

**MANCHESTER CITY COUNCIL  
REPORT FOR RESOLUTION**

<b>COMMITTEE</b>	<b>THE EXECUTIVE</b>
<b>DATE</b>	<b>25<sup>TH</sup> JULY 2007</b>
<b>SUBJECT:</b>	<b>PROPOSED CITY OF MANCHESTER (MILES PLATTING NEIGHBOURHOOD) COMPULSORY PURCHASE ORDER 2007.</b>
<b>REPORT OF:</b>	<b>THE DIRECTOR OF HOUSING THE CHIEF EXECUTIVE OF NEW EAST MANCHESTER</b>

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**PURPOSE OF REPORT**

1. To report to Executive on proposals for the compulsory purchase of land within the MILES PLATTING neighbourhood under the provisions of Section 226 (1) (a) of the Town and Country Planning Act, 1990 in order to facilitate the carrying out of development, redevelopment or improvement on or in relation to the land in order to contribute to the promotion or improvement of the social, economic and environmental well being of Manchester. This will be achieved by providing new housing accommodation, substantial refurbishment of retained Council housing, remodelling of the neighbourhood, improvements to the environment and an improved street road layout to deliver the holistic regeneration of the Miles Platting neighbourhood area.

**RECOMMENDATIONS**

The Executive is asked to:

1. Agree that the development of the Order Lands, in accordance with the Neighbourhood Plan adopted on 26 July 2006 is likely to promote the economic, social and environmental well being of Manchester and that the acquisition of the Order Lands will facilitate that development.
2. Authorise the making of a Compulsory Purchase Order under Section 226(1)(a) of the Town and Country Planning Act, 1990 (as amended by Section 99 of the Planning and Compulsory Purchase Act 2004), and the Acquisition of Land Act 1981, to secure the acquisition of the land and interests within the sites shown edged black on the proposed order plan attached to this report at **Appendix 12**.
3. Authorise the City Solicitor to seal the Order and to take all necessary steps, including the publication and service of all statutory notices and presentation of the Council's case at public inquiry, to secure confirmation of the Compulsory Purchase Order by the Secretary of State for Communities and Local Government and the vesting of the land in the City Council.

4. Authorise the Director of Housing (in the event that the Secretary of State notifies the Council that it has been given the power to confirm the Order) to confirm the Order, if she is satisfied that it is appropriate to do so.
5. Authorise the Head of Valuation and Property Services to approve agreements with landowners setting out the terms of withdrawals of objections to the Order including where appropriate the exclusion of land from the Order.
6. Authorise the Director of Housing and/or the City Solicitor in consultation with the Chief Executive of New East Manchester to make deletions from, and/or minor amendments, and modifications to the proposed Order and Order Plan or to agree to refrain from vesting any land included within the Order should this be in their opinion appropriate.
7. Authorise the Head of Valuation and Property Services to negotiate terms for the acquisition by agreement of any outstanding interests in the land within the Order prior to its confirmation.
8. Authorise the Head of Engineering Services to take all necessary steps to secure the closure of all relevant streets and passages which are required for the development to proceed, if requested by the Director of Housing.
9. Authorise the Head of Valuation and Property Services to thereafter dispose of such part of the Order lands according to the terms of the Project Agreement between Manchester City Council and Renaissance Miles Platting Ltd, or such other agreement as will facilitate the development of the Order Lands in accordance with the Miles Platting Neighbourhood Plan.
10. Agree the following re-housing and compensation arrangements for displaced residential occupiers:
  - a) Requests from owner-occupiers for disposal of their homes in advance of the confirmation of the Order will be dealt with quickly.
  - b) Compensation for owner-occupiers will be paid in accordance with the law on compulsory purchase and relocation assistance will be offered in accordance with the Manchester City Council Home Improvement and Relocation Assistance Policy currently in operation.
  - c) The designated area for the purposes of paragraph 2 of the Manchester Home Improvement and Relocation Assistance Policy 2006 shall be the whole of the City of Manchester as shown in the plan attached at **Appendix 1**.
  - d) Discretionary Home Loss and Disturbance payments (based on Head of Valuation and Property Services valuations) will be made available to all qualifying residents seeking relocation.
  - e) Tenants and owner-occupiers who are displaced will be awarded HIP status in order to ensure they are a priority for relocation in a council home within Miles Platting if they wish or within the boundaries of the City.
  - f) All owner-occupiers will have the opportunity to opt for a home swap, whereby they are able to exchange their existing home for ownership of an existing council home if they wish.

## FINANCIAL CONSEQUENCES FOR THE REVENUE BUDGET

None

## FINANCIAL CONSEQUENCES FOR THE CAPITAL BUDGET

Please see PART B

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## BACKGROUND DOCUMENTS

### General Documents

1. New East Manchester "A New Town in a City" Regeneration Framework March 2001
2. The Unitary Development Plan for the City of Manchester
3. Corporate Housing Strategy
4. Community Strategy
5. Design for Access 2
6. A Guide to Development in Manchester -Supplementary Planning Document and Planning Guidance adopted April 2007
7. Outline Planning Application 079633/00/2006/N1- for the redevelopment of the Miles Platting Area – 1 June 2006
8. Manchester City Council Home Improvement and Relocation Assistance Policy 2006
9. Detailed Planning Application 23 August 2006 080520/FO/2006/N1

### Council Reports

10. Report to the Executive on 23<sup>rd</sup> January 2002 – The Private Finance Initiative for HRA Homes Round 2
11. Report to Executive Committee (Parts A and B) 24 January 2006 -the Miles Platting Private Finance Initiative (PFI) Project – Selection of the Preferred Partner
12. Report to the Executive on the 28 June 2006 – The Miles Platting Neighbourhood Private Finance Initiative (PFI) Project – Suspension of Right to Buy
13. Report to Executive Committee 26 July 2006 Regeneration of the Miles Platting Neighbourhood
14. Report to Executive Committee (Parts A and B) – 20 December 2006 Private Finance Initiative (PFI) for HRA Homes in the Miles Platting Neighbourhood

Copies of the above documents are held at the Housing Market Renewal Office, Elizabeth House, Off Victoria Street, Openshaw, M11.

## **WARDS AFFECTED**

Miles Platting and Newton Heath  
Ancoats and Clayton  
Bradford

## **IMPLICATIONS FOR:**

<b>ANTI POVERTY</b>	<b>EQUAL OPPORTUNITIES</b>	<b>ENVIRONMENT</b>
<b>YES</b>	<b>YES</b>	<b>YES</b>
<b>EMPLOYMENT OPPORTUNITIES</b>		<b>HUMAN RIGHTS</b>
<b>NO</b>		<b>YES</b>

## **APPENDICES:**

**Appendix 1:** City of Manchester

**Appendix 2:** The Miles Platting Neighbourhood

**Appendix 3:** Miles Platting Neighbourhood Plan

**Appendix 4:** List of key national, regional, sub-regional and local policies

**Appendix 5:** Maps of the Order Lands (7 sub sites)

**Appendix 6:** Summary of Consultation

**Appendix 7:** Schedule of Residential Homes within the Order Lands

**Appendix 8:** Works Agreement

**Appendix 9:** Schedule of commercial properties within the Order Lands

**Appendix 10:** Schedule of community properties within the Order Lands

**Appendix 11:** Description of the Order Lands and the proposals for each site on a map-by-map basis

**Appendix 12:** Map of the Order Lands

**Appendix 13:** Schedule of vacant and cleared sites within the Order Lands

**Appendix 14:** Recent significant planning applications affecting the proposed CPO area



## 1. INTRODUCTION

- 1.1 New East Manchester (NEM), one of the country's first Urban Regeneration Companies, is guiding East Manchester's revival through a programme of social, economic and physical regeneration to tackle both the causes and effects of decline and deprivation. An integrated response to East Manchester's renewal is provided through the East Manchester Strategic Regeneration Framework published in March 2001, following on from which the Miles Platting Neighbourhood Plan was produced and was approved by the Council in July 2006 (**Appendix 3**). The plan sets out the vision and framework by which a coordinated delivery programme will achieve the sustainable regeneration of Miles Platting.
- 1.2 The Unitary Development Plan for the City of Manchester (UDP), together with the Regional Spatial Strategy for the North West (former RPG13), is the current Development Plan for the City and will be principal consideration for the Local Planning Authority when considering the acceptability of the proposed redevelopment of the Miles Platting neighbourhood. In addition to the citywide policies contained within part 1 of the UDP and the general development control policies contained within part 2 of the UDP, there are area-based policies covering East Manchester including Miles Platting.
- 1.3 The Miles Platting neighbourhood comprises an area of 116 Hectares lying approximately 3 kilometers to the north east of the Centre of Manchester (**Appendix 2**). The area is surrounded by an unprecedented amount of development activity and social, economic and physical change, particularly in the immediately adjacent areas of Ancoats Urban Village, New Islington Millennium Community to the south and west, and Central Park to the North, Phillips Park and Sports City to the East.
- 1.4 As at February 2007, the Miles Platting neighbourhood contained 2861 homes of which 1833 were council homes, 284 were Right To Buy (RTB) / owner occupied, 537 were private (mostly rented) and 207 were owned and managed by Registered Social Landlords (RSLs).
- 1.5 There are a wide range of commercial properties within the Neighbourhood including five small shopping parades of 3 to 6 retail units. In total, there is approximately 6000sq ft of retail space that represents an oversupply as vacancy rates are at 35%.
- 1.6 There are also several premises that were once factories or storehouses to the north and south of the Rochdale canal and on the corner of Butler Street/Oldham Road. Almost all are vacant and in a poor state of repair.
- 1.7 The area is also characterised by large disconnected areas of vacant land and derelict clearance sites.
- 1.8 In September 2001 a workshop was held with residents to review the problems facing Miles Platting and to agree a way forward. It was agreed to apply for a round 2 Housing Private Finance Initiative (PFI) to fund a neighbourhood regeneration scheme for Miles Platting and to develop a

Neighbourhood Plan that would integrate the regeneration scheme and a range of other complementary regeneration initiatives.

- 1.9 The proposed regeneration scheme, which is explained in more detail in paragraph 4.2 of this report, will resolve many of the issues facing the neighbourhood and will bring about improvement to the existing Council housing, a redesign of the neighbourhood and improvements to the public realm and environment, an increase and diversification of the local population and the creation of a local private housing market where none currently exists. The proposed CPO is vital to the implementation of the Neighbourhood Regeneration Scheme and the Neighbourhood Plan.
- 1.10 The Neighbourhood Plan recognises that, in isolation, the Miles Platting Regeneration Scheme cannot resolve all the issues that undermine the stability of Miles Platting as a neighbourhood. Therefore a coordinated and complementary package of additional measures are proposed to complement the comprehensive renewal and development of housing in the area with a range of improvements to health, education, family support, library, and leisure services. These proposals are discussed in more detail in paragraph 4.3 of this report.
- 1.11 This report recommends the regeneration of the Miles Platting neighbourhood by the making a Compulsory Purchase Order which will affect only parts of the Miles Platting neighbourhood but which will be vital to the implementation of the Neighbourhood Plan and the site assembly for the Regeneration Scheme.

## **2. THE NEED FOR INTERVENTION – CURRENT CONDITIONS**

- 2.1 Miles Platting suffers from a range of intransigent disadvantages that have continued to undermine the sustainability of the neighbourhood over many years including lack of choice and poor quality housing. 71% of the homes are social rented, 64% are Council owned. Crucially only 10% are owner-occupied and because these homes comprise almost exclusively former council homes scattered within the existing Council housing, there is no independent private housing market in the area and housing choice is severely limited.
- 2.2 Part of the council housing area is based on the unpopular Radburn layout design that turns housing inward, away from the street, reducing natural surveillance thereby increasing the potential for crime and anti-social behaviour and reducing the sense of community safety.
- 2.3 The Rochdale and Ashton Canals cut through the residential areas. The street layout and public realm are poor. There is no direct road connection with the adjacent Ancoats. The Neighbourhood has large areas of derelict former housing sites that are the result of ongoing clearance of unpopular housing. Recent records show that since 2001, 218 homes have been demolished.
- 2.4 Adjacent housing suffers from the blight caused by long-term boarded up vacant retail premises. In addition many local retailers operate on very marginal profits. Almost all supplement their mainstream business by the

sale of alcohol, and this proliferation of small isolated shops in side streets and on small parades selling alcohol results in ongoing alcohol related nuisance particularly involving young people.

- 2.5 Public and voluntary sector services are being delivered from poor quality premises, often unfit for purpose, e.g. family services are being delivered from a converted public house, (the Former Hat and Feathers pub on Varley Street), and health and adult education services operate from Victoria Mill, which is not easily accessible to residents.
- 2.6 The area also suffers from low educational achievement. The Council measures performance by ward. The two wards with the most relevance to the Miles Platting neighbourhood are Miles Platting and Newton Heath and Ancoats and Clayton Wards. (See **Table 1** for the results for educational attainment).

**Table 1: Educational Attainment 2006**

	<b>Ancoats &amp; Clayton</b>	<b>Miles Platting &amp; Newton Heath</b>	<b>Manchester</b>
At Key Stage 2 children reaching level 4 or over in the ward compared with Manchester as a whole shows			
English	66.9%	68.5%	72%
Maths	71.3 %	75.3 %	73%
Science	80.3%	85.4%	83%
GCSE (Key Stage 4) % of young people achieving			
5 GCSE grades A-C	39.5%	35.2%	47.6%
No Qualifications	12.3%	12.8%	5.4%
5 A-C incl English and Maths	16.7%	15.2%	29%

The above results show that apart from Maths and Science results for Miles Platting and Newton Heath at Key Stage 2, there is a marked educational disadvantage to children in Ancoats and Clayton and Miles Platting and Newton Heath wards.

- 2.7 High unemployment is endemic in the neighbourhood (see **Table 2**). Manchester calculates the unemployment rate as a percentage of the economically active population based on age. This does not include people who are economically inactive but not claiming Job Seekers Allowance.

**Table 2: % of Economically active people unemployed in May 2007**

<b>Ancoats &amp; Clayton</b>	<b>Miles Platting &amp; Newton Heath</b>	<b>Manchester</b>
4.9%	6.1%	3.9%

- 2.8 High levels of crime and anti-social behaviour continue to blight the neighbourhood. The council collects this data by ward per 1000 head of population. The latest published information is for the year ending March

2004 (**see Table 3**). Crime and Youth nuisance has reduced in the Miles Platting neighbourhood since 2002 when the Council established a street CCTV scheme and set up a neighbourhood warden scheme to patrol the area.

**Table 3: 2003/04 Incidence per 1000 head of population by ward**

	Ancoats & Clayton	Miles Platting & Newton Heath	Manchester
All Key Crime	388.1	246.1	189.4
Juvenile Nuisance	67.9	108	47.8

- 2.9 The above problems are summarised by the Government's Index of Multiple Deprivation (IMD) which measures deprivation objectively within a particular area, and indicates how deprived an area is relative to all other parts of England. The current unit of measurement for the reissued 2004 IMD is the Super Output Area (SOA), an area of land much smaller than a ward.
- 2.10 The Miles Platting neighbourhood boundary does not correlate exactly with the SOA boundaries. There are at least four SOA's that encroach into Miles Platting in some way. The two most significant SOA's which cover over 90% of the neighbourhood and that have been used to generate the ranking scores for the Miles Platting neighbourhood (**see Table 4**) are the 30<sup>th</sup> and 49<sup>th</sup> most deprived SOA's within the 32,482 SOA's in England.

