

lexington

M1 Piccadilly, Manchester

Statement of Community Involvement

December 2021



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1.0 Overview

This Statement of Community Involvement (SCI) has been prepared by Lexington on behalf of M1 Piccadilly. It forms part of a suite of documents in support of a planning application for a residential scheme on vacant land on Store Street, Manchester.

The planning application seeks planning permission for the following:

- A 15-storey apartment building containing 54 high quality new apartments in a variety of sizes.
- Shared living space to help residents adapt to a more flexible working situation.
- Cycle parking for each property to encourage sustainable travel.
- A landmark building which will help further the regeneration of the surrounding area.

M1 Piccadilly commissioned Lexington to carry out a pre-application public consultation programme. The objectives of this consultation were to inform local residents of the proposals and collect feedback. M1 Piccadilly and the design team have subsequently used this feedback to inform the planning application. This Statement of Community Involvement has been undertaken in accordance with the Localism Act 2011 and is in line with expectations set out in Manchester City Council's Statement of Community Involvement (2017).

A summary of the activity is outlined below, and further details can be found in Section 3.0:

- A briefing was issued to, and meetings held with, Councillor Gavin White, Executive Member for Housing and Employment and the Piccadilly ward members Councillors Jon-Connor Lyons, Sam Wheeler and Adele Douglas.
- A letter was distributed to 758 nearby commercial and residential properties to provide an overview of the plans and how feedback could be provided.
- A consultation website, www.m1manchester.com, was available to provide further information on the proposals.
- A virtual exhibition room was created to provide all the information about the plans in a format more accessible than an in-person exhibition whilst maintaining Covid safety measures.
- A webinar was held to provide an opportunity for residents to ask the development team questions.
- An email address was available throughout the consultation period for those wanting to correspond with a member of the development team.
- A community information telephone line was available throughout the consultation period for those wanting to speak with a member of the development team.
- The applicant undertook some early neighbour engagement prior to the pre-application consultation.

This report outlines the methods used to engage with the community, as well as summarise the feedback received from respondents. It also provides the development team's response to any issues raised during the consultation and outlines subsequent changes made to the proposals as a result.

2.0 Planning and Guidance: Role of Community Involvement

Planning guidance states that pre-application consultation with communities, local authorities and statutory consultees can bring several benefits to the process of determining planning applications. Against this background, M1 and the development team has sought to consult with interested parties following policy and guidance concerning community involvement in the planning system.

2.1 Manchester City Council

Statement of Community Involvement (2017)

Manchester City Council's adopted Statement of Community Involvement (SCI) encourages developers to undertake pre-application public consultation with the local community. The SCI calls for engagement with those who will and might be affected. M1 Piccadilly's approach to consultation has sought to be comprehensive and inclusive, in line with the principles of effective pre-application consultation.

2.2 Government Planning Policy

The Localism Act 2011

The Localism Act 2011 seeks to provide the local community with a voice throughout the planning process, highlighted in the former Department for Communities and Local Government's paper, Decentralisation and Localism Bill: an essential guide, which outlines one of its principles as:

"Empowering communities to do things their way – by creating rights for people to get involved with, and direct the development of, their community."

Elaborating on this, the Localism Act outlines that applicants must notify the local community about their proposals to *"bring the proposed application to the attention of a majority of the persons who live at, or otherwise occupy, premises in the vicinity of the land."* It goes on to state that the publicity must explain how the applicant can be contacted by those *"wishing to comment on, or collaborate...on the design of, the proposed development"* and that applicants must consider the feedback received by having *"regard to any responses to the consultation"*.

National Planning Policy Framework

In July 2021, the Ministry of Housing, Communities and Local Government released its updated National Planning Policy Framework (NPPF). The document seeks to achieve sustainable development with three overarching objectives: an economic objective; a social objective; and an environmental objective.

Section four of the updated NPPF (2021), 'Decision-making', sets out guidance concerning pre-application engagement and front-loading. The guidance emphasises early engagement and suggests that *"the more issues that can be resolved at pre-application stage, including the need to deliver improvements in infrastructure and affordable housing, the greater the benefits"*.

National Planning Practice Guidance

The National Planning Practice Guidance 2014 (NPPG) is intended to make planning guidance more accessible and easier to keep up to date. Regarding consultation and community engagement, the NPPG notes:

“Pre-application engagement by prospective applicants offers significant potential to improve both the efficiency and effectiveness of the planning application system and improve the quality of planning applications and their likelihood of success.”

The guidance states that this can be achieved by consulting the local planning authority, statutory and non-statutory consultees, elected members, and local people, with the level of engagement proportionate to the nature and scale of the proposed development.

2.3 The Applicant’s Approach

The development team has sought to ensure that engagement with the local community on the plans has adhered to the guidance outlined in the Localism Act 2011, the NPPF, the NPPG and Manchester City Council’s SCI, as well as industry best practice.

