Development at Manchester Road, Hollins Green:

# Public Consultation

Peel Land
Communities + Regeneration



## We'd like to invite you to comment on proposals for up to 200 new homes in Hollins Green on land between Manchester Road and the Manchester Ship Canal.

We are currently preparing an outline planning application and wish to ensure we capture the views of the community.

Our proposals would deliver up to 200 much-needed new homes in a mix of sizes and styles, including affordable homes. In addition our plans include enhancements to green space by the canal, providing recreational open space for both new and existing residents.



Indicative Masterplan

## Why are we proposing new homes here?

The Government has set out an ambitious target to build 1.5million new homes by the end of 2029. To achieve this the housing target for many local councils has been increased, including here in Warrington.

In addition to increasing housing targets the Government has also introduced a new planning designation, "Grey Belt". This refers to sites, often on the edge of existing settlements, which do not serve the purpose of the Green Belt. This site meets this definition and provides an excellent opportunity to deliver the new homes that local people need.

**Your views matter and will help shape the final proposals**

## About Peel: Our Commitment to Warrington

Peel Land is proud to be bringing forward this proposed development, continuing our commitment to sustainable development and strong community partnerships.

Our approach is guided by:

- **Sustainability** – prioritising green spaces, energy-efficient homes, and long-term environmental stewardship
- **Community Engagement** – listening to residents and working together to deliver places that meet your needs
- **Local Needs** - Providing the homes local families need in Hollins Green

## A summary of our proposals

Our proposals for Hollins Green set out a vision for a dynamic and inclusive neighbourhood.

They include:

**Up to 200 new homes** of mixed tenure, size and type

**45% affordable housing** 15% more than local policy requirements

**Attractive planting and high-quality green space** for play and recreational use by new and existing residents

**Opportunities for local contractors** to work on building the new homes

We are committed to making Hollins Green a place where people can live, work, and enjoy the outdoors.

**Our proposals are seeking outline planning permission and so, if approved, a further detailed planning application will be required. Providing your comments at this early stage will enable us to reflect your feedback in the next stages of the planning process.**



## How to Get Involved: Your Feedback Counts

We want to hear your thoughts and ideas about the Hollins Green development. The public consultation runs from **Wednesday 27th May until Wednesday 10th June 2026**. There are several ways to get involved:

visit **manchesterrdhollinsgreen.consultationonline.co.uk** to view the plans and submit feedback

@ send your comments and questions to **north@consultation-online.co.uk**

call us on **0800 066 8941** for more information

**Scan the QR code to access the website**

## Next Steps: Shaping the Future Together

Following this consultation, all feedback will be carefully reviewed and considered as we move towards a planning application. There will be further opportunities for community input as the project progresses, ensuring that your voice continues to be at the heart of decision-making.

Stay informed and involved – together, we can create a vibrant, sustainable future for Hollins Green.