**Table 4**

	SOA (E01005129)	SOA (E01005132)
Income	0.55	0.54
Employment	0.38	0.36
Health Deprivation & Disability	2.59	2.51
Education, Skills & Training	71.83	90.44
Barriers to Housing & Services	31.15	28.32
Crime	1.75	1.42
Living Environment	35.14	31.38
<b>IMD ranking</b>	<b>30 / 32,482</b>	<b>49/ 32,482</b>

### 3. FUTURE PROSPECTS

- 3.1 The preceding paragraphs paint a clear picture of the severe deprivation of the Miles Platting neighbourhood. Measures such as the current CCTV scheme and Neighbourhood Wardens provide temporary relief but they are not sustainable in the long-term. Without substantial investment and coordinated intervention across a range of issues this neighbourhood will continue a downward spiral that will undermine the economic development of Manchester as a whole and continue to blight the prospects of the residents that make up the local community.
- 3.2 The Miles Platting neighbourhood is situated on a busy radial route approximately 3 kilometres from Manchester City Centre. It abuts New Islington and Ancoats Urban Village and is close to Phillips Park and Sports City all of which have very large and innovative regeneration schemes in progress. A Round 3 Housing Regeneration Scheme is proposed for the

adjacent Collyhurst neighbourhood. By making a CPO to enable the regeneration proposals described in section 4, the Council would ensure that Miles Platting will be well placed to benefit from the opportunity that surrounds the neighbourhood.

#### **4. THE MILES PLATTING NEIGHBOURHOOD PLAN – THE VISION**

4.1 The Miles Platting Neighbourhood Plan (**Appendix 3**) sets out a coordinated framework for the regeneration and long-term sustainability of Miles Platting through creating a vibrant and sustainable neighbourhood, where residents have access to excellent community services in a high quality environment. The Neighbourhood Plan includes a range of initiatives that will address the issues identified in section 2 of this report. These initiatives and their benefits are summarised below.

4.2 **The Miles Platting Neighbourhood Housing Regeneration Scheme** will address many of the issues that have blighted the Miles Platting neighbourhood by delivering the following benefits:

- Improvement of the council owned homes to exceed the Government's Decent Homes standard. Approximately 1500 council owned homes in the Miles Platting neighbourhood will, as a result of the Regeneration Scheme, be retained and be the subject of significant refurbishment.
- Ongoing management of the neighbourhood over the 30-year period of the Regeneration Scheme Contract, in line with the standards set out in the Output Specification and Payment Mechanism, will ensure high standards of performance.
- Up to 1443 new homes predominately for sale will be built, particularly in areas blighted by unused derelict clearance sites. The new homes will increase housing choice through provision of a greater mix of housing type, size and tenure, and a new private sector housing market will be created.
- Re-modelling of the estate will be undertaken by turnaround of 141 council homes and 15 privately owned homes to face the street, thereby increasing surveillance of the street to reduce crime and nuisance.
- Environmental improvements will take place through the creation of new parks, and pedestrian-friendly green routes linking the north and south of the neighbourhood, with a new linear park alongside the Rochdale Canal, new roads and traffic calming measures.
- Consolidation of retail provision to reflect demand. The retail strategy will deliver improved quality and increase the sustainability of the retail provision in the neighbourhood.
- A new Housing Services office will be built.

- The Housing Regeneration Scheme will create local benefit through employment and training in construction and in housing management throughout the 30-year life of the Contract.

**4.3 In addition to the Miles Platting Neighbourhood Housing Regeneration Scheme the Neighbourhood Plan identifies the following further initiatives:**

- A new consolidated Church and community centre is proposed, dependent on the successful outcome of negotiations with the Anglican Churches of St Saviour and St Cuthbert's and Trinity Methodist Church. It will be built under a separate development agreement with the Churches, New East Manchester and Renaissance. The churches are heavily involved in the provision of a wide range of community services to older and young people in particular, but their facilities are not fit for this purpose. The new premises will not only provide purpose built facilities for local worship but will also provide increased capacity and improved facilities for a range of community activities.
- A new Joint Service Centre comprising a new health clinic, new library and new sports facilities will be provided at the junction of Varley Street and Oldham Road, in the vicinity of the new housing office and retail outlets, providing a vibrant community hub. It is anticipated that it will be operational by the end of 2009.
- The redevelopment of two derelict and vacant tower blocks for apartments for sale is being progressed with Urban Splash under the terms of a Development Agreement they have signed with the Council.
- A new school will be built with the capacity to expand to two-form entry as the residential population increases. The site of the school will also be the location for a new Sure Start Outreach Centre. It is anticipated that the new school will be developed by the end of 2009.
- Work with English Partnerships and existing landowners is in hand to promote the redevelopment of the derelict former commercial area east of Varley Street, through identification and remediation of contaminated land. A Development Framework will be in place by the end of 2007.

**4.4 In order to achieve many of the initiatives identified above, the assembly of land for development is required. The proposed CPO is necessary to enable the regeneration of Miles Platting. Without the CPO the Miles Platting Neighbourhood Housing Regeneration Scheme and the development of the new School, new Housing Office, new shops, new parks, open spaces, and new roads will not be possible.**

**4.5 During 2006 the Council achieved the following key milestones towards implementing the Neighbourhood Plan:**

- ✓ 24 Jan 2006 – Executive select Renaissance Consortium as the preferred Housing Regeneration Scheme bidder.
- ✓ 22–25 May 2006 - Resident Consultation on Miles Platting Neighbourhood Plan Miles Platting Library.
- ✓ 28 June 2006 – Executive Approve the Suspension of Right to Buy.
- ✓ 26 July 2006 – Executive Approve the Miles Platting Neighbourhood Plan.
- ✓ 5 September 2006 – Renaissance Plan received Outline Planning Consent.
- ✓ 11–14 September 2006 -Resident Consultation Miles Platting Library.
- ✓ 26 October 2006 – Renaissance Plan for improvement of HRA homes, replacement of HRA stock and indicative plans for local parks received Full Planning Consent.
- ✓ 20 December 2006 – Executive Approve the Final Regeneration Scheme Project Agreement.

4.6 In March 2007 the Council signed the Regeneration Scheme Project Agreement with Renaissance Miles Platting Ltd. The Project Agreement obliges the Council to deliver within 3 years of signing, sites substantially unencumbered by private interests or public rights of way to facilitate the developments and improvements described above.

4.7 The broad vision identified above has been the subject of extensive and sustained consultation with residents and other stakeholders including commercial interests. Consultation has taken many forms including public events, e.g. drop-ins, questionnaires and surveys, newsletters, newspaper articles and meetings with individuals. A full Summary of Consultation is appended to this document at **Appendix 6**.

4.8 In order to make further progress to realise the Miles Platting Neighbourhood Plan and discharge the obligations to provide development sites identified within the Housing Regeneration Scheme Project Agreement, it is necessary to acquire land and interests and this process will require the making of a Compulsory Purchase Order.

## **5. POLICY FRAMEWORK**

5.1 The redevelopment of the Miles Platting Neighbourhood that will take place following the land assembly is supported by a comprehensive policy framework at National, Regional, Sub-Regional and Local level; the principal documents within this framework are referred to in **Appendix 4** and paragraph 1.2. The implementation of the development proposals for Miles Platting will contribute towards achieving the objectives contained in these documents.

## **6. ORDER LANDS**

6.1 The Order Lands lie within the Miles Platting Neighbourhood. The neighbourhood straddles Bradford, Clayton and Ancoats, and Miles Platting and Newton Heath Wards. The neighbourhood is bounded by Oldham Road / New Allen Street to the north, Alan Turing Way to the east and Bradford

Road to the south with Ancoats Urban Village and New Islington immediately to the west. Given the extensive geographical area covered by the proposed CPO, the Order Lands have been divided into seven sections as shown on the plans at **Appendix 5**. **Appendix 11** contains a description of the Order Lands on each plan.

- 6.2 The Order Lands comprise a number of houses, flats and maisonettes in Council and private ownership, commercial premises including retail units with living accommodation above, community buildings, car parks, areas of vacant and derelict land and miscellaneous sites.

### **Residential interests**

- 6.3 There are 494 homes within the Order Lands and these are listed on the schedule at **Appendix 7**. The Council owns 423 homes and 71 homes are in private ownership.
- 6.4 All of the homes that will be remodelled by 'Turnaround' as described in paragraph 4.2 are included in the Order Lands. 141 Council owned properties are included in this scheme and 15 properties in private ownership.
- 6.5 Twenty two (22) Council flats in Manstead Walk and Millhead Avenue will be converted into eleven (11) new homes for Council tenants.
- 6.6 The Neighbourhood Plan was subject to several revisions as a result of community consultation during which the amount of proposed housing clearance was reduced to the minimum consistent with achieving the vision identified in section 4 of this report. There remain 71 homes within the Order Lands that are in private ownership of which 56 are proposed for demolition. 39 of these were originally acquired through the Right to Buy and are scattered amongst some 240 Council homes that will also be cleared. The remaining 17 are void flats above shops, as described in paragraph 6.9. Demolition of these homes is necessary to assemble the land that will be used to build new homes for sale, and enable the new and improved public realm with its new parks and the new road and pedestrian layout, that will improve connections and movement both within the neighbourhood and with adjacent areas.
- 6.7 The 15 owner occupiers within the Turnaround Sites will be offered a works agreement (**Appendix 8**). If the agreement is signed the Council will agree not to take possession of the home. However, the objectives of the turnaround will only be achieved if whole blocks can be reversed, because it is not practicable for access purposes to leave isolated homes orientated differently from the rest of a block. It is therefore important that owner-occupiers co-operate with the scheme or their land will have to be acquired. This is because their refusal could deny benefit to all other residents on their block, hence their inclusion within the Order Lands.



## **Commercial interests**

- 6.8 There are 42 commercial properties within the Order Lands and full details of the location, current physical state and trading position of these properties can be found at **Appendix 9**.
- 6.9 Without exception the retail premises in the Order Lands are in poor condition and many of them are vacant. There is a preponderance of general licensed stores and many have been the focus of anti-social behaviour. Of the 28 retail premises, 23 are located on four shopping parades;
- 1 – 11 Queensbury Parade
  - 18 – 40 Broadhaven Road
  - 2– 20 Medway Walk
  - 3- 25 Chippenham Rd
- 6.10 There are two public houses, the Ace of Diamonds (241 – 243 Oldham Rd) and The Admiral (1-3 Rodney Street) and one converted public house (the Former Stadium Public House, 305 Bradford Rd) that now trades as the Masum bar and restaurant, within the Order Lands. The public houses all appear to provide for a similar type of trade and there appears to be little 'family' provision.

Land adjacent to the Navigation Inn on Bourdon Street is required to improve the public realm. Following initial consultation with the owners of the public house Renaissance will seek to negotiate a works agreement to enable the delivery of public realm works on this site. If this is agreed the Council will not vest the site. The site is adjacent to the canal where a greatly enhanced public realm is proposed. In its current poor state the site could undermine the proposed improvements to the canal-side public realm as a whole, and it is therefore included within the CPO to ensure that the necessary works can be undertaken.

## **Community sites**

- 6.11 As previously stated in paragraph 2.5, some public and voluntary sector services in the Miles Platting Neighbourhood are being delivered from poor quality premises which are often unfit for purpose:
- Miles Platting Advice and East Manchester Credit Union occupy retail premises on Queensbury Parade that have been included in the Order Lands (see paragraph 6.9).

A full schedule of community sites included within the Order Lands is appended to this report (**Appendix 10**) The following community sites are either in 3<sup>rd</sup> party ownership or are owned by the Council but are included in the Order Lands because they may be subject to third party interests:

- The Doctor's Surgery on Naylor Street. It is intended that the services provided from this site will relocate to the new Joint Service Centre. Site required for potential development.

- The Former Hat and Feathers Public House on Varley Street now used by the Family Welfare Association. These services will be accommodated within the new Sure Start premises to be built on the current St Mark's School site. The site is required for the development of new energy efficient homes for sale that are Design for Access 2 compliant.
  - Miles Platting Pool – required for the development of new energy efficient homes for sale which are Design for Access 2 compliant.
  - The Public Library on Varley Street that will be relocated to the new Joint Service Centre.
  - Adactus temporary Housing Offices on Varley Street - required for the development of new energy efficient homes for sale that are Design for Access 2 compliant. These offices will be replaced by new premises within the Varley St / Oldham Rd community hub.
- 6.12 The Council is in negotiation with the National Probation offices on Broadhaven road about relocation of the service and acquisition of the site.

### **Environment**

- 6.13 Within the Order Lands there are a number of vacant and cleared sites either in Council or private ownership and these are listed in a schedule at **Appendix 13**.

## **7. SITES EXTERNAL TO THE MILES PLATTING NEIGHBOURHOOD HOUSING REGENERATION SCHEME PROJECT AGREEMENT**

- 7.1 There are four sites within the Order Lands that are to be developed for private housing in accordance with the Neighbourhood Plan but outside the Housing Regeneration Scheme Project Agreement. The sites will be disposed of subject to separate development agreements. These sites are:
- The Former Police Lads Club - Butler Street (currently a bed and furniture warehouse).
  - The Doctor's Surgery - Naylor Street.
  - Manchester Beds and Appliances Ltd (incorporating the Caribbean Delicatessen) at 342 Oldham Road ( the former Nottingham Castle public house)
  - The former Rectory – Shetland Road.
- 7.2 These sites are essential to achieve the overall objectives of the Miles Platting Neighbourhood Plan and comply with the approved outline planning consent described in **Appendix 14**, for the following reasons:
- 7.3 As previously mentioned in paragraph 4.3, the churches in the Neighbourhood are negotiating with Renaissance for a new church and community centre in exchange for their sites. Acquisition of the former rectory and the former Police Lads Club will enable development by agreement on the three church sites on Butler St, Ridgeway Street and Shetland Road. The churches themselves are outside the Order Lands.

- 7.4 Development of the site of the Doctor's Surgery is also necessary to ensure better delivery of services to residents and improve the appearance of this gateway site. The building is not fit for purpose and presents a poor appearance. In particular the surgery accommodates an isolated, single-handed GP practice in poor facilities in contrast to the policies of Manchester PCT that is promoting the development of multi-handed GP facilities. Alternative premises for the GP practice will be provided in the Joint Service Centre. If the surgery remains it will undermine the environmental improvements planned for Naylor Street and the adjacent homes. It will also detract from the benefits of the environmental improvements to the adjacent Naylor Court. The GP has recently submitted a planning application in respect of the surgery and the adjoining site occupied by Manchester Beds and Appliances Ltd and details appear in **Appendix 14**.
- 7.5 The Bed and Appliances shop and Caribbean Delicatessen are based in premises that were a former public house. The appearance of the premises is very poor, with furniture and second hand white goods being stored on the courtyard behind a high palisade fence, creating a poor frontage on the major radial route of Oldham Road. If this shop remains in situ its appearance will undermine the environmental improvements to the adjacent public realm and homes. Development on this site will complement the external improvements to the adjacent Tower blocks, strengthen the frontage onto the Oldham Road Corridor and provide an improved gateway into Miles Platting.