3.0 Consultation Programme

The consultation was launched on Thursday 25th November and ran until Thursday 2nd December 2021. The consultation period invited comments from the local community and political stakeholders on the proposals for a new residential building. To ensure the consultation process was accessible to all interested parties and groups in the area, several methodologies were employed, including:

3.1A Engagement with local stakeholders

Before the consultation launch, an update was provided to local stakeholders to inform them of the proposals and advise of the public consultation. These individuals were also invited to meet (virtually) with the team to discuss the proposals and consultation in more detail. The briefing was sent to:

Councillor Gavin White, Executive Member for Housing and Employment.	Executive Member for Housing and Employment
Councillor Jon-Connor Lyons	Site ward member
Councillor Sam Wheeler	Site ward member
Councillor Adele Douglas	Site ward member

3.1B Meetings with stakeholders

A meeting was held with Councillor Gavin White on Thursday 25th November, during which members of the development team talked through the proposals with Councillor White. The team answered questions posed by Councillor White, who was supportive of the regeneration of a brownfield site and the provision of new homes.

A meeting with Councillor Jon-Connor Lyons was held on Thursday 7th December, during which the members of the development team talked through the proposals and discussed the consultation results. Councillor Lyons shared his appreciation for the reference to the industrial heritage of the area and expressed the need for as many trees to be planted as possible. The viability of the site was discussed and the Councillor recognised that not all sites are suitable for onsite affordable housing.

Councillors Sam Wheeler and Adele Douglas did not respond to the briefing.

3.2A Engagement with the public

The initial engagement with the public was conducted in June 2021, during which a letter was issued to the immediate neighbours of the Store Street site, including a number of properties on Thomas Telford Basin and 39 Chapeltown Street. The letter informed residents that new

proposals for the site were being developed, directed them towards a dedicated consultation website and asked for comments on the plans.

3.2B Consultation email

A consultation website, www.m1manchester.com, was launched in June 2021 and provided an overview of the proposals, illustrative masterplan of the scheme and information about the impact of the proposals.

This website was updated ahead of the launch of the pre-application consultation with revised proposals and additional contact information. In addition, a virtual exhibition room was added to the site. More details of this is available in section 3.2e. The website offered respondents the opportunity to provide their comments via a number of methods, including an online feedback form.

Images of the website can be viewed in Appendix D.

3.2C Consultation email

A dedicated email address, m1piccadilly@havingyoursay.co.uk, was established to receive feedback. During the public consultation, zero emails were received from respondents.

3.2D Community Information Line

A community information line (0333 358 0502) was provided throughout the course of the consultation to enable people to speak with members of the development team. It was established from the start of the consultation and was staffed from 9.00am to 5.30pm, Monday to Friday. An answerphone facility was available outside of office hours. In total, zero calls were received during the consultation.

3.2E Letter to residents and businesses

To announce the public consultation, letters were distributed to 758 residential and business addresses situated near the site on Thursday 25th November. This distribution area was chosen to ensure that those most likely to have an interest in the proposals, i.e., those closest to the site, were made aware of the public consultation and had the opportunity to submit their feedback on the plans.

The letter provided an overview of the proposals and the planning rationale for the scheme. The letter also included details of how people could view the plans in greater detail and provide feedback.

The consultation provided the local community a week to submit their feedback. A copy of the letter to residents and businesses can be seen in Appendix B. A map of the distribution area can be seen in Appendix C.

3.2F Virtual Exhibition

A virtual exhibition room was created and was viewable via the consultation website. The exhibition room contained nine information boards with details about the proposals. These can be viewed in Appendix E.

The virtual exhibition allowed residents to view information about the scheme without the need to attend a physical exhibition. This provided a greater flexibility for respondents to view and digest the details at a time which is convenient for them. In addition, it ensured residents could engage with the consultation in a Covid secure manner.

3.2G Informational Webinar

On Tuesday 30th November an informational webinar was held between 12.30pm and 1.30pm. A total of three residents registered and one resident attended the webinar. Residents were informed about the webinar via the leaflet and website, with a link to register for the event hosted on the website.

During the webinar the development team walked through the scheme and explained the rationale behind different aspects of the plans. No questions were asked.

3.2H Social Media

M1 utilised social media adverts to engage with residents across the wider area. Facebook adverts were issued to residents living within a 750m radius of the Store Street site. These adverts informed residents of the consultation and directed them to the consultation website, where more information was available. The adverts were viewed by 22,559 people over the consultation period and resulted in 809 click-throughs to the website. Copies of these social media adverts can be found in Appendix E.

4.0 Feedback Received

4.1 Summary of Feedback

In total, 25 individual submissions were received during the public consultation.

Feedback type	Amount
Feedback Form	22
Register of Interest	3
Telephone	0
Email	0

4.2 Community Information Line

The community information line, 0333 358 0502, was established at the beginning of the consultation and provided an opportunity for residents and stakeholders to speak to a member of the development team directly. The number publicised was in correspondence with residents and stakeholders, as well as on the project website. In total, zero calls were made to the line, as outlined in the table below.

