

## 1. Petitioner information

In the box below, give the name and address of each individual, business or organisation submitting the petition. Please note that addresses here will be provided to the Bill's promoter, but will be redacted in the version of the petition published on the Parliamentary Website.

The petitioner is A.R. Stockton & Co. Limited (company registration number 00526396) ("**Stockton's**") of 140 Great Ancoats Street, Manchester, M4 6DU.

In the box below, give a description of the petitioners. For example, "We are the owners/tenants of the addresses above"; "My company has offices at the address above"; "Our organisation represents the interests of..."; "We are the parish council of...".

- 1 Stockton's owns land at 140 Great Ancoats Street which is located between the junction of Store Street and Ducie Street and fronting Great Ancoats Street (the "**Property**").
- 2 Stockton's operates a retail business at the Property which specialises in the sale of designer and luxury furniture, lighting and accessories for the home, office and garden. Its showroom and warehouse are located at the Property along with on-site staff and customer parking and a loading area (the "**Car Park**").
- 3 Stockton's is the sole owner of the Property, title to which is comprised as follows:

<b>Title Number</b>	<b>Interest</b>	<b>Description</b>	<b>Use</b>
LA247702	Freehold	140 Great Ancoats Street, Manchester	Warehouse/Showroom and Car Park
GM106571	Freehold	140 Great Ancoats Street, Manchester	Car park
GM508031	Freehold	140 Great Ancoats Street, Manchester	Car Park
GM106570	Freehold	Land lying to the ease of 140 Great Ancoats Street, Manchester	Car Park
X 2 unregistered parcels		Black Mather street and Fairburns Budlings	Car Park/Access

- 4 The Property sits within a key area of regeneration at the northern gateway to the City and, as such, represents an important redevelopment site in isolation as well as being a potential catalyst for wider development in the area.
- 5 The Property is allocated in the Manchester Piccadilly Strategic Regeneration Framework (as published in January 2014 and revised in March 2018) (the “**SRF**”) and there are proposals to redevelop the Property in line with the SRF.

## Objections to the Second Additional Provision to the Bill

In the box below, write your objections to the Second Additional Provision to the Bill and why your property or other interests are **directly and specially affected**. Please number each paragraph.

Only objections outlined in this petition can be presented when giving evidence to the Committee. You will not be entitled to be heard by the Committee on new matters not included in your written petition.

- 6 Stockton's submitted a petition to the High Speed Rail (Crewe – Manchester) Bill on 4 August 2022. The petition was allocated reference number HOC/129 ("**First Petition**").
- 7 We refer you to the First Petition for full details of Stockton's objection however in summary Stockton's sought two amendments to the Bill in order to satisfy its objections:
  - 7.1 removal of the compulsory acquisition of plots 2771 and 2772; and
  - 7.2 an additional provision to provide for an alternative to the proposed Travis Street Sewer Diversion (Work No 2/42 in the Bill).
- 8 Further to the First Petition, HS2 provided Stockton's with an assurance (on 6 September 2022) which is registered on the HS2 Phase 2b Register of Undertakings and Assurances ("**Assurance**"). The Assurance confirms that HS2 will:
  - 8.1 promote an additional provision to relocate the access shaft and compound of the sewer to avoid impacts on the car park "**Travis Street Sewer Redesign**"; and
  - 8.2 require the nominated undertaker to maintain so far as reasonably practicable access to the Car Park.
- 9 The Assurance is a commitment by the Secretary of State to avoid compulsory acquisition of the Car Park (being plot 2771 and part of plot 2772) so as to avoid direct impacts on the Car Park and Stockton's business.