## **8. PROPOSED REDEVELOPMENT OF THE ORDER LANDS**

- 8.1 The proposed scheme is that for which Outline Planning Permission reference 079633/00/2006/N1 was granted on 5 September 2006. The details of the Outline planning permission are contained in **Appendix 14**.
- 8.2 A further full application (reference 080520/FO/2006/N1) for the refurbishment, enhancement and reprovision of Council homes was given on 26 October 2007. The details are contained in **Appendix 14**.
- 8.3 **Appendix 5** contains maps of the seven CPO areas and **Appendix 11** contains a description of the Order Lands as outlined on each of the seven maps and describes the redevelopment proposals for each area.

## **9. BENEFITS OF INTERVENTION BY CPO – SOCIAL, ECONOMIC AND ENVIRONMENTAL WELL-BEING**

- 9.1 The compulsory acquisition power in S 226(1)(a) of the Town and Country Planning Act referred to at the beginning of this report, must not be exercised unless the acquiring authority thinks that the proposed development, redevelopment or improvement is likely to contribute to achieving the promotion or improvement of the economic, social or environmental wellbeing of the area for which the acquiring authority has administrative responsibility.

## **Social and Economic Well- Being**

### **Residential development**

- 9.2 There will be a diverse mix of new housing types throughout the Order Lands including a greater proportion of owner-occupier housing and a substantial increase in family housing for sale. Higher density accommodation will be sited along the Oldham Rd corridor to provide a strong frontage, and on sites adjacent to New Islington and Ancoats Urban Village to reflect the scale of development in those areas. Integrating the largely derelict canalside will create an opportunity for a modern waterfront residential development as well as a new canalside park and improvements to the existing street layout, which will address many of the environmental problems that the neighbourhood faces.
- 9.3 The Neighbourhood Plan promotes a maximum total newbuild (including re-provision of Council homes; potential additional RSL homes; and complementary housing developments external to the Housing Regeneration Scheme) of up to 1443 homes. This will represent approximately 35% of the total housing in the area. Of these new homes up to 131 will be for the relocation of existing Council tenants, including people who are displaced from residential accommodation for older people, and people who are displaced from larger family houses.
- 9.4 Owner occupation is likely to increase significantly from its current level, which will lead to a more sustainable neighbourhood by creating a market for local services, e.g. shops, schools, library, health, facilities etc. The majority of the new homes built will be for sale. Of these approximately 60% will be houses and 40% apartments. Right to Buy applications may also rise as a result of the development of the local housing market.
- 9.5 The proposals will make Miles Platting a neighbourhood of choice to live and invest in.
- 9.6 The development of new housing for sale will create an independent housing market in Miles Platting where none currently exists, thereby helping to secure the investment of existing owner occupiers who might otherwise suffer from negative equity if the area continued to decline.
- 9.7 The Housing Regeneration Scheme Project Agreement and any subsequent development agreements will ensure that initial sales are targeted at owner-occupiers and will include measures to discourage purchases for private renting.
- 9.8 The newly built accommodation will be designed to integrate into the existing neighbourhood.
- 9.9 Through the new build programmes all new build homes will reach “Eco-Homes” standard “Very Good” or Code Level 3 within the Code for Sustainable Homes Standard as minimum by including energy efficiency measures, e.g. the installation of new condensing boilers and double-glazing. These measures will benefit the resident in terms of lower fuel bills, and the environment by the reduction in resultant greenhouse emissions.

During development the developer will implement an environmentally friendly management system on site and will be encouraged to use sustainable products.

- 9.10 All new homes will comply with Design For Access 2 standards. This is Manchester City Council's best practice guidance of inclusive design standards. It aims to ensure that barriers to disabled people are removed and further ensures that the Council meets its responsibilities under the 1995 Disability Discrimination Act.
- 9.11 Secured by Design is the UK Police flagship initiative supporting the principles of "designing out crime" by use of effective crime prevention and security standards. Research shows that Secured by Design can reduce burglary and car crime by 50% and criminal damage by 25%. It supports one of the Government's key planning objectives - the creation of secure, quality places where people wish to live and work. All newly built areas will achieve police "Secured by Design" accreditation.
- 9.12 The reconfiguration and turnaround of some homes to face the street will improve surveillance of the public realm and enhance the overall safety and security of the neighbourhood.
- 9.13 The new housing development and the remodelling of the estate by 'Turnaround' will promote and improve the social and economic wellbeing of the Miles Platting Neighbourhood.

#### **Retail development**

- 9.14 In accordance with the Neighbourhood Plan, Commercial re-provision will be concentrated on the site of the community hub at the northeast corner of Varley Street and Oldham Road and will focus on the re-provision of local retail. It is proposed that surplus and poor standard retail sites will be acquired and demolished using CPO powers. There will be four small retail units within the community hub and one larger unit on Oldham Road itself for which Renaissance will seek a convenience store operator. In addition there is an understanding with Renaissance that the ground floors of apartment buildings in other parts of the neighbourhood can be utilised for discrete local (corner shop type) retail units according to demand. Through these measures the residents will experience increased choice and quality of local provision. The blight of boarded up retail premises and the nuisance associated with marginal retailing and the ubiquitous sale of alcohol will be resolved. These proposals will also provide the possibility for existing local retailers to relocate within the area if they wish.
- 9.15 The improvement of retail provision in the Miles Platting neighbourhood is dependent on the acquisition and demolition of surplus and poor quality retail sites to ensure that the volume of retail provision more accurately reflects demand and a sustainable high standard of retail is maintained in the future.

## **Development of community facilities**

- 9.16 A new school will be built on the current St Mark's Primary School site. The new school is needed to replace the existing prefabricated school building that is too small to accommodate a larger school population. The school site will be enlarged through a site assembly process, supported by CPO powers to accommodate a two-form entry as the residential population increases. The new school site will also be the location for a new Sure Start Outreach Centre and community recreation facilities.
- 9.17 The benefits described above in paragraphs 9.2 to 9.16 show that this development will considerably advance the social and economic wellbeing of the Miles Platting Neighbourhood.

## **ENVIRONMENTAL WELL-BEING**

- 9.18 The proposed development would bring a number of environmental benefits to the Miles Platting Neighbourhood, enabling the re-design of the streets and open spaces within the area with safety in mind, by ensuring that spaces are located adjacent to and are overlooked by active uses in well-populated areas, benefiting from a large degree of natural surveillance.
- 9.19 The proposed development would enable the redesign of the street hierarchy, including the creation of new roads where appropriate, to ensure the retention of the residential character of the area and improve permeability without encouraging any unnecessary through traffic.
- 9.20 Through the proposed development, accessible pedestrian friendly routes throughout the neighbourhood will be developed, e.g. along the new extension to Jersey Street beside the new park, and along Naylor Street. This environment will be designed to embrace accessibility and safety issues including dropped kerbs, rumble strips and other measures in accordance with Manchester Engineering and Design Consultancy (MEDC) guidance.
- 9.21 The proposed development would also enable the creation of 6 new pocket parks and green links and a large new Canalside Park with a variety of uses, some aimed at children and young people and some designed as green pedestrian friendly links.
- 9.22 The blight created by current large areas of derelict clearance land will be removed in favour of new, purposeful, high quality public spaces.
- 9.23 The proposed development would contribute in a large measure to the improvement of the public realm and environmental wellbeing of the Miles Platting Neighbourhood of Manchester.

## **10. ROLE OF THE COMPULSORY PURCHASE ORDER**

- 10.1 Given the number of properties required to assemble the site for redevelopment and improvement, acquisition by agreement is not a realistic prospect. Compulsory Purchase Powers will be necessary to ensure that the land will be acquired.

## **11. COMPLEMENTARY ACTION OUTSIDE THE ORDER LANDS**

- 11.1 As part of the Housing Regeneration Scheme the Council owned residential homes that are to be retained will be refurbished to a high standard. This will involve installing new kitchens, and bathrooms, new boilers, rewiring, new windows and doors and new boundary treatments. The retained housing and new housing developments will be integrated through the design of appropriate boundary treatments and works to improve the external appearance of the homes.
- 11.2 A Joint Service Centre comprising a new health clinic, incorporating GP surgeries, a pharmacy, new library and new sports facilities will be provided within the community hub at the junction of Varley Street and Oldham Road to be accessible to Collyhurst as well as Miles Platting residents. This scheme will be delivered independently of the Housing Regeneration Scheme but complementary to it. Within the housing Regeneration Scheme plans a site has been set aside for the Joint Service Centre.
- 11.3 A new consolidated Church and community centre is currently proposed at the junction of Naylor Street / Rochdale Canal, although options for an alternative site are being explored with the churches. The new Church and Community Centre will not only provide purpose built facilities for local worship, but will also provide increased capacity for a range of community led services including work with young people, activities for older and disabled people, family support, health and cultural activities.
- 11.4 Independent of the Housing Regeneration Scheme the Council and Urban Splash have signed a development agreement that will ensure the refurbishment of two currently derelict tower blocks within Miles Platting, (Saltford Court and Chippenham Court) to provide apartments for sale. The two Miles Platting tower blocks are part of a larger portfolio of homes that are included in the agreement. Planning permission has already been agreed for homes outside Miles Platting and work has commenced on them.
- 11.5 New East Manchester has established a partnership with English Partnerships to deliver part of the National Brownfields Strategy in Miles Platting on the derelict former commercial site to the east of Varley Street. This area is not included within the Housing Regeneration Scheme. A Development Plan is being prepared to establish a framework by which a coordinated delivery programme will achieve the sustainable regeneration of this contaminated and derelict part of Miles Platting.

## **12. RESIDENTIAL RELOCATION**

- 12.1 The City Council and its partners recognise the special value to the Miles Platting community of the residents who have chosen East Manchester as their home and who have lived in the neighbourhood for many years.
- 12.2 The City Council has made a commitment to meet the accommodation needs of those existing residents displaced by redevelopment. The redevelopment proposals enable the Council to meet this commitment through the provision of high quality new homes for sale or for social rent,

and improved existing homes within the Miles Platting and wider East Manchester area. A Housing Needs Survey has been undertaken to ascertain which residents in the Order Lands wish to remain in the neighbourhood in the future. This has been followed by re-housing interviews to award Housing Investment programme (HIP) status to all those residents who wish to remain as council tenants or who wish to revert to a council tenancy.

12.3 The City Council has given a commitment that the reprovision of accommodation for those residents who wish to remain will be guided by the following principles, which apply both within and outside the Order Lands:

- That existing residents have the right to remain in the Miles Platting area.
- There will be an appropriate level of social housing to provide a sustainable mix of tenure choices in the area.
- Residents who wish to remain in the neighbourhood will only be required to move once where it is possible and desirable.
- There will be financial support through Relocation Assistance for existing owner occupiers.
- As far as it is desirable and possible current neighbours will be re-housed together in order to assist with the future sustainability of the neighbourhood.

12.4 **Council Tenants** – Adactus Housing are the housing management partners within the Renaissance Consortium. They will undertake the management of all the retained council homes for the 30-year period of the Housing Regeneration Scheme Contract. Therefore, in accordance with the Housing Regeneration Scheme Project Agreement, Adactus Housing will rehouse Council tenants. In the event that there are not sufficient existing Council homes available in Miles Platting for tenants who wish to remain, the Council will support a bid by Adactus to the Housing Corporation's National Affordable Housing Programme to purchase up to 100 new build homes from Lovell, the Regeneration Scheme consortium housing developer, to provide new social rented accommodation.

12.5 **Owner Occupiers** – Through its Relocation Assistance policies, the Council will support existing owner-occupiers to remain homeowners. Relocation Assistance will be offered to existing owner-occupiers in accordance with Manchester City Council's Home Improvement and Relocation Policy, most recently updated in 2006 (with a further proposed update the subject of a separate report to this Executive). The intention of the policy is to ensure that residents whose existing home is affected by redevelopment proposals will be enabled to continue to live in their existing community in alternative premises at a cost comparable to their existing housing costs. The policy provides every displaced owner-occupier with compensation for the purchase of their existing home at its market value together with financial support in the form of a loan to purchase alternative property, within the terms contained in the policy. Any existing owner-occupier displaced as a result of the proposed CPO will be able to access Relocation Assistance to purchase a replacement home anywhere in Manchester. This level of



support is considerably in excess of the Council's legal obligations on making a CPO.

- 12.6 In addition to purchasing another home, owner-occupiers have been offered the options of exchanging their current home for ownership of an existing Council home or reverting to a council tenancy.
- 12.7 **Private Tenants** –Tenants currently renting from the private sector will be offered suitable alternative social rented accommodation. They will be awarded Housing Investment Programme (HIP) status in order to ensure they are a priority for relocation.

### **13. COMMERCIAL RELOCATION**

- 13.1 The Council has made contact with the owners of all the commercial sites within the Order Lands to discuss the implications of the Neighbourhood Plan and is involved in ongoing negotiations with commercial owners to acquire their properties, to determine the levels of disturbance and assistance necessary and to endeavour to maintain and relocate their business where possible and desirable.
- 13.2 As part of the retail strategy local retailers will be offered the opportunity to apply for relocation into the new retail units. In addition assistance will be given to help them relocate to another area within Manchester if they wish.
- 13.3 The option of relocation to the pharmacy within the Joint Service Centre will be offered to the pharmacist on Medway Walk.

### **14. LEISURE AND COMMUNITY RELOCATION**

- 14.1 Relatively few leisure or community sites are proposed for inclusion within the CPO. Those included are listed in **Appendix 10**.
- 14.2 The Library, and services it supports will be improved and relocated to the Joint Service Centre within the community hub on the Varley Street / Oldham Rd Junction. The community hub will also include the re-location of leisure facilities from their current Varley Street location.
- 14.3 The Joint Service Centre will also accommodate the GP surgery displaced from Naylor Street within a health clinic that will include an expanded range of health services. The medical practice will be provided with a modern, purpose-built accommodation linked to other practitioners and services.
- 14.4 The site of the Joint Service Centre enables the inclusion of a new swimming pool and associated leisure facilities on a main radial route as part of the package of services to be provided from the community hub. The final mix of leisure services is still being identified as part of a strategic review of leisure facilities in East Manchester and the wider Manchester area.
- 14.5 A new Housing Office will be built within the community hub and will replace the current council Housing Office on Varley Street.

- 14.6 The services currently provided by the Family Welfare Association from the former Hat and Feathers Pub on Varley Street will relocate to the new Sure Start Centre on the new School site in 2008.
- 14.7 Discussions are ongoing regarding the appropriate relocation of the National Probation Offices on Broadhaven Road. These services are area wide rather than neighbourhood based.
- 14.8 Discussions are in hand about Miles Platting Advice, currently located on Queensbury Parade and their potential relocation into the Joint Service Centre.
- 14.9 The East Manchester Credit Union has only recently located on Queensbury Parade but an offer of accommodation within the Joint Service Centre will be made.