4.3 Registers of Interest

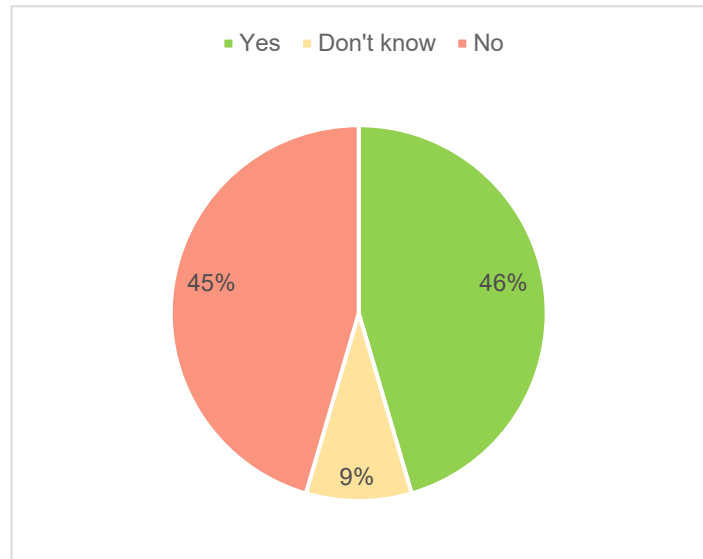
The website provided respondents an option to register their interest in one of the new homes at M1 Piccadilly, which three respondents chose to do. Those who registered their interest did not provide further comments on the plans. However, for the purpose of this document, their interest in a property has been interpreted as evidence of their support for the M1 Piccadilly planning application.

4.4 Feedback Received

All feedback forms and comments received via email have been compiled and the results are outlined below.

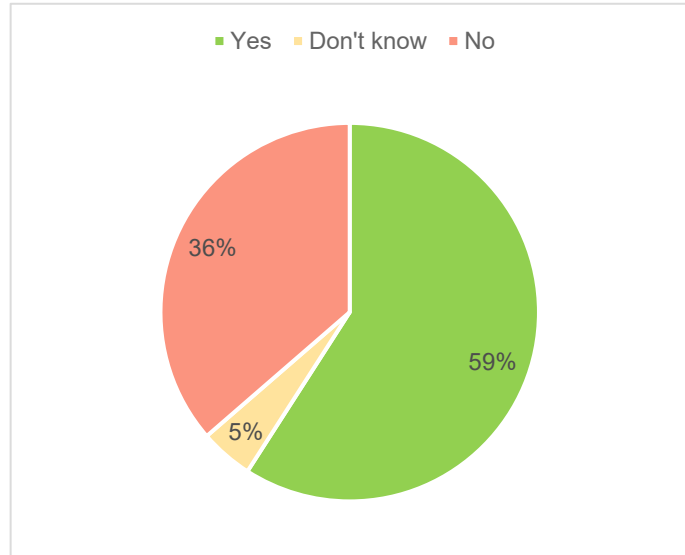
Q1: Do you support the regeneration of the vacant site on Store Street?

A total of 22 respondents provided an answer to this question. Ten respondents indicated they supported the regeneration of the Store Street site, while ten suggested they do not want the site to be developed. Two respondents indicated they were unsure.



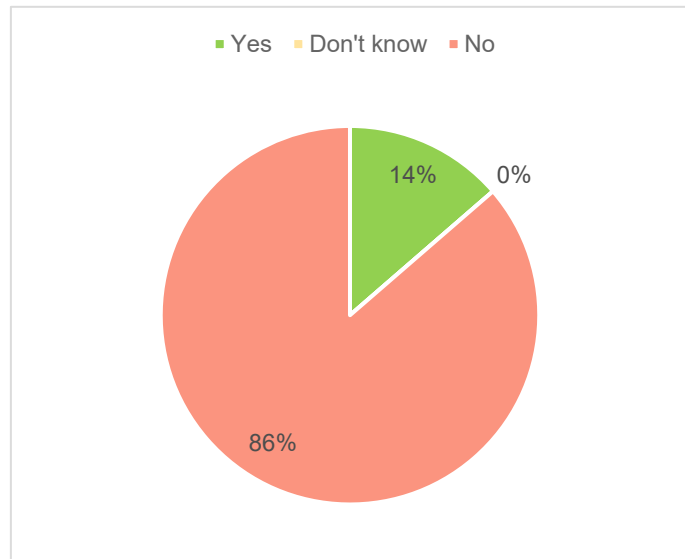
Q2: Do you support the need for new homes in the City Centre?

A total of 22 respondents provided an answer to this question. 13 respondents indicated they supported the delivery of new homes in the city centre, while eight suggested they do not want any new homes to be built in the area. One respondent indicated they were unsure.



Q3: Do you support the design of the proposed scheme?

A total of 22 respondents provided an answer to this question. Three respondents indicated they supported the design of the Store Street scheme, while 19 suggested they do not like the design of the building.



Q4: What do you like about the proposed scheme?

The following comments were submitted in response to this question:

- They do not like anything (6).
- The provision of new homes in the city centre (3).
- Brownfield land will be regenerated (2).
- Provides activity on the street (2).
- The building is not too tall (1).
- More buildings means less green space (1).
- The building will restrict light to Thomas Telford (1).

Q5: What would you like to change about the proposed scheme?

The following comments were submitted in response to this question:

- The building is too tall (7).
- The design doesn't fit with the area (5).
- The colour should be changed (4).
- Retail should be included on the ground floor (3).
- More communal areas should be provided (1).
- Flats/apartments are not required (1).
- Needs more parking spaces (1).