- 10 In deliverance of the Travis Street Sewer Redesign element of the Assurance, we note that the Second Additional Provision (“**AP2**”) contains the following amendments (with references to the SES2 and AP2 ES Volume 2, MA08 Map Book and as per section 5.6.3 of AP2 ES Volume 2, MA08 Reports):
- 10.1 *“the sewer diversion will be moved 12m west to the centre of Ducie Street to avoid the furniture store (see map CT-06-365b, H9 to J6);*
  - 10.2 *the work area for construction of the diversion will be moved from the customer car park [Car Park] of the furniture store off the A665 Great Ancoats Street to the junction of Ducie Street and the A665 Great Ancoats Street (see map CT-06-365b, H8 to H9);*
  - 10.3 *pedestrians will be temporarily diverted to Ducie Street and Lomax Street from the A665 Great Ancoats Street via existing or temporary 2m wide footways located adjacent to the work area at the junction of Ducie Street and the A665 Great Ancoats Street (see map CT- 06-365b, H9);*
  - 10.4 *the westbound traffic carriageway of the A665 Great Ancoats Street will be reduced to a single lane and a separate cycle lane to allow for the relocated work area (see map CT-06- 365b, H9);*
  - 10.5 *a new work area will be required at the Ducie Street and Peak Street junction to support construction works (see map CT-06-365b, I8); and*
  - 10.6 *the section of Ducie Street between Peak Street and the A665 Great Ancoats Street will be temporarily closed, with alternate access via Pigeon Street provided. Temporary traffic management including temporary traffic signals will be introduced to allow for larger vehicles (see map CT-05-365b, H8)”.*
- 11 In summary:
- 11.1 the sewer diversion will be moved to the centre of Ducie Street and the work area will be moved from the Car Park to the junction of Ducie Street and the A665 Great Ancoats Street (Table 9, Section 4 of the Supplementary Environmental Statement 2 and Additional Provision 2 Environmental Statement, Volume 2: Community Area Reports, MA08: Manchester Piccadilly Station);
  - 11.2 paragraph 5.6 of the Supplementary Environmental Statement 2 and Additional Provision 2 Environmental Statement, Volume 2: Community Area Reports, MA08: Manchester Piccadilly Station provides that the

location of the sewer has been reviewed and diverted (section 5.6.2) and that the effect of the amendment is to '*remove the likely residual majority adverse significant effect on parking and loading at the furniture store on the A665 Great Ancoats Street*' (section 5.6.57); and

- 11.3 revisions to drawing CT-05-365b (of the Supplementary Environmental Statement 2 and Additional Provision 2 Environmental Statement, Volume 2: Community Area Maps, MA08: Manchester Piccadilly Station) mean that the Car Park which was previously shown shaded pink (designated '*land potentially required during construction*') is now shown hatched green (being '*land no longer required at current AP/SES*').
- 12 However, notwithstanding the amendments to the ES and Map Book consequential to the Travis Street Sewer Redesign (as summarised above), on reviewing replacement sheet 2/25 (of the deposited plans) - whilst this shows additional land within the limits of deviation for work no. 2/42 (plot no AP2-1420) which is required to facilitate the Travis Street Sewer Redesign so as not to pass through the Property, Stockton's plots 2771 and 2772 are still included. This means they remain within the powers of acquisition provided by Schedule 6 and Section 4 of the Bill, contrary to the Assurance given by HS2.
- 13 Given that plots 2771 and 2772 are no longer required to deliver the railway works for the scheme (in pursuance to scheduled work no. 2/42), Stockton's expected to see these plots removed from the deposited plans.
- 14 Stockton's understand that it might be usual practice where assurances have been given not to remove plots from the Bill and plans (but rather to rely on the commitments given). However, in the case of the Property – due to the design changes (the Travis Street Sewer Redesign) and consequential changes to works, Stockton's consider that plots 2771 and 2772 should have been removed from the Bill and the deposited plans.
- 15 Further, and as set out in the First Petition, the Property represents a significant redevelopment opportunity in Manchester's East Village (see paragraphs 14 to 19 of the First Petition). Continued inclusion of plots 2771 and 2772 is likely to unnecessarily stifle major housing development at the Property and the wider

regeneration of the East Village as envisaged by the SRF. Given that the Property is no longer required to deliver the scheme following the Travis Street Sewer Redesign, this unnecessarily onerous and not justifiable.

- 16 This is of particular importance given that the Assurance cannot be enforced by Stockton's.

## 2. What do you want to be done in response?

In the box below, tell us what you think should be done in response to your objections to the Second Additional Provision to the Bill. You do not have to complete this box if you do not want to.

You can include this information in your response to section 3 'Objections to the Second Additional Provision to the Bill' if you prefer. Please number each paragraph.

17 Stockton's propose the following is undertaken by HS2 in order to satisfy Stockton's objections:

17.1 Either:

17.1.1 the Bill should be amended so that reference to plots 2771 and 2772 is removed from Schedule 6 and the deposited plans; or

17.1.2 HS2 should provide Stockton's with an undertaking not to compulsorily acquire plots 2771 and 2772.

18 Given the amendments effected by the Travis Street Sewer Redesign and the consequential changes to works (work no.2/42), and for the reasons set out in section 3 above, Stockton's preference would be for plots 2771 and 2772 to be removed from the Bill and the deposited plans.