## **15. IMPLEMENTATION**

- 15.1 The report on this agenda under Part B shows that the scheme is fully financed and deliverable using funds from Manchester City Council Capital Receipts and the Regional Housing Pot.
- 15.2 The Council and Renaissance have signed the Housing Regeneration Scheme Contract and Project Agreement for the redevelopment, refurbishment and ongoing management of the neighbourhood over the next 30 years.
- 15.3 The Outline Business Case for the Joint Service Centre has been endorsed by DCLG with 2 conditions; that the Council obtains an independent opinion regarding the accounting treatment and that the Council underwrite the annual revenue shortfall. This will be the subject of a further report at a later stage.
- 15.4 Funding for the new school exists within the Education Department Schools Improvement budget.
- 15.5 The Outline Plan for Miles Platting received planning consent on 5 September 2006 for the re-development of the Miles Platting neighbourhood area (reference 079633/00/2006/N1). The plan is described in **Appendix 14** as is Full planning consent (reference 080520/FO/2006/N1) for the refurbishment, enhancement and reprovision of Council homes which was given on 26 October 2007.
- 15.6 There are no obstacles to implementation other than the need to secure a number of highway and footpath closures which will be dealt with under the scheme of delegation.

## **16. POWER TO MAKE A COMPULSORY PURCHASE ORDER**

- 16.1 Section 226 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004, enables the Council to compulsorily acquire land if it thinks that the acquisition will facilitate the

carrying out of development, redevelopment or improvement on or in relation to the land, provided that this will contribute to the promotion or improvement of the economic, environmental or social well-being of Manchester. It is the appropriate power for the purpose of this redevelopment scheme.

- 16.2 The Council must ensure that its actions are a necessary and proportionate response to the current situation in order to ensure compliance with its obligations under the Human Rights Act 1998.

## **HUMAN RIGHTS**

### **The Right to a Home**

- 16.3 It is acknowledged that the compulsory acquisition of the Order Lands will amount to an interference with Article 8 of the European Convention on Human Rights (which provides that every person is entitled to respect for his home and private life). However, that interference will be justified if the action is proportionate and in accordance with the law.
- 16.4 As set out in section 11 above, generous relocation arrangements, ensuring that owner-occupiers have access to more than the legal minimum compensation, will provide owner-occupiers with the opportunity to remain in owner occupation.
- 16.5 Tenants residing in the area will have access to suitable alternative accommodation. The housing conditions of Council tenants will be improved.

### **The Right to Property**

- 16.6 It is acknowledged that the compulsory acquisition of the Order Lands will amount to an interference with Article 1 of the First Protocol (which provides that every natural or legal person is entitled to peaceful enjoyment of his possessions). However that interference will be justified if it is in accordance with the law.
- 16.7 All property owners (whether commercial or residential) will receive compensation for their loss of property at market value. In addition disturbance compensation will be paid. As set out above the Council and NEM will provide active advice and assistance to those seeking to relocate as a result of or in anticipation of this CPO.
- 16.8 Although the making of the CPO will displace some local residents and businesses:
- Those displaced by the CPO will receive compensation for their loss of homes and disturbance.
  - Owner occupiers displaced by the CPO will be able to benefit from the Council Relocation Assistance.
  - Council tenants displaced by the CPO will be offered a replacement council home either within Miles Platting or in another part of Manchester if they choose to leave the area.

- Private sector tenants will be offered a replacement council home or assistance with re-housing in suitable alternative accommodation.
- 16.9 The Council should only make a CPO if it is satisfied that there is an overwhelming case in the public interest.  
The making of the proposed CPO is in the public interest because:
- Without new housing to increase housing choice, the Miles Platting neighbourhood will continue to decline as an isolated area blighted by poor living conditions, high levels of crime and high levels of poverty.
  - Without a revitalised environment and thriving community in the Miles Platting neighbourhood, East Manchester will continue to lag behind the rest of the City in terms of economic opportunities.
  - The proposed intervention is likely to create a vibrant and diverse housing market.
  - Comprehensive redevelopment will deliver a coherent and high quality environment.
  - An increase in the number of economically active households in the area will generate benefits for local businesses.
  - An economically active community will provide the best support for quality public services.
  - The local community is broadly supportive of the redevelopment proposals contained in the Neighbourhood Plan. A record of consultation is attached (**see Appendix 6**).
  - Those residing in the regenerated Miles Platting area will benefit from safer, cleaner, more energy efficient housing and a well planned, well-maintained environment.
  - The regeneration of the Order Lands will contribute to the wider regeneration of East Manchester and the City economy.
- 16.10 The view is taken that proceeding by way of Compulsory Purchase Order is the only way to achieve economic, social and environmental well-being and that voluntary acquisition is not a realistic alternative.

## **17. CONCLUSION**

- 17.1 Notwithstanding the acknowledged impact that the CPO will have with regard to some aspects of Human Rights Act 1998, the benefits identified in this report present an overwhelming case in the public interest for making the proposed CPO and compensation will be payable under the statutory compensation code. In agreeing to make the CPO the Council will be making a proportionate response to the clear needs of Miles Platting Neighbourhood, in accordance with the measures the Council has previously approved, that were set out in the Miles Platting Neighbourhood Plan.

## **18. IMPLICATIONS FOR KEY COUNCIL POLICIES**

### **18.1 ANTI POVERTY**

The implications of this report for the Council policies of combating poverty and disadvantage are that the improvements to the homes and environment will address social exclusion and enhance the quality of life for residents,

improving both the overall social conditions and employment opportunities in the area.

#### **18.2 EQUAL OPPORTUNITIES**

The implications of this report for the Council's equal opportunities policies are that all of the newbuild housing will be designed to full 'Design for Access 2' compliance and will therefore provide improved opportunities for disabled people seeking accommodation in this part of Manchester.

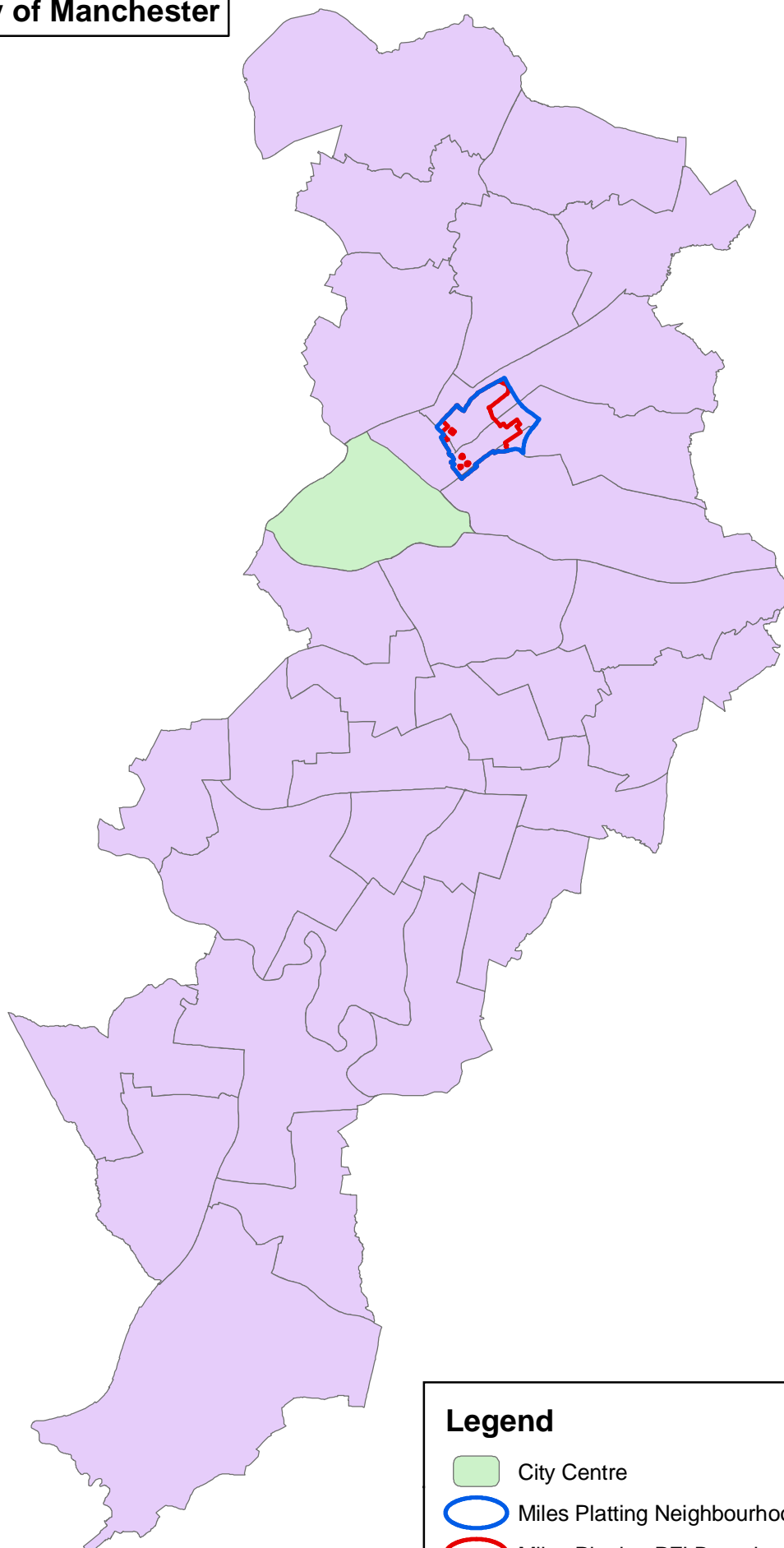
#### **18.3 ENVIRONMENTAL POLICIES**

The implications of this report for the Council's environmental policies are that the project will attract significant investment to the estate and substantially improve the environment. The remodelling of the estate will increase permeability and reduce crime, making the estate a more attractive and sustainable areas for residents to live.




#### **18.4 HUMAN RIGHTS**

The implications of this report for Human Rights are dealt with in paragraphs 16.3 to 16.8 above.

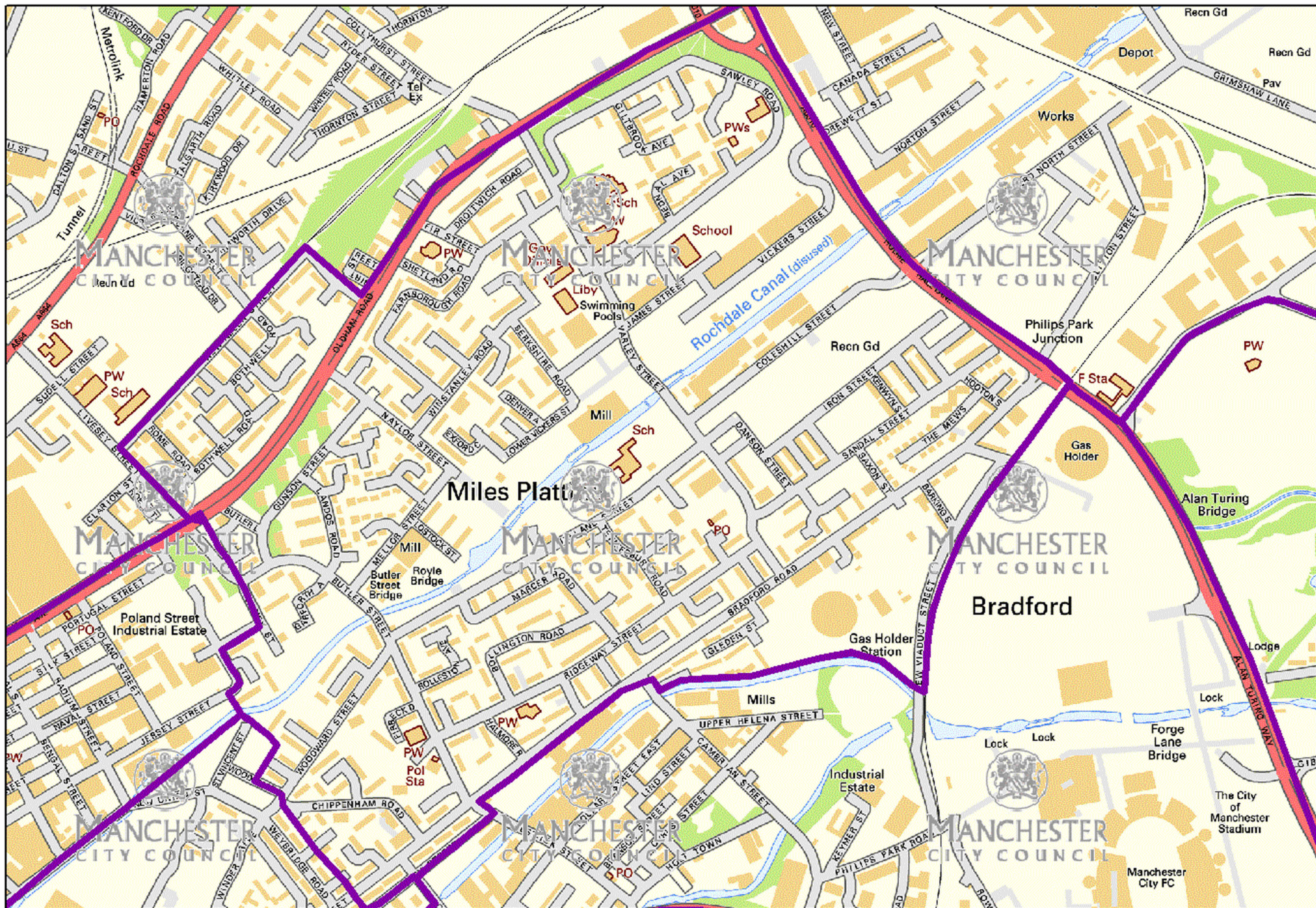
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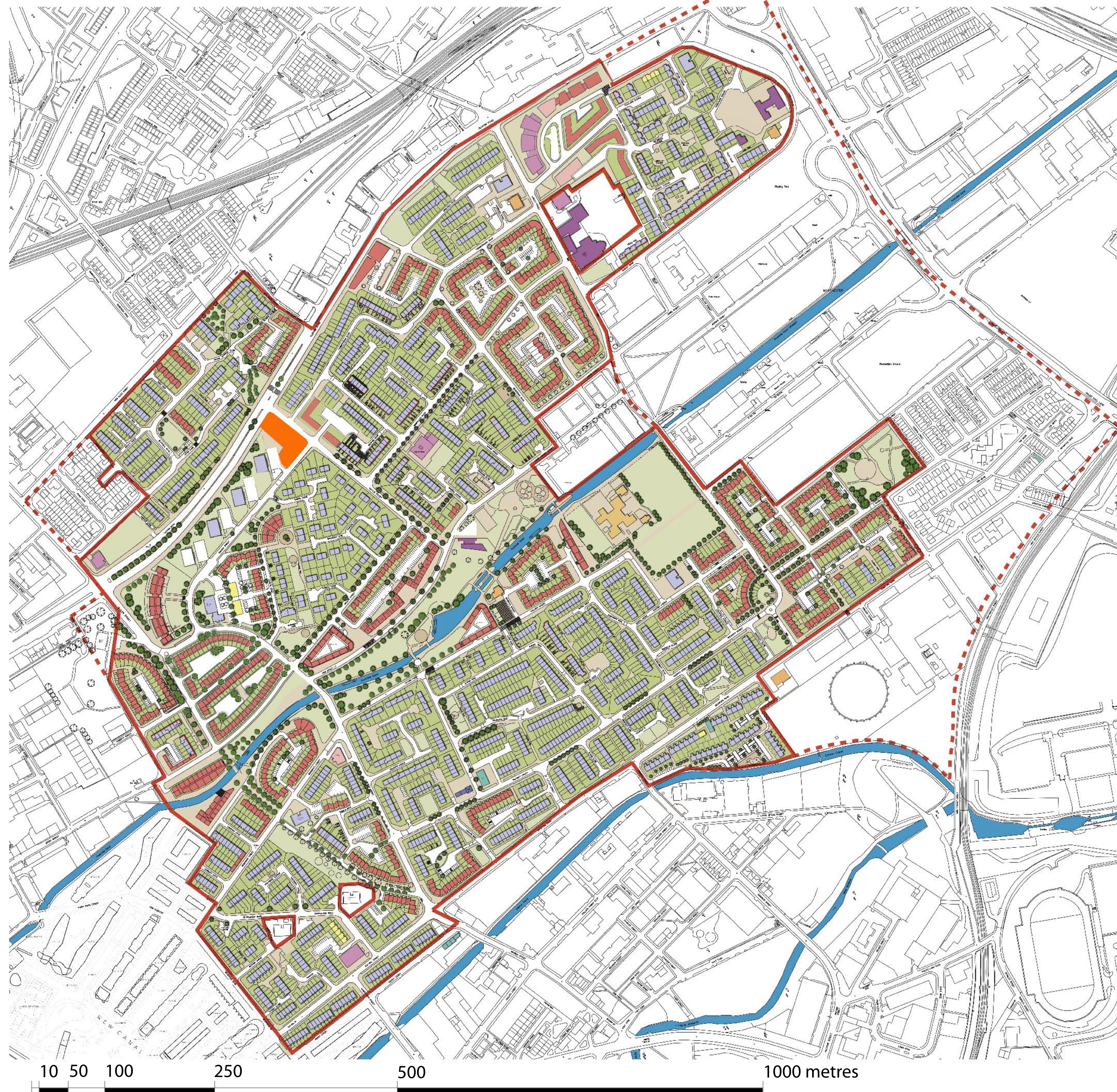
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-  Miles Platting Neighbourhood Boundary
-  Miles Platting PFI Boundary




