider concerns about gentrification and	10%	The Applicant acknowledges the comments received regarding affordable and social housing, and the importance of delivering housing which responds to local needs. The Proposed Development will make a significant contribution to housing supply through the delivery of new homes on a vacant brownfield site in a highly sustainable location close to public transport, services and Manchester City Centre. The ability of the scheme to provide affordable housing has been tested through the viability process. The application is supported by a Viability Assessment prepared by Roger Hannah. This assessment considers the financial viability of

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	the affordability of new city centre apartments.		the Proposed Development, including the potential impact of affordable housing and Section 106 contributions. The updated Financial Viability Assessment tests a policy-compliant affordable housing and planning obligations scenario and concludes that it would not be viable. It also assesses the proposed private rented and market-sale scenario, which remains below the benchmark return but is capable of delivery. The application therefore adopts a viability-led approach supported by the updated Financial Viability Assessment. The proposed viability review mechanism provides a route to capture any future improvement in viability, including the potential for additional affordable housing or planning-obligation contributions where justified. Notwithstanding the viability position, the Applicant remains committed to bringing forward a high-quality residential scheme which will deliver new homes, regenerate a long-vacant brownfield site and contribute positively to the wider Castlefield, Cornbrook and Hulme area. In line with Manchester's Economic Strategy, the Proposed Development would also support inclusive growth through investment, construction activity, employment and supply chain opportunities, with scope for local labour, skills and training commitments to be secured through the delivery process. Once occupied, the 592-home residential community would increase local expenditure and help

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			support nearby shops, services, amenities and the wider city centre fringe economy.
Private amenity, balconies and resident facilities	• Respondents asked whether apartments would include balconies and suggested that private outdoor space should be provided where possible. • Some comments linked the need for balconies to the limited availability of public green space in the area. • Castlefield Forum suggested that all apartments should include balconies.	5%	The Applicant recognises the importance of high-quality amenity space for residents and has considered Castlefield Forum's request for all apartments to include balconies. This principle has not been adopted because Manchester City Council's residential standards do not require every apartment to have a balcony, and balcony provision must be balanced against wind, privacy, daylight, façade design, townscape and management considerations in a dense urban location. The scheme instead provides a range of shared amenity spaces, including landscaped courtyards, informal seating areas, play space, lawn areas and roof terrace amenity. The Applicant considers that this provides an appropriate and high-quality amenity offer for future residents while maintaining a coherent architectural and environmental response.
Environment, Sustainability and Technical Matters			
Climate change, sustainability and renewable energy	• Respondents suggested that the scheme should incorporate sustainability measures such as solar panels, heat pumps, green roofs and green walls. • Comments also referred to climate resilience, biodiversity, stormwater	8%	Climate resilience, renewable energy, green infrastructure and design quality have been considered throughout the development of the Proposed Development. The application is supported by the Energy and Carbon Statement, Sustainability Statement, Upfront and Life Cycle Embodied Carbon Report and EIA Chapter 6 – Greenhouse Gas and

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	management and mitigating urban heat island effects. • Castlefield Forum requested a full appraisal of renewable energy options and the use of climate-resilient design measures.		Climate Change Resilience, which together set out a fabric-first, low-carbon and climate-resilient strategy. The strategy includes enhanced building fabric, electric heating, air source heat pumps, low-energy lighting, EV charging and solar PV. The Environmental Statement confirms that no fossil fuel heating is proposed on site and that the whole life carbon assessment demonstrates performance in line with recognised RICS and LETI benchmarks, including a whole life carbon intensity of 547 $kgCO_2e/m^2$ against the LETI 2030 benchmark of 800 $kgCO_2e/m^2$. The proposals also incorporate sustainable drainage, soft landscaping, tree planting, biodiversity measures and resilient planting selected for urban conditions. The Environmental Statement confirms that the drainage strategy is designed to accommodate the 1 in 100 year storm event with a 45% climate change allowance, and that the Approved Document Part O overheating assessment demonstrates that 100% of assessed habitable rooms pass the relevant overheating criteria. The Applicant considers that the submitted strategy responds robustly to the climate and sustainability matters raised during consultation.
Ecology and biodiversity	• One respondent raised concern that the currently vacant site has become a habitat for birds, insects and other wildlife.	1%	The Applicant acknowledges the comments received regarding ecology and biodiversity. The Site is a cleared, predominantly hardstanding brownfield site with low ecological interest. The updated Biodiversity Net Gain Metric and Ecological Assessment confirm that no further surveys