Q6: Do you have any further comments?

The following comments were submitted in response to this question:

- Houses should be built instead of apartments (2).
- The building should be more sympathetic to the surrounding area (2).
- Affordable homes should be included (1).
- Trees should not have been removed from the site (1).
- More should be done to tackle the homelessness crisis (1).
- The building will restrict light to Wharf Close (1).



5.0 Response to Feedback

The applicant is grateful to all those who took time to respond to the public consultation. All feedback has been reviewed by the project team and a response to the most frequently raised comments and themes is provided below.

The need for new homes in the city centre

A majority of respondents (59%) recognise and support the need for new homes in the city centre. Manchester City Council has a long-term strategy to bring people back to the city centre which has seen thousands of new homes delivered across this part of the city.

M1 Piccadilly will deliver 54 new apartments in a range of sizes including studio, one-, two- and three-bedroom properties. These will help address the need for new homes in the city centre and the city region more widely.

Regenerating a brownfield site

The site is currently waste ground and sits within the Manchester Piccadilly SRF, which sets out the design and vision for the area. It had previously been intended to be developed as part of Piccadilly Wharf and has been developed in the past.

Manchester City Council's policy for the area, the Piccadilly SRF, seeks to facilitate the regeneration of the Piccadilly Station area of the city centre in conjunction with the planned transport hub including the HS2 rail station. Other sites within the SRF have received planning consent, such as the Oxygen building, and the wider regeneration of the area is already underway. Store Street is one site within this wider plan and the Council has envisaged that the site will be developed.

The design of the scheme

The design of the scheme was supported by three respondents and 19 respondents indicated they did not. The detailed policy documents produced by Manchester City Council, previous consents granted on the site and conversations with officers in the pre-application stage, have strongly informed the design of the building. The Piccadilly Strategic Regeneration Framework (SRF) has identified Store Street and the surrounding area as "*A major new district for Manchester with a world class transport hub at its heart.*"

The height of the design was raised by several respondents, with most questioning whether the building was too tall. The height of other buildings in the area is currently lower but the SRF has set out a vision which will see many taller buildings in the neighbourhood. The Oxygen building, which has just opened its doors to occupants, is located further along Store Street and has a maximum height of 31 storeys, or over double the height of M1 Piccadilly. Other neighbouring sites such as 52 Store Street and the adjacent site which borders Sparkle Street are expected to see buildings of 11 and 16 storeys respectively. With the regeneration of the area in its infancy, it is expected that further plans will come forward for other sites which will also feature buildings of a similar height. Against this background, M1 Piccadilly's height will blend with the surrounding area well.

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The building has been carefully designed to reduce the impact it has on the buildings of Thomas Telford Basin and other neighbours such as Wharf Close. By introducing bevelled edges to the building, the impact the building has on daylight/sunlight of neighbours has been mitigated, with a meaningful impact limited to just four windows in Thomas Telford Basin, which are bedrooms.

Store Street and the surrounding area are home to a diverse range of architectural styles and materials. During the Victoria era, the area was known for the large metal foundries. The materials and colouring of the design have taken inspiration from the brass and iron which was crafted in the area, as well as for more practical reasons such as its durability. In addition, a desire to create a landmark building, which will encourage further regeneration of the area, has fed into the façade. Previous consents on the site have made similarly bold design and colour choices.

The more recent history of the neighbourhood has seen the prevalence of red brick mill buildings and few respondents consider the proposals unsympathetic to their surroundings. The SRF has identified the area for significant regeneration in the coming years and M1 Piccadilly should be considered amongst its future surroundings, the design of which has been outlined within the City Council's policy documents, which seek to create an attractive and welcoming gateway to the city.

More buildings mean less green space

A respondent noted that any building on the site would result in less green space available in the area. However, the site is private property and has never been a public green space. The regeneration of the site will therefore not result in a loss of public green space.

Trees should not be cut down

Since the demolition of the previous building on the site, a number of trees and other vegetation have self-seeded the site and grown over the years it has been disused. Recent work was conducted on the site to clear the site and improve access. M1 secured all the appropriate permissions to conduct this work.

Houses should be built

When considering the type of residential properties to be developed, the size of the site is key. The footprint of the site means that the delivery of houses on the site would be very low intensity and would be against Manchester City Council policy for the area. As such, a multi-story building is much more appropriate for the site.

More communal areas should be provided

The proposals will deliver a building which includes a communal lounge, including an outdoor area, for residents to use. This provision of this space offers residents a different environment to relax and work from home. Spaces such as these act as incubators for communities to develop, and provides opportunities for residents to socialise with neighbours as well as friends and family.

Affordable homes should be included

The development would provide affordable housing if the development could support it. Unfortunately, given the raised ground level of the site and other technical challenges, it makes delivering development on the site more costly than other sites. A viability assessment shows that in this context, and combined with high construction costs, the scheme is at present unable to support affordable housing but this will be reassessed when the scheme is completed and a contribution will then be made if the scheme can support it.

Retail should be provided on the ground floor

Several respondents queried whether any retail space on the ground floor could be provided. Due to the size of the site there is little space available. The floorspace on the ground floor is taken up by vital services such as lifts, stairwells, secure bicycle storage and the bin storage. As such, the provision of a retail unit is not possible.