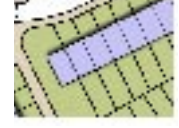
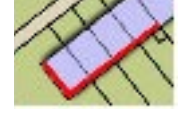
















# Manchester City Council's Neighbourhood Plan for Miles Platting



-  Miles Platting neighbourhood PFI area
-  extent of Miles Platting neighbourhood boundary
-  new build residential
-  existing residential
-  turnaround properties
-  new rented housing for large families / the elderly
-  school buildings
-  religious / church buildings
-  community building
-  retail provision
-  mixed use buildings including retail
-  public houses
-  aspirational sites
-  other / industrial
-  potential future development site



# **THE PROPOSED CITY OF MANCHESTER (MILES PLATTING NEIGHBOURHOOD) COMPULSORY PURCHASE ORDER 2007**

**Report to the Executive Committee 25 July 2007**

## **Appendix 4**

### **Key national, regional, sub-regional, city and local policies**

#### **1. Relevant National Policy Documents**

- UK Sustainable Development Strategy (2005)
- Communities Plan (2003)
- National Strategy for Neighbourhood Renewal (2001)
- Urban White Paper (2000)

Planning Policy Statements (PPSs) and Planning Policy Guidance notes (PPGs):

- PPS1 Delivering Sustainable Development (2005)
  - Consultation on Planning & Climate Change - supplement to PPS1
- PPS3 Housing (2006)
- PPG4 Industrial and Commercial Development and Small Firms (1992)
- PPS6 Planning for Town Centres (2005)
- PPS9 Biodiversity and Geological Conservation (1994)
- PPS10 Planning for Sustainable Waste Management (2005)
- PPG13 Transport (2001)
- PPG15 Planning and the Historic Environment (1994)
- PPG17 Planning for Open Space, Sport and Recreation (2002)
- PPS22 Renewable Energy (2004)
- PPS23 Planning and Pollution Control (2004)
- PPG24 Planning and Noise (1994)
- PPS25 Development and Flood Risk (2006)

#### **2. Relevant Regional Policy Documents**

- Regional Spatial Strategy (RPG13 March 2003)
  - Submitted Draft RSS (January 2006)
  - NWRSS Report of the Panel (March 2007)
- Northern Way Growth Strategy (2004)
- Regional Housing Strategy (2005)
- Regional Economic Strategy (2006)

#### **3. Relevant Sub-Regional Policy Documents:**

- Greater Manchester Local Transport Plan 2 (2006/7 – 2010/1)
- Manchester City Region Development Programme (2006)

#### **4. Relevant City Policy Documents:**

- Local Development Scheme (2007-2011)
- Guide to Development in Manchester SPD and Planning Guidance (2007)
- Design for Access 2 (2003)

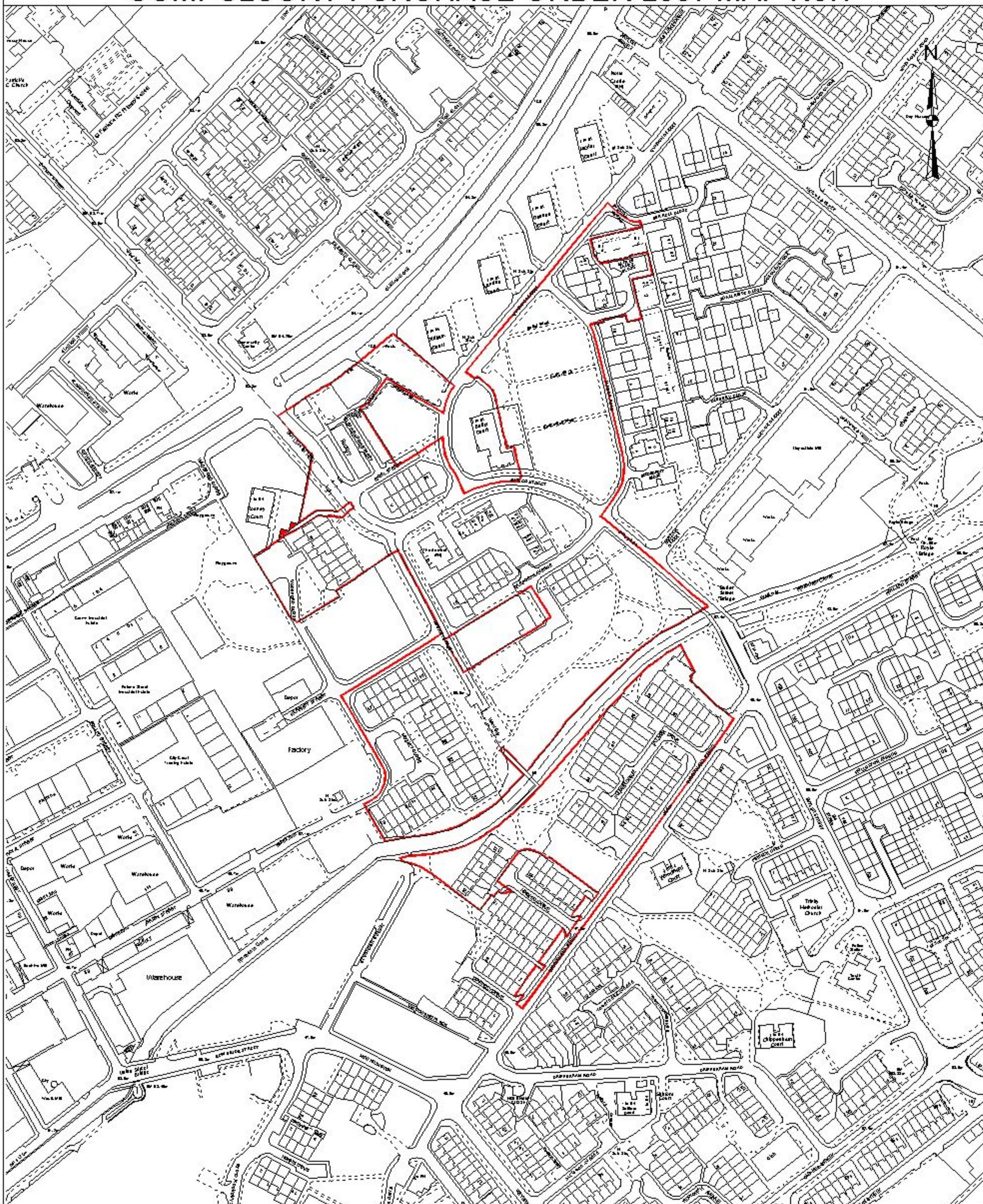
Adopted Unitary Development Plan for the City of Manchester (1995)  
Manchester Community Strategy (2006-2015)  
Corporate Housing Strategy (2004-7)

**5. Relevant Local Policy Documents**

Miles Platting Neighbourhood Plan (2006)  
NEM Regeneration Framework (2001)



