

AN INFRASTRUCTURE REVOLUTION



VICTORIA NORTH REGENERATING NORTH MANCHESTER

Manchester is one of the fastest growing cities in the UK, with an estimated 200,000 people set to move into the Greater Manchester region over the next 15 years. However, the area in North Manchester extending from Victoria station up the River Irk valley remains underdeveloped, despite its proximity to the booming city centre.

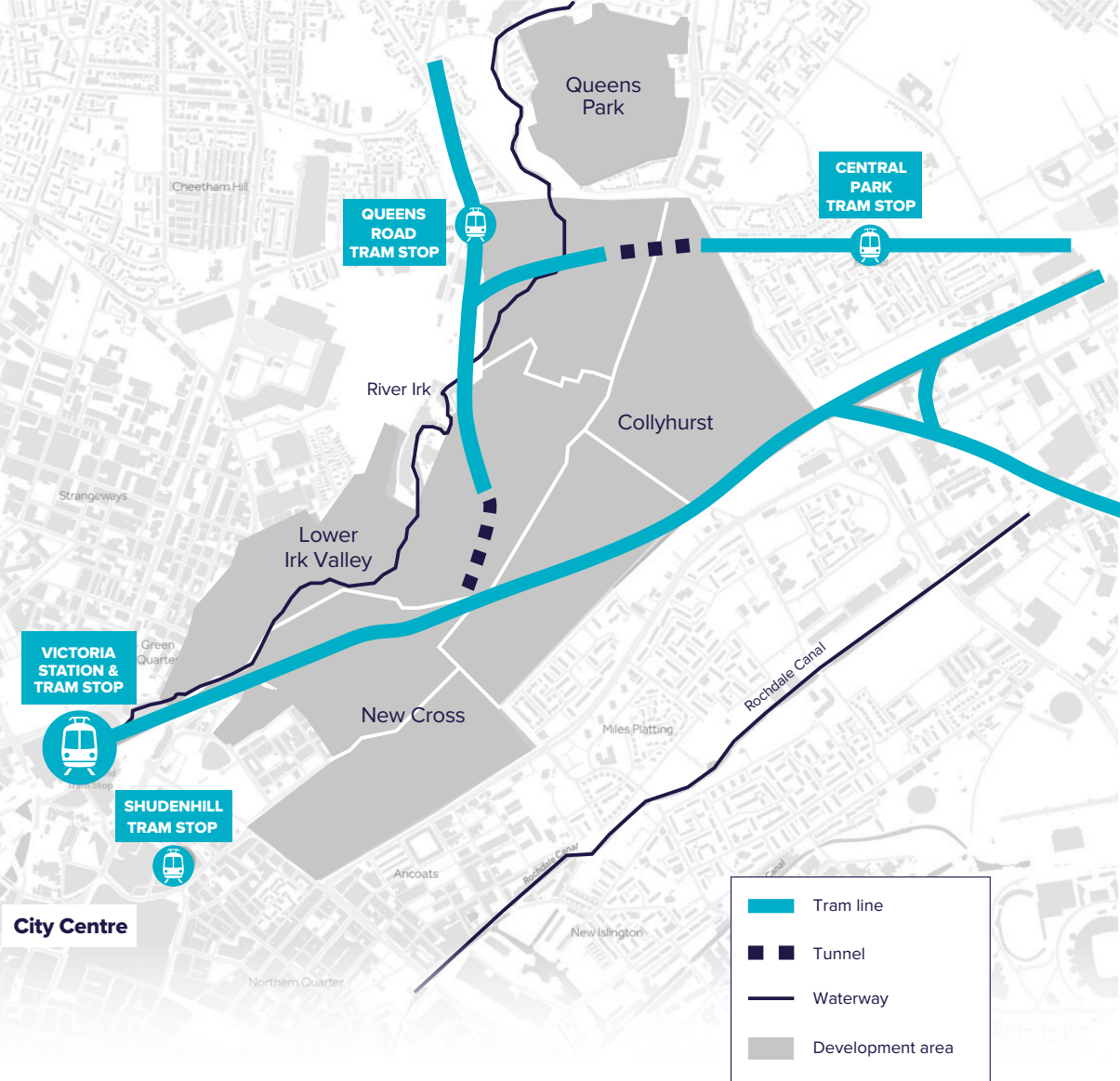
Victoria North will provide 15,000 new homes on the banks of a revitalised River Irk which will be integrated into the existing public transport network, improving connections between North Manchester and the city centre and unlocking economic growth across the region.