The proposals will provide activity on the street

Several residents noted that the delivery of the proposals would help to increase the activity on the street. By improving footfall and providing occupied properties which overlook Store Street, the security of existing and future users of the Street will be improved. In addition, future developments will be set amongst a busier, more lively neighbourhood which is more attractive for investment and for local residents.

More should be done to tackle the homelessness crisis

There are a number of ways to address the issue of homelessness, however, this is an issue which should be addressed by government at all levels. One issue which has contributed to the crisis is the lack of available housing. This can be addressed by building new homes of all sizes.

M1 Piccadilly will provide 54 new apartments, including studio, one-, two-, and three-bedroom properties. These new homes will help to improve the housing offer in the city centre and more widely will help address the housing crisis.

More parking should be provided

One respondent noted that on-street parking is limited in the area and suggested the proposals would make it harder for existing residents to park near where they live.

The proposals are sustainably located, within short walks of major transport hubs such as Piccadilly train station and bus routes through the city centre. In addition, the design allows for every property to safely store a bike in the building and encourages this sustainable mode of transport. Among those living in the city centre, a high proportion of people also work within the city centre, and have less of a need for a private vehicle. In addition, a Travel Plan will be produced to inform residents of the transport options available to them. Combined, these help encourage an environment where the reliance on private vehicles is reduced and the associated benefits, such as reduced air pollution, reduced fossil fuel use and reduced congestion.



6.0 Conclusions

In bringing forward proposals for a new residential building on Store Street, Manchester, the development team has undertaken a robust pre-application consultation following Manchester City Council's Statement of Community Involvement, the Localism Act 2011, the National Planning Policy Framework and National Planning Practice Guidance.

This has provided an opportunity for residents and local stakeholders to learn about the plans and provide their feedback.

The applicant and the wider development team would like to thank all of those who took part in the consultation process and provided feedback on the plans. The consultation resulted in 22 responses from residents.

Manchester City Council has a long-standing policy to encourage more people to live in the city centre and many residents acknowledge this is an opportunity that more people should be able to access, as shown by the support exhibited for the delivery of new homes in the city centre.

The most common comments raised by respondents to the consultation queried the design or appearance of the building. The Piccadilly SRF aims to create an attractive gateway to the city from the new transport hub, which M1 Piccadilly will contribute towards with the bold design of the building. The area is outlined in the SRF for taller and more dense development and, as a consequence of being one of the first, M1 Piccadilly will stand out until other buildings of similar height and scale are built.

This report reflects the views expressed by residents, stakeholders and elected members during the public consultation and addresses the feedback received regarding the development. Moving forward, channels of communication will remain open so that the local community can contact the development team throughout the planning process.



Appendix A – Letter to Local Residents

M1 Piccadilly

25th November 2021

Dear Resident,

Redevelopment of vacant Store Street site for residential development

M1 Piccadilly recently announced plans to redevelop a vacant site on Store Street, Manchester to deliver much-needed new homes within the City Centre.

These exciting proposals will deliver a sustainable residential development that will include:

- 54 high quality new homes in a variety of sizes, including those suitable for first time buyers, young couples and families;
- A building that has been designed to respond to the local context and the aspirations for this part of the city, whilst celebrating the heritage of the nearby listed aqueduct;
- New homes that respond to the requirements of residents following the pandemic, such as private office spaces to allow people to work from home;
- A sustainable development that delivers communal facilities for all residents, such as an outdoor terrace;
- New homes that will be energy efficient and use innovative methods of construction to minimise environmental impact;
- Properties ideally located near local amenities, such as shops and services, as well as key public transport links, such as Piccadilly Train Station;
- Improvements to Store Street, including adding activity and windows at street level and enhanced lighting to create a safe and well-lit area for residents and neighbours;
- Cycle parking for each property to encourage sustainable travel;
- An economic boost for local businesses with more people spending locally, as well as the creation of jobs during the construction phase.

Public consultation was recently undertaken on the draft proposals to seek initial feedback from the community regarding the plans and a dedicated project website, www.m1manchester.com, was launched to allow local people to find out more.