# MAP REFERRED TO IN THE CITY OF MANCHESTER (MILES PLATTING NEIGHBOURHOOD) COMPULSORY PURCHASE ORDER 2007 MAP No.1



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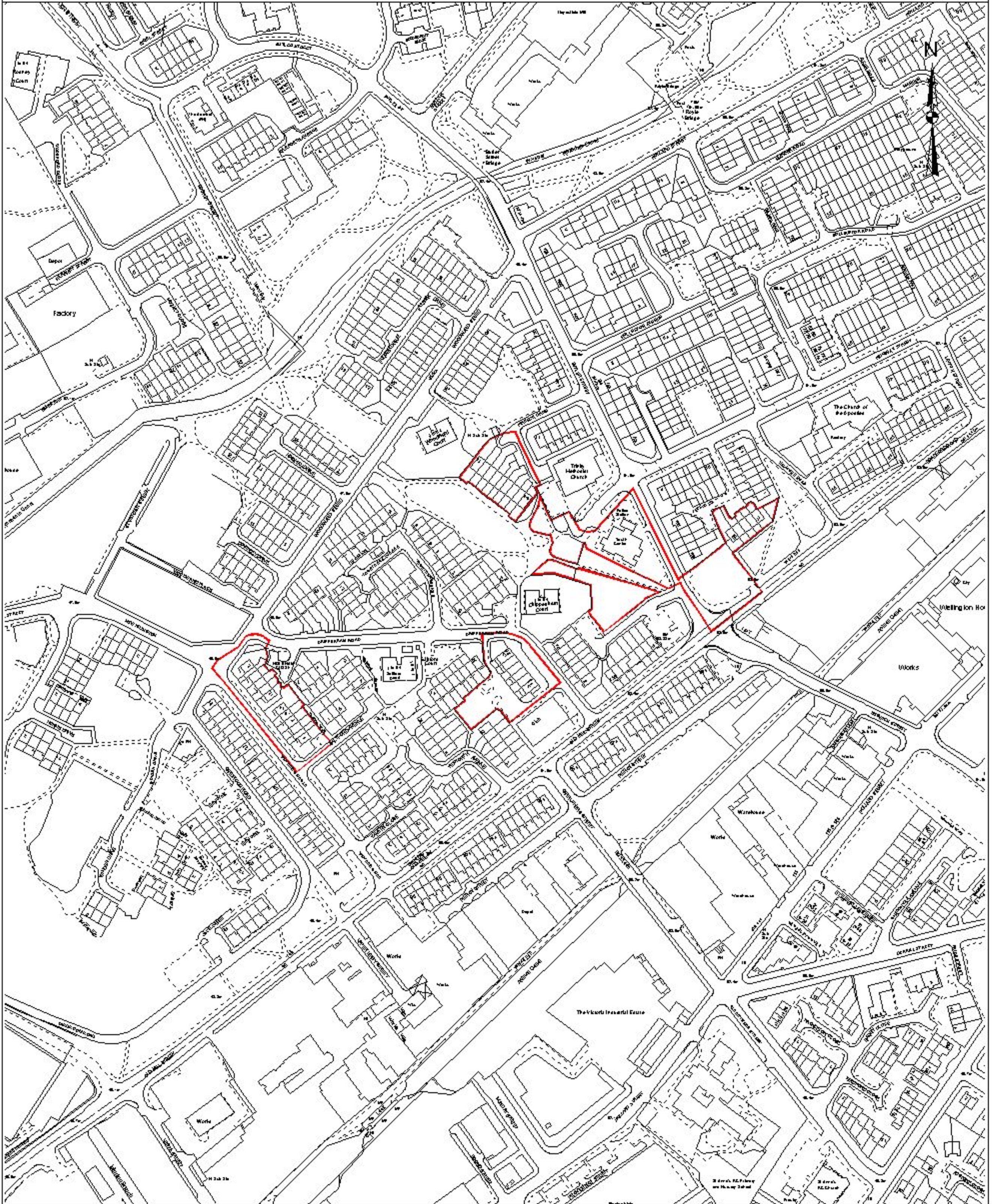
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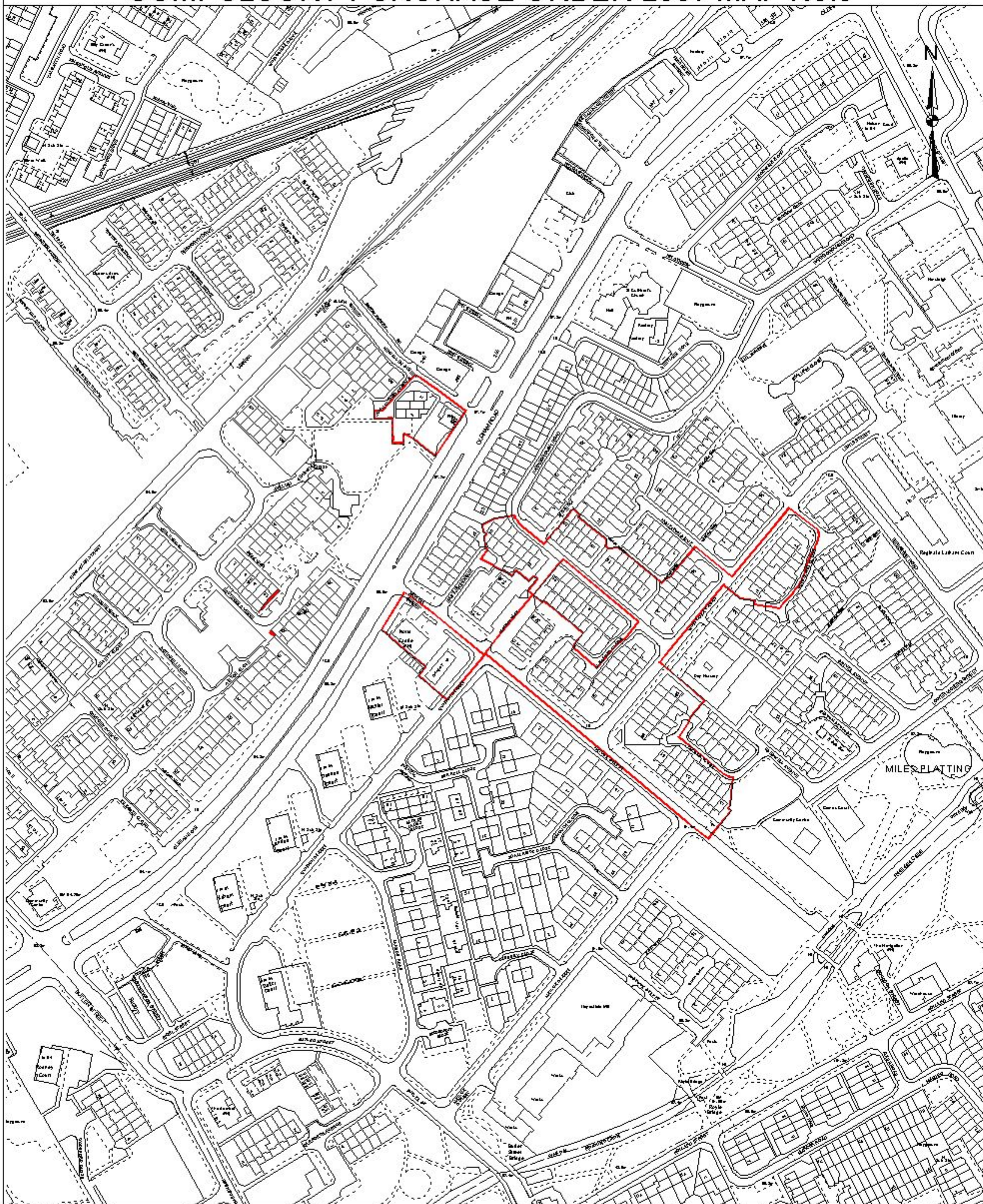
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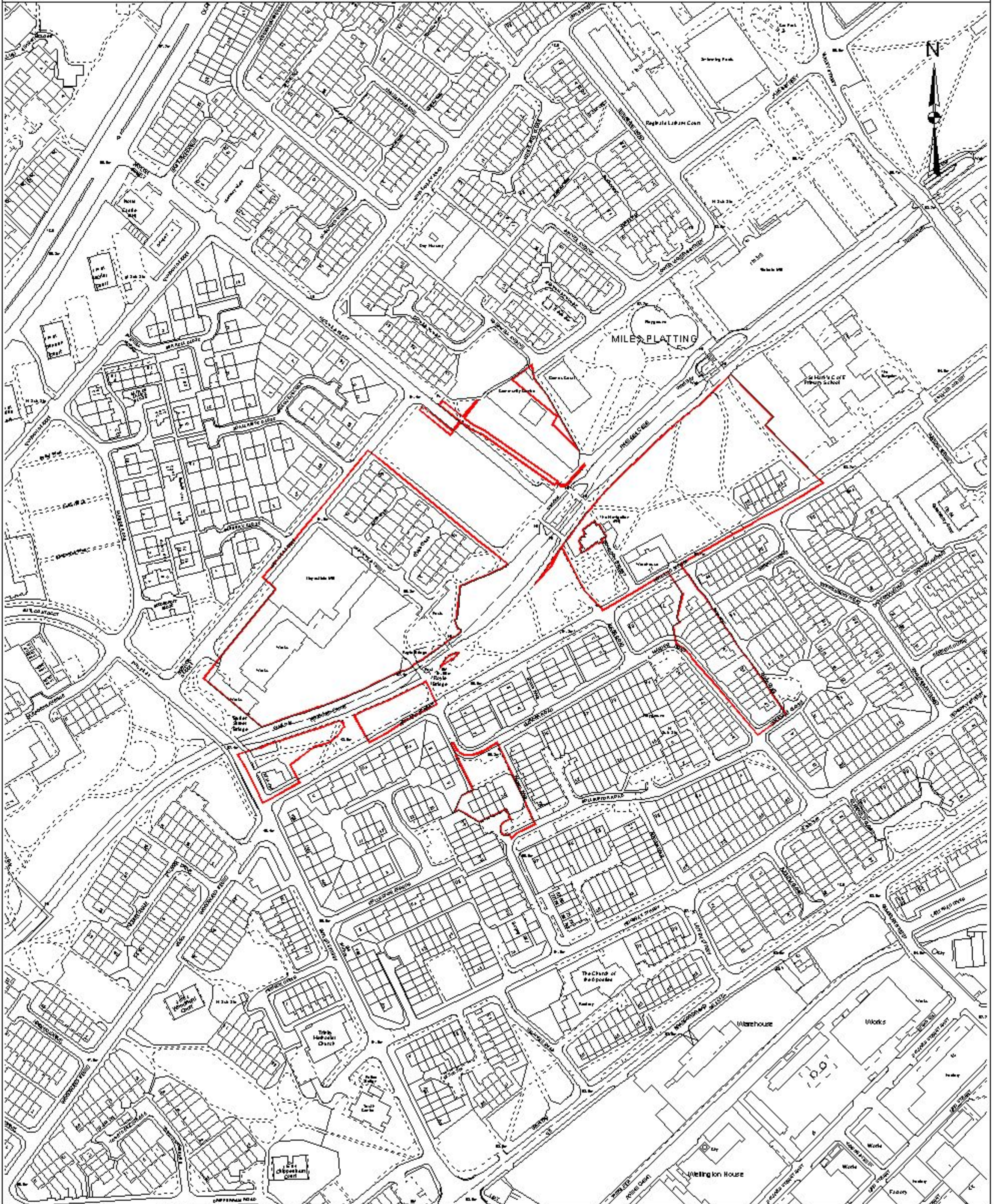
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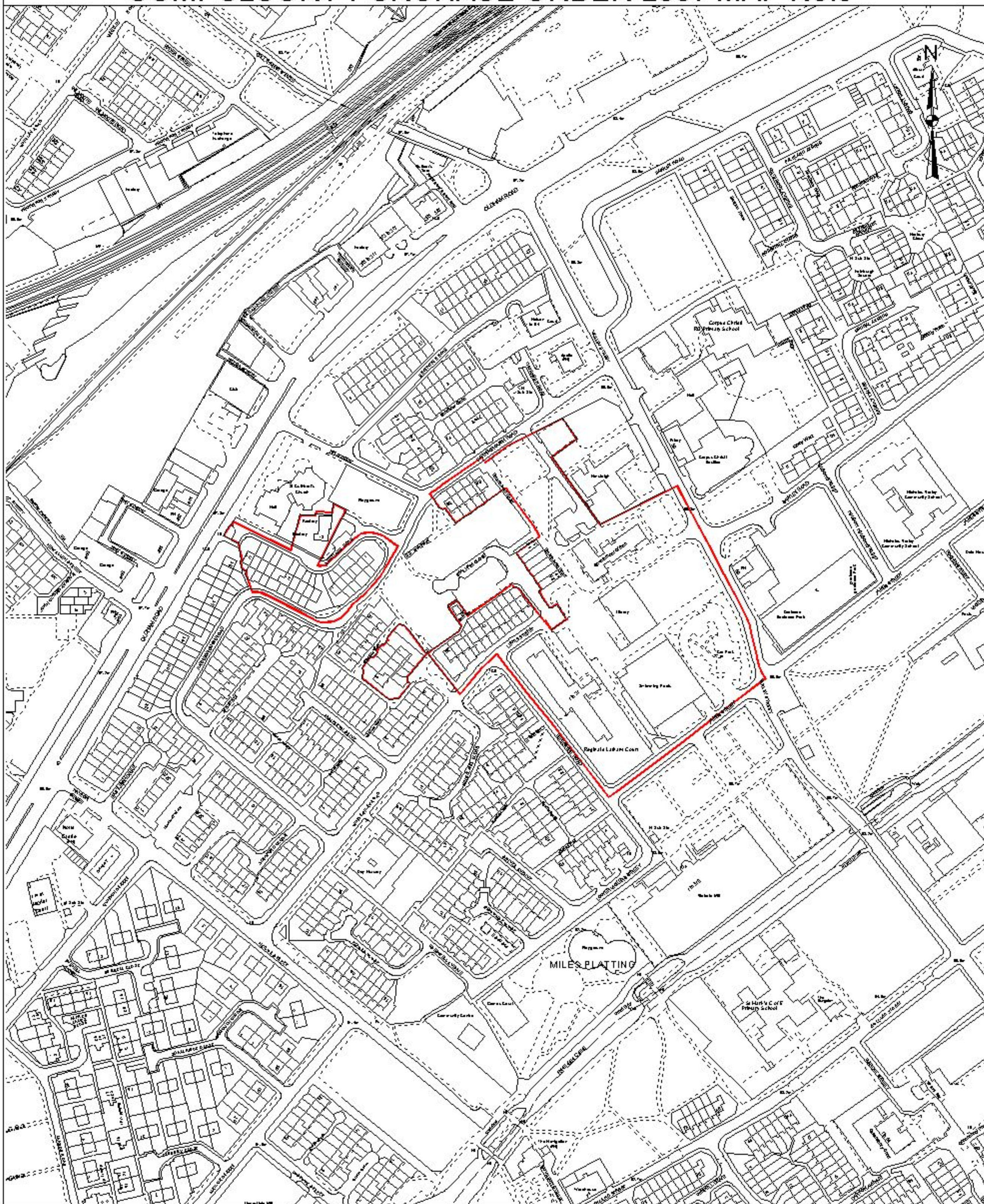
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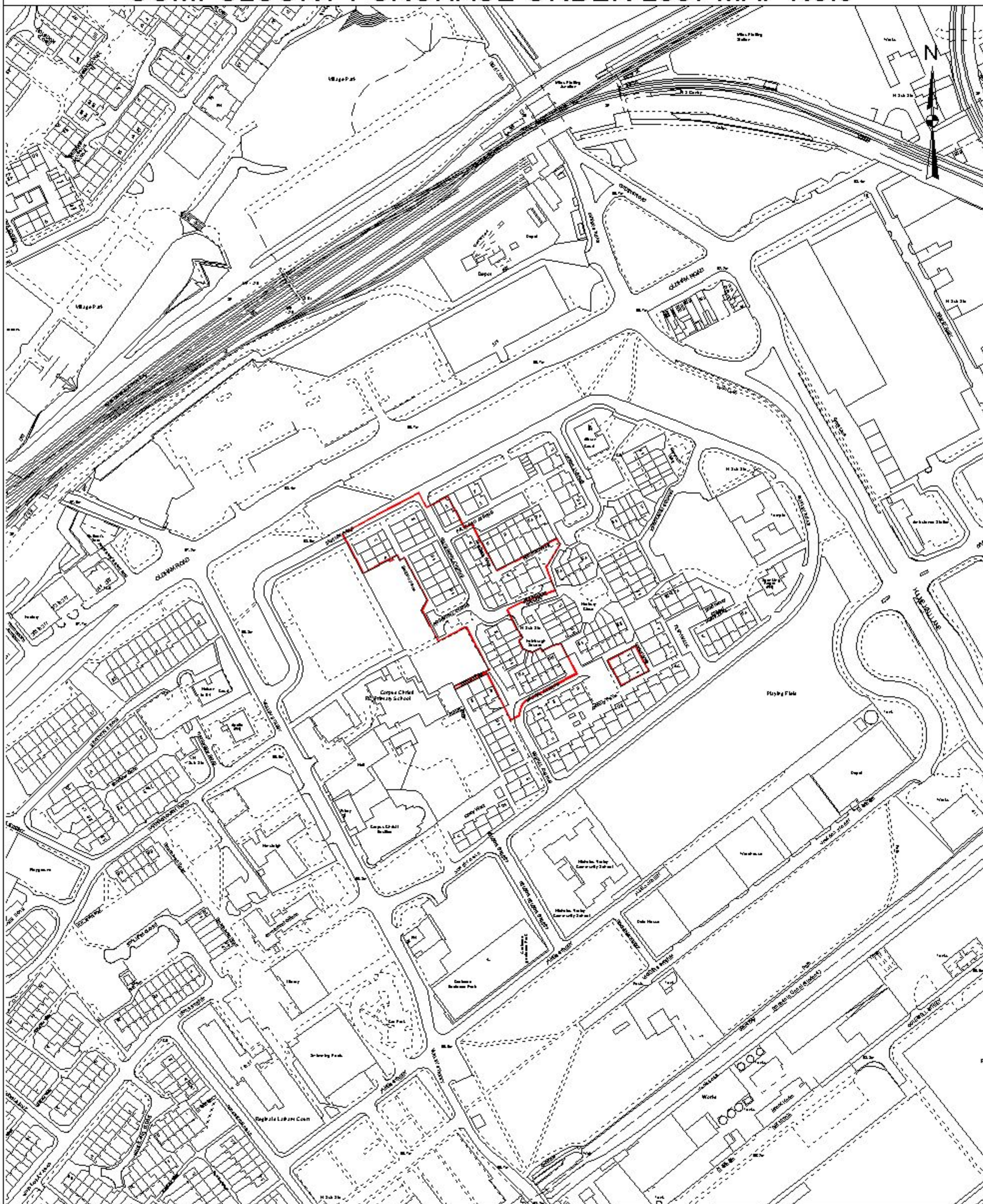
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# MAP REFERRED TO IN THE CITY OF MANCHESTER (MILES PLATTING NEIGHBOURHOOD) COMPULSORY PURCHASE ORDER 2007 MAP No.6



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CORPORATE SERVICES DIVISION  
P.O. BOX 451  
TOWN HALL EXTENSION  
MANCHESTER M60 2AX

Date:

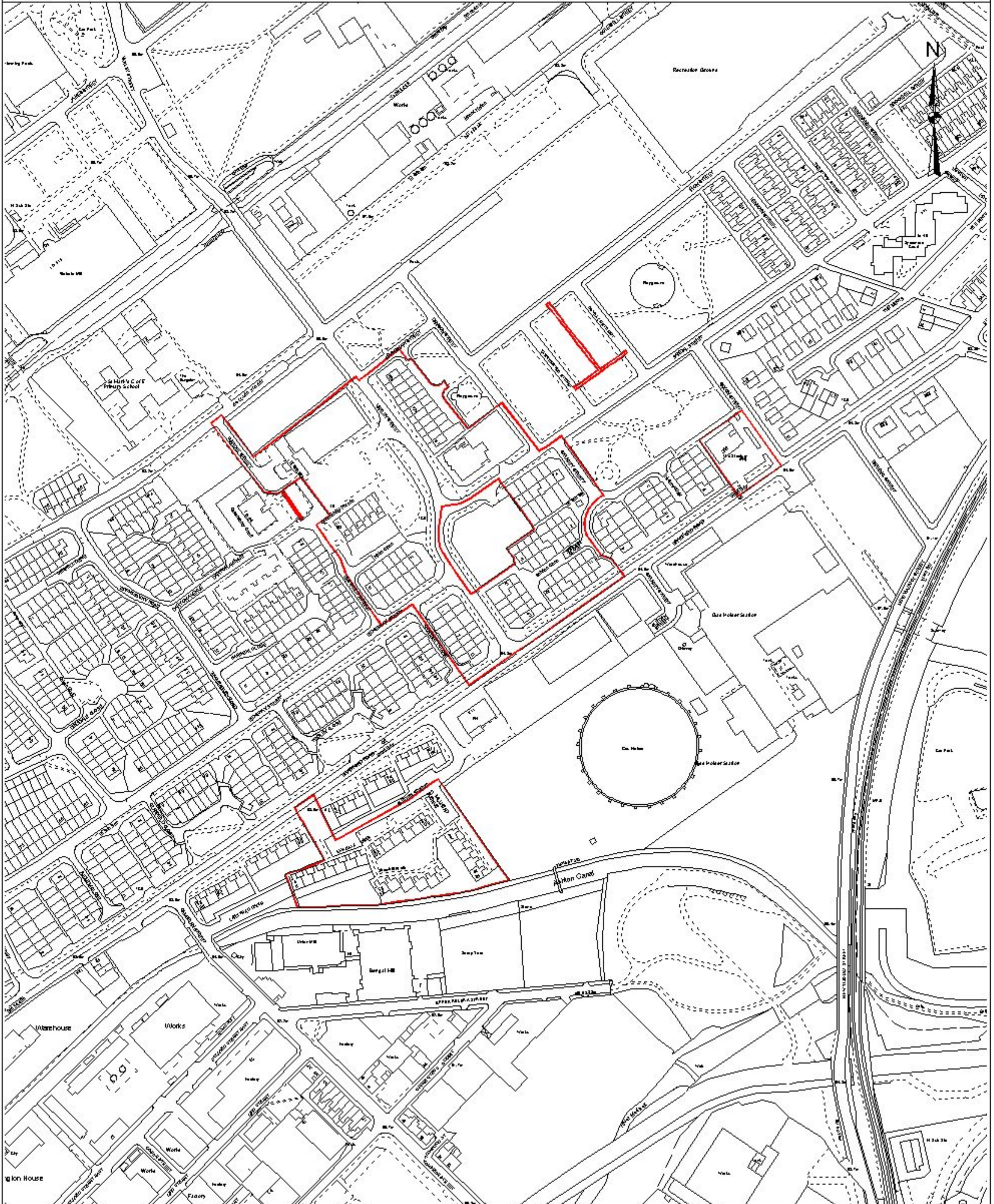
JULY 2007

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# MAP REFERRED TO IN THE CITY OF MANCHESTER (MILES PLATTING NEIGHBOURHOOD) COMPULSORY PURCHASE ORDER 2007 MAP No.7