WHAT IS VICTORIA NORTH?

Victoria North is the North of England's largest urban regeneration project, which will transform a 383-acre site of former industrial land in the areas of New Cross, Collyhurst and Lower Irk Valley in North Manchester, including:

- Over 15,000 homes, at least 20% of which will be affordable, alongside new and improved retail, health and education facilities
- The unique City River Park, which will connect North Manchester to the city centre, as part of a continuous network of green and public open spaces
- Fully integrating the development into the existing public transport network, including the Metrolink, and improving the local infrastructure for walking and cycling.

Victoria North represents a £4 billion investment into North Manchester over a 20-year period. Enabling works on the first development, Victoria Riverside, began in early 2021 and the whole project is expected to be completed by 2041.



Delivering an Infrastructure Revolution

Whilst economic and social infrastructure projects are often in the headlines due to the amount of money spent on them and the disruption caused during their construction, they generate huge long-term benefits. By providing better local services, new jobs, cleaner air and faster connections, modern infrastructure helps to level up opportunity and prosperity across the UK.

Build UK's factsheets cover a range of local and national projects explaining what they are and why they are being built in Britain today.



WHY WE NEED VICTORIA NORTH

Victoria North will unlock economic growth in North Manchester by providing essential residential space for the rapidly expanding city and improving connectivity with the city centre. Once completed, it will:

- Provide over 15,000 sustainable new homes
- Integrate fully with existing bus and rail networks, including **HS2** and **Northern Powerhouse Rail** in the future
- Improve amenities for local residents, including almost 100 acres of new parks and other public spaces
- Help reduce reliance on motor vehicles for personal transport and cut carbon emissions in line with the country's long-term net zero targets
- Strengthen local flood management by creating wetland areas for drainage.

VICTORIA NORTH IN NUMBERS



£4bn

estimated
development value



15,000

new
homes



6,900

construction
jobs supported

KEY ISSUES

- Whilst concerns have been raised over the impact a riverside development may have on local **flood risk**, Victoria North has been designed to support flood alleviation by using existing low-lying areas as wetland parks, which will allow excess water to sit and ultimately drain safely.
- As with many inner-city developments, there have been questions about how construction may affect **existing buildings**. The development has been designed to blend into its surroundings and the building materials used will reflect Manchester's industrial heritage, whilst the existing railway infrastructure and Grade II Listed buildings will be retained.

WHO WILL BENEFIT?

The Environment

- The new homes will be designed to be energy efficient, powered by renewable sources such as solar and wind, and incorporating features such as district heating to allow heat to be centrally generated.
- Facilitating the use of greener modes of transport is an integral part of the development and will help Greater Manchester reach its goal of net zero by 2038. The new area will be a walkable, cycle-friendly environment designed to reduce reliance on cars
- The City River Park will enhance the biodiversity of the area by removing channel walls and step embankments, reducing the number of invasive species and providing space for trees and plants. By improving ground conditions and recovering areas of contaminated land, the new park will also provide a safe recreational area.

The Economy

- Victoria North is a core part of Manchester City Council's economic plans, accounting for over 30% of the city's workforce growth and contributing an estimated £1.2 billion to the local economy by 2039. With an estimated 6,900 jobs supported during construction, income from wages will stimulate additional growth in retail, leisure and other local services
- New residents will contribute around £5 million per year in council tax, which can be used to help improve essential services across the Greater Manchester region.

The Local Community

- Access to public transport, including Manchester's tram system which runs directly through the area, will be improved by a new tram station and an expanded bus network, strengthening links across the city
- The diverse range of new homes will appeal to people of various ages and incomes, with a minimum of 3,000 affordable homes and programmes such as social rent, shared ownership and rent to buy - ultimately creating a new community that reflects modern Manchester.

Further Information

Hatch (2020) [Northern Gateway: Economic Benefits Summary](#)

Manchester City Council (2020) [Powering Recovery](#)

Manchester City Council (2021) [Victoria North Initiative – Progress Update Report](#)

Northern Gateway (2019) [Strategic Regeneration Framework](#)

Northern Gateway (2019) [Strategic Regeneration Framework Executive Summary](#)

Find out more

www.VictoriaNorth.co.uk

Contact us

www.BuildUK.org