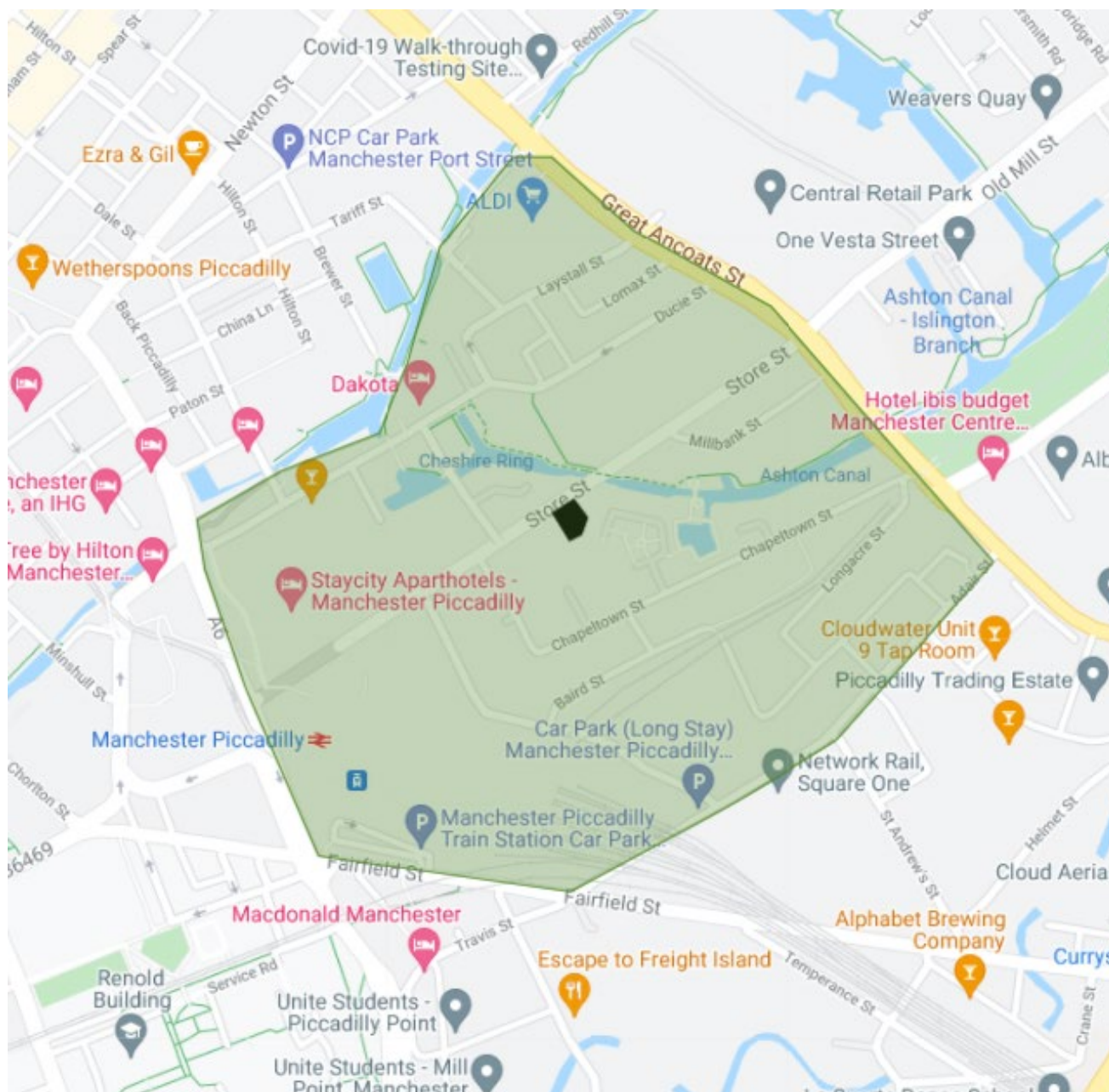
We wish to thank everyone who has participated in the public consultation so far and really appreciate all the feedback received. We remain committed to engaging with the local community and have now updated our website with further information in response to the feedback we have received.

In addition, we will also be hosting a webinar to provide residents with an opportunity to hear from the team and ask questions. For more details and to register for this event, please visit the consultation website, www.m1manchester.com.

In the meantime, should you have any questions, please do not hesitate to get in touch by calling our community information line on 0333 358 0502 (Monday to Friday - 9:00am to 5:30pm).

Yours sincerely,

The M1 Piccadilly Development Team



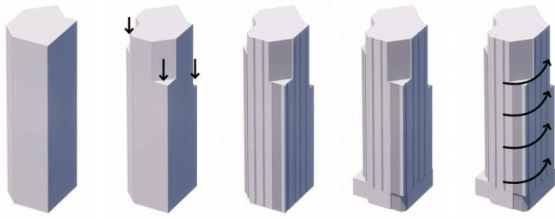
Letters distributed to area in green. Site location identified in black.

Appendix C – Consultation website



M1 Piccadilly, Manchester

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The Design Evolution

The proposed scheme aims to inject new life in to a remarkable setting at the heart of Manchester. The site includes a modern gold iconic tower as per its previous consented scheme but with some eco enhancements and streamline massing to create a friendly environment for the neighbours of Store Street.

[CLICK HERE FOR MORE INFO](#)

Site Considerations

The need for purpose built, managed luxury residential accommodation has been a very limited across the city over recent years compared to the growing number of people moving into the city. The site is ideally located for residents working in Manchester or nationwide due to its proximity to the main station, the development is unique in its kind due to its limited amount of apartments therefore creating a more bespoke friendly environment for its residents. We have carefully considered our neighbours and a noise survey has been carried out in order to establish the existing noise environment at the proposed development site.

[CLICK HERE FOR NOISE STUDY](#)



Manchester Piccadilly

Strategic Regeneration Framework documents set the background for our development and included amongst other things, the massing and scale guidance.

[OUR DEVELOPMENT](#)

Questions?

If you have any questions about our plans, check below to see our frequently asked questions and answers. For all other questions, please visit our [contact us page](#)

[FREQUENTLY ASKED QUESTIONS](#)

FEEDBACK
COMMENTS
THOUGHTS
IDEAS
SHARING



Online Survey

Thank you for taking the time to read through our proposals. Now you have seen what ideas are being proposed we would like to know what you think about them. You can fill the online survey form or contact us via email / telephone / whatsapp service.