CORPORATE SERVICES DEPARTMENT  
VALUATION AND PROPERTY SERVICES DIVISION

HELEN JONES F.R.I.C.S.  
HEAD OF VALUATION  
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CORPORATE SERVICES DIVISION  
P.O. BOX 451  
TOWN HALL EXTENSION  
MANCHESTER M60 2AX

Date:

JULY 2007

Scale:



## MILES PLATTING NEIGHBOURHOOD CPO

### Appendix 6

#### SUMMARY OF CONSULTATION

EVENT	DURATION / NUMBERS
<b>Sept 2001 Workshop for Residents</b> The purpose of the workshop was to discuss the problems facing Miles Platting and the potential solutions through a Housing PFI.	1
<b>Oct / Nov 2001 Residents Steering Group</b> The group was established following the Workshop. An independent tenants advisor was appointed to assist residents and organise visits to other PFI schemes as part of an overall training programme run by Chapman Robinson Architects.	Meeting approximately fortnightly from Sept 2001 – August 2005
<b>16 December 2002 Multi Agency Workshop</b> The Neighbourhood Plan / Housing PFI for public agency stakeholders.	1 (followed by ongoing 1-1 meetings, letters etc)
<b>January 2003 – Housing PFI Advice Shop</b> Opens at Queensbury Parade – followed by ongoing surgeries at Miles Platting Library.	Ongoing until 2005
<b>March 2003 - Drop in events regarding the overall principles of the neighbourhood plan 2.30 – 7.30pm at:</b> Miles Platting Library Cariocca Business Park Winstanley Children's Centre Trinity Methodist Church Hall	4 days
<b>Sept / Oct 2003</b> <b>Drop in events re overall neighbourhood plan</b> Miles Platting Library 2-4pm Nicholas Varley School 4-7pm St Anne's with Corpus School 1-3pm Trinity Methodist Church 5-7pm	4 days
<b>2004 / 5 - Bidders' Exhibitions (ITN &amp; BAFO stages of the project)</b> <b>Oct 2004 - 3 days at Miles Platting Library and</b> <b>June 2005 4 days at Miles Platting Library</b> These exhibitions were publicised to residents, commercial and agency stakeholders. The proposals of each competing PFI bidder were displayed at Invitation to Negotiate and Best and Final Offer Stages. Attendees had the opportunity to meet and question the bidders and comment on the proposals. In addition the library was staffed by Council officers who were able to provide 1-1 advice to people who were likely to be displaced by the proposals as required. Both sessions attracted several hundred residents.	7 days

EVENT	DURATION / NUMBERS
<b>Feb / Mar 2006 Housing Needs Surveys</b> Surveys were undertaken by home visits with all those residents (housing tenants and owners occupiers) whose homes were proposed for demolition to identify their future housing needs and plans. They were left with information packs that gave details of the options available to them.	6 weeks (285 residents visited)
<b>May 2006 Open days – post selection of Renaissance as a Preferred Bidder</b> Miles Platting Library 3pm – 7pm The Outline Plan for Miles Platting was on display with residents' comments being recorded.	4 days
<b>Sept 2006 Open Days</b> Renaissance Detailed Plan was on display with residents' comments being recorded.	4 days
<b>Sept/Oct 2006 – Re-Housing Interviews</b> Re-housing interviews were undertaken - largely by home visits - to enable those residents whose homes were to be demolished to register for re-housing. This process gave them priority within the council's re-housing process. This option was offered to owner-occupiers and private tenants as well as existing council tenants.	Approximately 270 residents were interviewed.
<b>March 2007 Newsletter to residents announces the new PFI contract between the Council and Renaissance</b>	
<b>Apr 2007 Fun Day</b> The event took place at St Mark's School during the summer holidays and plans / timescales etc were on view for residents. Nearly 400 residents attended this Fun Day.	1 day
<b>May / June 2007:</b>	2 days
a) Renaissance attended the New East Manchester Business Network to explain the Housing PFI. As a result 18 local businesses signed up for interviews at a 'Meet the Buyer' event to assist them to contract for work.	
<b>b) Youth Consultation Project / meetings (AMP/ Discus)</b> Young people produced magazines and other photographs as a result of the project work and interviewed council officers regarding the plans for the neighbourhood.	2 projects 14 young people involved.
<b>c) School Assembly – Nicholas Varley.</b>	1
d) Residents in Sheltered Housing consulted at a residents meeting with officers from the Council and Renaissance.	75
e) Local service delivery agencies consulted in writing.	19
f) Numerous newsletters and flyers have supported the above activities. Newsletters are delivered to nearly 3000 residents in the area.	

DATED

2007

THE COUNCIL OF THE CITY  
OF MANCHESTER

A G R E E M E N T

in respect of Works to be undertaken by the Council  
to the property situated and known as

**Address1**

City Solicitor

Town Hall

Manchester

M60 2LA

LP3/

tm3/docs/d.gc/30207gc2

of **Address** ("the Owner") and (2) THE COUNCIL OF THE CITY OF MANCHESTER  
of Town Hall Manchester M60 2LA ("the Council")

(A) The Owner is the freehold/leasehold owner of the dwelling-house situate and known as \_\_\_\_\_ (“the Property”)

(B) The Council is desirous of carrying out the Works to the Property described in the Schedule hereto (“the Works”) as part of a Private Finance Initiative scheme for the remodelling and redevelopment of the area within which the Property is situate

(C) The Works are projected to take place some time after the date hereof

(D) The Owner has agreed to permit the Council access to carry out the Works subject to the following terms and conditions

- 1.1.1 give the Owner reasonable notice in writing of the date when access is required to carry out the Works
- 1.1.2 carry and complete the Works expeditiously and in a proper and workmanlike manner
- 1.1.3 to the extent that the Works comprise a design element exercise reasonable

skill care and diligence in the design thereof

- 1.1.4 carry out and complete the Works (including affecting any transfer of land) at no cost to the Owner
- 1.1.5 indemnify the Owner against any expense liability loss or claim arising under statute or common law in respect of personal injury to or the death of any person or damage to or loss of property whether real or personal arising out of or in the course of or caused by the carrying out of the Works except to the extent that the same is due to the act or default of the Owner or of any person for whom the Owner is responsible
- 1.1.6 The Council shall be responsible for obtaining all necessary statutory consents and approvals to the execution of the Works
- 1.2 Without prejudice to Clause 1.2 the Council shall be responsible for the service of all notices (whether under the Party Walls etc Act 1996 the Access to Neighbouring Land Act 1992 or otherwise) and the obtaining of all consents and permissions licenses and orders and for the payment of all costs associated therewith in connection with securing such rights over neighbouring property as may be necessary in order to permit or facilitate the carrying out of the Works
- 1.3 Where the description of the Works includes an adjustment to the legal boundaries of the Property (whether by addition of land subtraction of land or both) the Council shall pay the Owner's reasonable and proper solicitor's costs in connection therewith
- 1.4 The Council shall not make substantial variation to the description or the content of the Works without the consent of the Owner PROVIDED ALWAYS that the Council shall have the unfettered right to decline to proceed with the

Works at any time up to commencement

2. The Owner's Obligations

- 2.1 The Owner shall give the Council its servants and agents non-exclusive possession of the Property on the date notified to the Owner by the Council pursuant to Clause 1.1.1 and thereafter shall comply with all reasonable directions of the Council its servants and agents in respect of the carrying out of the Works
- 2.2 The Owner shall not obstruct hinder or otherwise interfere with the Council its servants and agents in the execution of the Works
- 2.3 The Owner shall be responsible from the date of this Agreement for the insurance of the Property (and from the date of incorporation any element of the Works incorporated therein)
- 2.4 The Owner shall be responsible for obtaining all necessary consents and approvals to the execution of the Works from any mortgagee (whether by demise for a term of years absolute or charge by deed expressed to be by way of legal mortgage) of its interest in the Property and from any person with an estate in the Property superior to that of the Owner
- 2.5 Subject to Clause 1.4 where the description of the Works includes an adjustment to the legal boundaries of the Property (whether by addition of land subtraction of land or both) the Owner agrees to as the case may be transfer such land to or to take a transfer of such land from the Council and to do all things in connection therewith as may be necessary in order to promptly and expeditiously affect such transfer when called upon to do so by the Council

3. Supersedes Prior Agreements

- 3.1 This Agreement supersedes any previous agreements or arrangements between the parties in respect of the Works (whether oral or written) and represents the entire understanding and bargain between them in relation thereto

4. Governing Law

- 4.1 The application and interpretation of this Agreement shall in all respects be governed by English law and any dispute or difference arising hereunder shall be subject to the jurisdiction of the English Courts

IN WITNESS whereof the parties have executed this Agreement as a deed on the date and year first before written

SCHEDULE

The property will receive improvement works to boundaries, minor external enveloping works and garden treatment. There may be adjustments to legal boundaries.



THE COMMON SEAL of THE COUNCIL

OF THE CITY OF MANCHESTER was

hereunto affixed in pursuance of

an Order of Council of

the said City:-

Authorised Signatory

EXECUTED AS A DEED

by the said \_\_\_\_\_

in the presence of:

EXECUTED AS A DEED

by the said \_\_\_\_\_

in the presence of:-

## Miles Platting Neighbourhood CPO Report

### Appendix 9

#### Schedule Of Commercial Properties to be Included in Miles Platting Neighbourhood CPO

Address	Description	Status	CPO Map No	Future Development
No. 1 Garforth Avenue (Note this address also appears on the residential property schedule - linked shop and house)	Shop and premises, Newsagents and general store.	Trading (Retail)	1	Development of new energy efficient homes for sale that are Design for Access 2 compliant
The Admiral Public House, 1-3 Rodney Street	Brick and pitched roof traditional construction.	Trading	1	Development of new energy efficient homes for sale that are Design for Access 2 compliant
No. 1 East Newton Street	Two storey factory premises probably 1910 or so. Currently boarded up with felt roof.	Not Trading	1	Development of new energy efficient homes for sale that are Design for Access 2 compliant
No. 5 Butler Street	Two storey warehouse type premises seemingly occupied by stationery business.	Trading	1	Development of new energy efficient homes for sale that are Design for Access 2 compliant
No. 262 Oldham Road	3 No. storey brick buildings. Current use difficult to determine, possible storage.	Possibly Trading	1	Development of new energy efficient homes for sale that are Design for Access 2 compliant
Adjacent No. 262 Oldham Road	Single storey brick building - DJ's Sandwich Bar.	Trading	1	Development of new energy efficient homes for sale that are Design for Access 2 compliant
Adjacent No. 262 Oldham Road	Single storey brick building - William Hill Bookmakers.	Trading	1	Development of new energy efficient homes for sale that are Design for Access 2 compliant
Nos 3-25 Chippenham Rd	Parade of 6 shops with vacant flats above	1 Unit (No 3) Trading (Retail)	2	Development / reprovision of new larger Council houses
Butler Street	Former Police Lads Club Now used as a bed shop. Note this is a 60+ year lease MCC are the freeholder The current user does not have planning consent for change of use for the current retail use (bed shop)	Trading (Retail)	2	Development of new energy efficient homes for sale that are Design for Access 2 compliant
Queensbury Parade	6 No. shops with maisonettes above (currently vacant).	2 In Use (Retail)	7	Development of the new Miles Platting Parkview Community School and associated recreation facilities, and the of new energy efficient homes for sale that are Design for Access 2 compliant

Nos. 2/12 Medway Walk	5 No. shop units with maisonettes above.	All Units Trading (Retail)	3	Development of new energy efficient homes for sale that are Design for Access 2 compliant
Beds and Appliances Naylor St incl Carribean Delicatessen	Site of former Notts Castle Public House	Trading (Retail)	3	Potential development
Offices at Lloydfield Mill on corner of Butler Street and Mellor Street	Two storey premises apparently former offices for Lloydfield Mill.	Possibly Trading	4	Development of new energy efficient homes for sale that are Design for Access 2 compliant, together with a new road and environmental improvements including a new public canal-side park.
3 No. industrial units, Lloydsfield Mill	Brick buildings.	Trading	4	Development of new energy efficient homes for sale that are Design for Access 2 compliant, together with a new road and environmental improvements including a new public canal-side park.
Vacant former mill known as Mellor House	Former mill building.	Not trading	4	Development of new energy efficient homes for sale that are Design for Access 2 compliant, together with a new
No. 71 Holland Street	Two storey brick building - workshop and premsies.	Not trading	4	Development of new energy efficient homes for sale that are Design for Access 2 compliant and associated improvements to public open space
Nos. 97/101 Butler Street	Zaf's Mini-market.	Trading (Retail)	4	Development of new energy efficient homes for sale that are Design for Access 2 compliant and extension and improved access to enhanced canal-side public open space
Land adjacent to Navigation Public House	Site surrounding the Navigation Public House including building used for garage	Trading	4	Enhanced public open space on a key access canal access point
Nos.18/40 Broadhaven Road	Building with 6 No. shop units and maisonettes on upper floors.	All Units Trading (Retail)	5	Development of new energy efficient homes for sale that are Design for Access 2 compliant
Rectory	18 Shetland Road	Trading	5	Development of new energy efficient homes for sale that are Design for Access 2 compliant
Worldwide Foods (formerly Aldi Store)	Modern brick building.	Not Trading (Retail)	7	Development of the new Miles Platting Parkview Community School and associated recreation facilities, and the of new energy efficient homes for sale that are Design for Access 2 compliant
Former Stadium Pub (now Masum Bar and Restaurant)	305 Bradford Rd	Trading	7	Development of new energy efficient homes for sale that are Design for Access 2 compliant, improved frontage on Bradford Rd which is a key local radial route
241/243 Oldham Road (Ace of Diamonds PH)	Also 2 No. Advertising hoardings.	Trading	3	Development of new energy efficient homes for sale that are Design for Access 2 compliant