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	• The comment requested that the environmental value of the site and potential impacts on nesting birds and wildlife be considered.		are required, no impacts on designated sites are anticipated, the mitigation hierarchy has been applied, and the statutory 10% Biodiversity Net Gain requirement will be achieved through on-site habitat creation and enhancement and the purchase of off-site biodiversity units. The proposals would deliver a material improvement by introducing new landscaping, tree planting, biodiverse planting and sustainable drainage features. The planting strategy includes native and resilient urban species selected to provide seasonal interest, habitat opportunities and long-term canopy cover. Any necessary ecological mitigation, including measures relating to nesting birds or protected species, will be implemented in accordance with the recommendations of the submitted ecological assessments and any planning conditions required by Manchester City Council.
Wind, microclimate and environmental comfort	• Some respondents raised concern that the proposed tower could increase wind conditions in an area already experienced as windy. • Respondents requested that wind tunnel testing or assessment be provided, including consideration of pedestrian comfort.	4%	The Applicant recognises the importance of ensuring that the development provides a comfortable and safe environment for pedestrians, residents and visitors. Wind and microclimate impacts have been assessed as part of the Environmental Statement through specialist wind tunnel testing using the Lawson LDDC criteria. The ES explains that pre-mitigation exceedances of safety and comfort criteria were identified in a number of locations. In response, mitigation has been incorporated into the design, including evergreen trees, porous screens,

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			canopy alterations and screening to elevated amenity areas. Following mitigation, the safety criteria are met throughout the study area, and remaining comfort exceedances are minor adverse and not significant. The findings of the submitted wind assessment therefore demonstrate that pedestrian comfort and safety have been actively tested and that appropriate mitigation has been embedded within the design and landscape strategy..
Construction impacts	• Respondents raised concern about construction noise, disruption, traffic and access impacts during the build period. • Comments referred to recent construction activity in the area and requested careful management of working hours, traffic and noise.	5%	The Applicant acknowledges that construction activity can cause temporary disruption for neighbouring residents and businesses. The Environmental Statement identifies an indicative main construction period from January 2028 to March 2032, with Block B expected to complete before Block A. Construction impacts will be managed through appropriate planning controls and construction management measures. A detailed Construction Management Plan, Construction Environmental Management Plan, Logistics Plan and Traffic Management Plan can be secured by planning condition and would set out measures to manage construction traffic, delivery booking, working hours, noise, vibration, dust, site access, wheel washing, road cleaning, public safety and neighbour communication. The ES also confirms that no off-site stacking of delivery vehicles would be permitted and that neighbourly engagement would be undertaken before and during the works, including a site contact number and

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			registration with the Considerate Constructors Scheme or equivalent.
TV reception, broadband and mobile signal	• A small number of respondents raised concern regarding existing mobile signal, broadband and TV reception issues in the area. • Comments queried whether measures would be put in place to prevent further connectivity or signal impacts.	4%	The Applicant notes the comments received regarding telecommunications and signal quality. These matters are influenced by a range of factors, including existing network infrastructure and service provider coverage. The updated Broadband Connectivity Assessment confirms that existing fibre infrastructure is available in the area and that the Proposed Development will support robust, gigabit-ready connectivity. The updated Television and Radio Reception Impact Assessment confirms that widespread interference is not expected and that any localised broadcast reception effects can be addressed through proportionate mitigation.
Local identity and place naming	• One respondent queried the use of Castlefield in the scheme name and noted that the area is also understood locally as Hulme or St George's Hulme. • The comment requested that local identity be recognised within the proposals and communications.	1%	The Applicant appreciates the importance of local identity and understands that the site sits within an area that is associated with a number of recognised neighbourhoods and communities, including Hulme, St George's Hulme and Castlefield. The name "One Castlefield" has been adopted primarily for project identification purposes and reflects the site's proximity to Castlefield and its relationship with the wider Castlefield and Cornbrook area. The Applicant recognises, however, that the site is located within the Hulme Ward and

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			that the surrounding area has a distinct local identity and history which is valued by existing residents. The design approach has sought to respond to the character and heritage of the local area through the use of a brick-led architectural language, referencing the industrial and historic context of Ellesmere Street and the surrounding neighbourhood. The Applicant will continue to consider opportunities to celebrate and reference local history, character and identity through the detailed design, landscape and interpretation strategies as the project progresses.

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