[CLICK HERE TO ACCESS THE SURVEY](#)



Feedback Form

M1 Development Survey

SUBMIT SURVEY ONLINE

DO YOU SUPPORT THE REGENERATION OF THE VACANT SITE ON STORE STREET?

- ☐ Yes
☐ No
☐ Dont Know

DO YOU SUPPORT THE NEED FOR NEW HOMES IN THE CITY CENTRE?

- ☐ Yes
☐ No
☐ Dont Know

DO YOU SUPPORT THE DESIGN OF THE PROPOSED SCHEME?

- ☐ Yes
☐ No
☐ Dont Know

WHAT DO YOU LIKE ABOUT THE PROPOSED SCHEME?

WHAT WOULD YOU LIKE TO CHANGE ABOUT THE PROPOSED SCHEME?

DO YOU HAVE ANY FURTHER COMMENTS?

Your data will be held securely in line with General Data Protection Regulations and will be used for the sole purpose of informing the consultation. This consultation is being undertaken by Lexington, [you can view our privacy policy here.](#)

Reset

Send Feedback

Appendix D – Virtual Exhibition



Welcome

Welcome to our public exhibition.

M1 Piccadilly is bringing forward plans to redevelop a vacant site on Store Street, Manchester to deliver much-needed new homes within the City Centre.

Public consultation was recently undertaken on the draft proposals to seek initial feedback from the community regarding the plans and we really appreciate all the feedback that we received. We wanted to provide a forum for people to find out more about the plans, as well as provide further information in response to the initial feedback we have received.

We strongly believe that these exciting proposals will transform this vacant site to deliver a sustainable residential development that the community can be proud of. But we can only do this by ensuring we listen to the community and respond to questions that local people ask.

This exhibition showcases all the information on the proposals in a virtual format, particularly responding to feedback received to date. To navigate your way through the exhibition, please follow the numbers above the consultation boards, press and hold your left mouse button to pan your view left or right. You can view the exhibition boards by pressing the numerical sign above each item.

Please take the time to review the information on display today and provide your feedback. More information about how you can do this is included on the 'Contact Us' page.

We want to hear your views!



Why redevelop the Store Street site?

The site at Store Street was previously built upon, but is currently vacant and has been for some considerable time. Yet it is ideally located to be redeveloped for residential development, benefiting from being near local amenities, such as shops and services, as well as key public transport links, such as Piccadilly Train Station.

It's perhaps unsurprising that this isn't the first attempt to redevelop the site.

In 2006, plans were approved for a nine-storey building of 16 apartments. This scheme was never delivered and, ten years later, a revised scheme for 34 properties in a 13-storey building was approved in 2016. The permission for this more recent scheme lapsed in 2019.

Consequently, the principle of residential development on the site has previously been accepted by members of Manchester City Council. That said, there is always room to improve on what has gone before. M1 Piccadilly, alongside award winning Manchester-based architects 5Plus, has sought to evolve the design to ensure it reflects the site's surroundings, both now and in the future.

The draft proposals presented today showcase a building that has sought to take into account the previous consent schemes and the local context, whilst proposing a bold and inspiring landmark development that will truly make a statement on this vacant, neglected site. This is an opportunity to deliver a prestige, high quality scheme to be admired across the City and beyond.



How has the local context been considered?

In developing the proposals, extensive consideration has been given to the site and its surroundings. To ensure the development complements, rather than conflicts, with the local area, an analysis of the existing buildings has been undertaken. This found that the streetscape of Store Street is varied with an eclectic mix of building uses, scale and architectural styles.

Furthermore, an assessment of recently consented schemes in the area has also been undertaken to ensure the development proposals are in-keeping with the future vision for this area of the City. Several developments, such as 52 Store Street and Oxygen, are currently under construction and these residential schemes range in height from eight to 29-storeys.

Additionally, the team has considered relevant design guidance, notably the Manchester Piccadilly Strategic Regeneration Framework. Primarily focused on the vision and design principles for the arrival of HS2, these documents have guided the evolution of the scheme. You can read further information regarding this here [\[link to the Our Development page on the website\]](#).

Consequently, M1 Piccadilly proposes a development of 15-storeys to ensure it remains in-keeping with the Manchester skyline, both now and in the years to come. The team has sought to develop a carefully considered scheme that capitalises on the site's location and the future aspirations for this part of Manchester, whilst celebrating the heritage of the nearby Grade II* listed aqueduct.

This is epitomised in the golden colour of the aluminum and copper that reflects the heritage of brass production in the local area and iconic symbol of the Manchester worker bee.



What is proposed for the site?