## Miles Platting Neighbourhood CPO Report

### Appendix 10

#### Schedule Of Community Properties to be Included in Miles Platting Neighbourhood CPC

Address	Description	Status	CPO Map No	Future Development
Surgery Naylor Street	It should be possible to negotiate acquisition with PCT - GP relocated to JSC	In Use	3	Potential development
Miles Platting Library	Single storey building and car park	In Use	5	Development of new energy efficient homes for sale that are Design for Access 2 compliant - strengthen Varley Street frontage
Miles Platting Pool	Single storey building and car park	In Use	5	Development of new energy efficient homes for sale that are Design for Access 2 compliant - strengthen Varley Street frontage
Credit Union and Miles Platting Advice occupy 2 shops on Queensbury Parade (see commercial schedule Appendix 9) .	2 No. shops with maisonettes above (currently vacant).	2 In Use	7	Development of the new Miles Platting Parkview Community School and associated recreation facilities, and the of new energy efficient homes for sale that are Design for Access 2 compliant
Adactus temporary Housing Office - Varley Street	2 storey building and car park	In Use	5	Development of new energy efficient homes for sale that are Design for Access 2 compliant - strengthen Varley Street frontage
Former Hat & Feathers Public House	Brick and pitched tile roof.	In Use	7	Development of the new Miles Platting Parkview Community School and associated recreation facilities, and the of new energy efficient homes for sale that are Design for Access 2 compliant

**Appendix 11: Description of Order Lands on a map by map basis**  
( Please also refer to Appendix 12 for the complete Map of the Order Lands )

**Map No. 1**

**1. Order Lands north of the Rochdale Canal and south of Oldham Road:**

This area comprises:

- Commercial premises and vacant land to the corner of Oldham Road and Butler Street;
- The Admiral Public House, corner of Butler Street and Rodney Street;
- Residential accommodation in the vicinity of Alfred James Close, Garforth Avenue, Mozart Close, Wadeford Close and Rigel Street;
- Vacant land adjoining the Rochdale Canal and vacant land bounded by Gunson Street, Landos Road and Butler Street.

The Regeneration proposals for this area are:

- A mixture of newbuild low and high rise residential accommodation for sale and new council owned sheltered housing accommodation adjacent to Butler Court including associated infrastructure and landscaping;
- The creation of a new canalside park north of the Rochdale Canal;

**2. Order Lands south of the Rochdale Canal between Woodward Street and the canal.**

This area comprises:

- Low rise residential accommodation and associated roads and landscaped areas.

The regeneration proposals for this area are:

- A mix of low and high rise residential accommodation for sale together with associated infrastructure and landscaping.

**Map No. 2**

**1. Order Lands running south east to north west between the junction of Bradford Road and Butler Street to the boundary of Woodward Court.**

This area comprises:

- A mix of low rise residential accommodation and adjoining vacant land together with premises formerly used as a police station and youth centre currently in use as a bed sales store.

The regeneration proposals for this area are:

- A mix of new build low-rise accommodation for sale;
- The remodelling and reversal of 9 retained homes referred to as 'turnaround properties'.

**2. Order Lands – residential accommodation in the vicinity of Holkam Close and Boslam Walk and ground floor shops with vacant residential accommodation above on Chippenham Road.**

The regeneration proposals for this area are:

- The remodelling and reversal of homes on Holkam Close and Boslam Walk referred to as 'turnaround properties'.
- New-build large family council accommodation on Chippenham Road.

### **Map No. 3**

1. **Order Lands – Ace of Diamonds Public House and residential accommodation to the rear of the Public House on the corner of Oldham Road and New Allen Street.**

The regeneration proposals for this area are:

- New-build low rise residential accommodation for sale;
- Two strips of land in the vicinity of Eastburn Avenue required for road realignment.

2. **Order Lands – the former Notts Castle Public House currently used as a bed and white goods sales store and adjoining surgery bounded by Oldham Road, Naylor Street and Gunson Street.** They comprise low rise residential accommodation, ground floor shops and associated roads in the vicinity of Medway Walk, Naylor Street, Winstanley Road and Farnborough Road.

The regeneration proposals for this area are:

- The remodelling of retained turnaround properties and low-rise new-build residential accommodation for sale around Medway Walk and associated infrastructure work;
- The redevelopment of the gateway site on the corner of Oldham Road and Naylor Street.

### **Map No. 4**

1. **Order Lands -area north of Rochdale Canal lying between the Rochdale Canal and Mellor Street comprising Lloydsfield Mill and other adjoining works and yards together with low rise residential accommodation and associated roads and vacant land.**

The regeneration proposals for this area are:

- Low and medium rise newbuild accommodation for sale and associated infrastructure and landscaping;
- New connecting road;
- New and improved public canal side park.

2. **Order Lands - area south of Rochdale Canal, land between Rochdale Canal and Holland Street and in the vicinity of Mercer Road, comprising shop premises on Butler Street, a vacant warehouse on Holland Street and low rise residential accommodation on Holland Street and adjoining Mercer Road, together with vacant land bordering the canal and associated footpaths.**

The regeneration proposals for this area are:

- Low and medium rise newbuild accommodation for sale together with associated infrastructure and landscaping;
- Provision of a new public square adjacent to the Navigation Public House;
- New and improved canal side park;
- New pocket park adjacent to Welwyn Walk
- Reversal of retained residential accommodation at Oulton Walk and Marcer Road (turnaround properties).

#### **Map No. 5**

**Order Lands bounded by Varley Street, Berkshire Road, James Street, Farnborough Road, and Shetland Road comprising:**

- Swimming pool, public library, housing offices, sheltered accommodation and associated infrastructure, car parking and open space;
- Low rise residential accommodation and ground floor shops.

The regeneration proposals for this area are:

- Newbuild low and medium rise residential accommodation for sale;
- Associated infrastructure and landscaping works;
- Remodelling and reversal of the retained low rise residential accommodation known as turnaround properties.

#### **Map No. 6**

**Order Lands in the vicinity of Sawley Road, Giltbrook Avenue, Rosewell Close, Bednall Avenue and Loxley Walk comprising low rise residential accommodation and associated roads.**

The regeneration proposals for this area are:

- Low and medium rise newbuild accommodation for sale and associated infrastructure and landscaping works;
- Remodelling and reversal of low rise retained accommodation known as the turnaround properties.

#### **Map No. 7**

1. **Order Lands in the vicinity of Varley Street, Bradford Road, Saxon Street, Wardle Street comprising low rise residential accommodation and associated roads; ground floor shops and associated parking and landscaping; former Public House (the Stadium) which is now a restaurant.**

The regeneration proposals for this area are:

- New build low rise accommodation for sale and associated infrastructure and landscaping works;
- Provision of additional land to facilitate a new school on the site of the adjoining St Marks School.



**2. Order Lands in the vicinity of Bradford Road, Gleden Street, Lanstead Drive and adjoining the Ashton Canal comprising low rise residential accommodation and adjoining roads, footpaths and landscaped areas.**

The regeneration proposals for this area:

- Two new build reprovided large family council houses;
- Provision of a new play area;
- Amended layout and provision of private gardens;
- Conversion of two-storey flat blocks into family accommodation.



# MAP REFERRED TO IN THE CITY OF MANCHESTER (MILES PLATTING NEIGHBOURHOOD) COMPULSORY PURCHASE ORDER 2007



CORPORATE SERVICES DEPARTMENT  
VALUATION AND PROPERTY SERVICES DIVISION

HELEN JONES F.R.I.C.S.  
HEAD OF VALUATION  
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P.O. BOX 451  
TOWN HALL EXTENSION  
MANCHESTER M60 2AX

Date:

JULY 2007

Scale:

NTS



## Miles Platting Neighbourhood CPO Report

### Appendix 13

#### Schedule Of Vacant Land to be Included in Miles Platting Neighbourhood CPO

Address / Description	CPO Map No	Future Development
Landscaped areas on the north side of Butler Street, fronting to 5 Butler Street and car park adjoining 262 Oldham Road.	1	Development of new energy efficient homes for sale that are Design for Access 2 compliant.
Site of former factory/workshop 2 East Newton Street/ 23 Rigel Street/98 Portugal Street.	1	Development of new energy efficient homes for sale that are Design for Access 2 compliant.
Site of the former Angel Hotel, Butler Lane	1	Development of new energy efficient homes for sale that are Design for Access 2 compliant
Land adjacent to Rodney Court, lying to the south east Rodney Court, Wadeford Close, Miles Platting and adjoining the public footpath to Wadeford Close, Miles Platting.	1	Access to adjacent new build housing development.
Land adjacent to Chippenham Court, landscaped area lying to the north and east of 1 to 64 (inclusive) Chippenham Court, Chippenham Road, Ancoats and to the rear of 143 to 151 (odd) Old Mill Street.	2	Enhanced public realm - creation of a green pedestrian route.
Land to rear of Lloydsfield Mill.	4	Development of new energy efficient homes for sale that are Design for Access 2 compliant, together with a new road and environmental improvements including a new public canal-side park.
Site of Nos. 73 Holland Street.	4	Development of new energy efficient homes for sale that are Design for Access 2 compliant and associated improvements to public open space.
Site of No 75 Holland Street.	4	Development of new energy efficient homes for sale that are Design for Access 2 compliant and associated improvements to public open space.
Plot off Farnborough Road.	5	Development of new energy efficient homes for sale that are Design for Access 2 compliant.
Site surrounding the Navigation Public House including building used for garage.	4	Enhanced public open space on a key access canal access point.
Site of former Magpie Public House, plot at corner of Butler Street and Bradford Road.	2	Development of new energy efficient homes for sale that are Design for Access 2 compliant.
Site of former houses 1 – 27 Birtley Walk, 1 –27 Calver Walk, 1- 27 Densmead Walk.	1	Development of new energy efficient homes for sale that are Design for Access 2 compliant together with associated highway and environmental improvements including a new canal side park.
Site of former premises 5 to 11 Rodney Street.	1	Development of new energy efficient homes for sale that are Design for Access 2 compliant.

Site of former premises Butler Street Mills and former premises Rodney Street Works.	1	Development of new energy efficient homes for sale that are Design for Access 2 compliant.
Landsaped areas to the south of Lostock Street, to the south east of 2 to 14 Chale Close and forming the Royle Basin on the north side of the Rochdale Canal.	4	Development of new energy efficient homes for sale that are Design for Access 2 compliant together with associated highway and environmental improvements including a new canalside park.
Landsaped area to the north of 97-101 Butler Street.	4	Environmental improvements including canal-side park.
Landsaped area on the north west side of Holland Street including the site of the former premises 21 Holland Street.	4	Environmental improvements including canal-side park.
Landsaped area on the north west side of Holland Street, site of former premises 23 Holland Street.	4	Environmental improvements including canal-side park.
Landsaped area on the north west side of Holland Street, site of former premises 25 Holland Street.	4	Environmental improvements including canal-side park.
Landsaped area and outdoor seating area between the Navigation Inn and Holland Street including site of the former premises 69 Holland Street.	4	Development of new energy efficient homes for sale that are Design for Access 2 compliant and associated environmental improvements including a new canal-side park.
Landsaped area including site of former premises 77 Holland Street bounded to the north by the towpath of Rochdale Canal, to the west by the Navigation inn and Bourdon Street , the east by St Mark's Primary School and to the south by Holland Street.	4	Development of new energy efficient homes for sale that are Design for Access 2 compliant and associated environmental improvements including a new canal-side park.
Vacant land at Stalham Close (site of former premises 27 to 43 Stalham Close, 2 to 24 Tilbury Walk, 2 to 16 Broadhaven Road).	5	Development of new energy efficient homes for sale that are Design for Access 2 compliant.

# **THE PROPOSED CITY OF MANCHESTER (MILES PLATTING NEIGHBOURHOOD) COMPULSORY PURCHASE ORDER 2007**

**Report to the Executive Committee 25 July 2007**

## **Appendix 14**

### **Recent significant planning applications within the proposed CPO area**

**1. 079633/OO/2006/N1:** Outline application for the redevelopment of the Miles Platting neighbourhood area, comprising the erection of a maximum of 1443 no. residential dwellings comprising a maximum of 875 no. houses and 568 no. apartments and means of access. Demolition of 278 residential properties and 28 areas of commercial properties/community facilities. Refurbishment works to 1757 retained houses and apartments. Erection of a maximum of 6935 sq. metres (gross) commercial and community facilities (Classes A1, A2, A3, A4, A5, D1 and D2) on Oldham Road/Varley Street. Erection of a maximum 600 sq. metres (gross) inter-denominational community facility floorspace adjacent to Rochdale Canal (Class D1). Provision of a maximum of 0.74 hectares for education-related Class D1 use to south-east of St. Marks School. Provision of 2.64 hectares public open space including canal-side walkway and informal amenity areas. Provision of new and refurbished highway network and associated parking.

**Location:** Land Bounded by New Allen St/Oldham Road to north-west, Sawley Rd/Varley St to Saxon St to north and north-east, Bradford Rd/Ashton Canal and Old Mill St to south and east, Weybridge Rd/Wadeford Cl/Butler St and Oakford Ave to west, Miles Platting.

**Decision:** APPROVED 05 September 2006.

**2. 080392/FO/2006/N1:** Erection of part three and part four storey building to form 2 three bedroom 2 one bedroom and 13 two bedroom apartments with 19 associated car parking spaces and roof top garden, following the demolition of the existing building.

**Location:** 71 Holland Street, Miles Platting

**Decision:** REFUSED 07 November 2006. Appeal Hearing held 12 June 2007. Appeal decision awaited.

**3. 080520/FO/2006/N1:** Full application for the re-development of the Miles Platting Neighbourhood area, comprising the erection of 11 new dwellinghouses (4 on Sawley Road, 2 on Bradford Road and 5 on Chippenham Road (following demolition), part 2/3 storey extension to Butler Court to provide 20 additional apartments for the elderly, external alterations to 7 existing high rise blocks (Alburn, Nelson, Queensbury, Butler, Landos, Gunson and Naylor Courts), new boundary treatments to all domestic properties, physical upgrading of 1548 houses and apartments, conversion of

22 apartments at Millhead Avenue and Manstead Walk to form 11 family houses, and removal of 65 apartments from existing high rise blocks to form larger residential units, environmental and public realm works including the provision of 6 pocket parks (following demolition); and the carrying out of associated highway improvements throughout the area.

**Location:** Land forming the Miles Platting Neighbourhood as bounded by New Allen St, Livesey St, Oldham Rd, Sawley Rd, Varley St, James St, Lwr Vickers St, Danson St, Iron St, rear of Kenwin St, Bradford Rd, Old Mill St, Miles Platting.

**Decision:** APPROVED 26 October 2006.

**4. 082567/00/2007/N1:** Outline application for the erection of a three storey medical centre and pharmacy and associated parking with siting and layout for consideration.

**Location:** Naylor Street, Miles Platting.

**Decision:** Application pending decision