These exciting proposals will deliver a sustainable residential development that will include:

- 54 high quality new homes in a variety of sizes, including those suitable for first time buyers, young couples and families;
- A building that has been designed to respond to the local context and the aspirations for this part of the city, whilst celebrating the heritage of the nearby listed aqueduct;
- New homes that respond to the requirements of residents following the pandemic, such as private office spaces to allow people to work from home;
- A sustainable development that delivers communal facilities for all residents, such as an outdoor terrace;
- New homes that will be energy efficient and use innovative methods of construction to minimise environmental impact;
- Properties ideally located near local amenities, such as shops and services, as well as key public transport links, such as Piccadilly Train Station;
- Improvements to Store Street, including adding activity and windows at street level and enhanced lighting to create a safe and well-lit area for residents and neighbours;
- Cycle parking for each property to encourage sustainable travel;
- An economic boost for local businesses with more people spending locally, as well as the creation of jobs during the construction phase.

We are confident that the proposals will deliver a scheme that reflects the views and aspirations of the local community. We hope you agree and recognise the exciting opportunity that these plans offer to deliver a landmark building that local people can be proud of.



What will the scheme look like?

The scheme has been designed to create a unique, landmark building that symbolises high quality, luxurious development, as well as reflect Store Street's heritage as a location of industry. Historically, a number of foundries and ironworks were located around the area and this has been incorporated in the design of the plans.

Following extensive consideration of finishes for the building, metalwork has been chosen as the primary material for its colour and durability, as well as to encompass the area's heritage. Most of the façade will consist of solid gold-coloured panels, with lighter solid champagne-coloured panels to complement the gold.

The scheme has also been designed to respond to the shape of the site and position of adjacent buildings and to avoid there being a 'back' to the building, which is traditionally the case. This ensures that an exciting and engaging façade is provided when viewed from all angles. Furthermore, massing is reduced on the upper floors to add further dynamism as the building meets the sky.

Every detail of the plans has been carefully considered and the proposals have developed following an extensive design process that has seen several iterations of the scheme. We believe that this current iteration will deliver an exceptional development that symbolises a forward-thinking approach to design, whilst being in-keeping with the local area, both now and in the future.



How is the scheme sustainable?

With the UK having recently hosted COP26, sustainability has never been so prominently discussed. The environmental impact of the decisions we make need to be carefully considered, both for existing and future generations.

Developing sustainable proposals for Store Street has been a fundamental aspect of the design process, as the team recognises the need to address the current climate crisis, as well as predicted future climate change.

As a result, the proposals include several active and passive measures to ensure a sustainable development, with key attributes of the scheme including:

- A fabric first strategy which aims for the external wall build up to exceed the requirements for air tightness and thermal performance, reducing heat losses and energy demands for the apartments.
- Use of low carbon technologies such as photovoltaic panels, air source heat pumps and mechanical ventilation and heat recovery (MVHR) systems to further reduce the proposal's energy demands.
- Generous glazing to reduce the reliance on electric lighting but avoiding overheating. Windows are openable to allow natural ventilation, a crucial consideration in the face of predicted future temperature rises.
- A metal cladding panel system with mechanical fixings is designed for disassembly at the end of the building's life cycle, when panels can be easily removed, undamaged, and reused or recycled.
- Green roofs providing reduced rainwater runoff and urban cooling, as well as increased biodiversity.

The development team is committed to deliver a sustainable residential development and has spent considerable time ensuring the plans meet expectations for a truly innovative, and exceptionally designed scheme.



What is the impact on daylight & sunlight?

As a vibrant, urban city, Manchester has witnessed significant changes in recent years, particularly in the area around Store Street. Once characterised by surface level car parks and low-rise buildings, recent development has resulted in substantial denser developments.

And whenever buildings are constructed, it is inevitable that changes in daylight and sunlight to properties in close proximity can occur. As such, a daylight and sunlight assessment has been undertaken that has considered the impact of the development on nearby properties, namely:

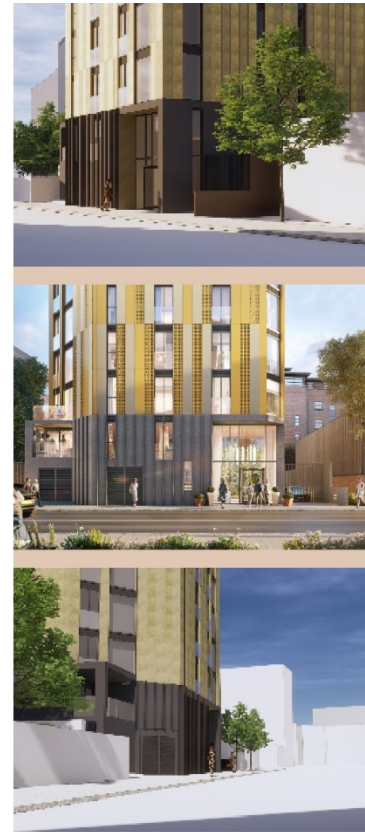
- Wharf Close
- Thomas Telford Basin
- Chapeltown Street

The daylight and sunlight assessments demonstrate that the impact of the proposed development is very similar to that from the 13-storey consent secured in 2016.

Whilst there are four windows in 19 – 26 Thomas Telford Basin that would notice a reduction in Vertical Sky Component (VSC) daylight beyond that from the previous consented scheme, these windows all service bedrooms.

There is one room in Block B in Chapeltown Street that would notice a reduction in No Sky Line (NSL) daylight. The assessments indicate that the reduction would be 20.3% against the 20% reduction that the BRE state would not be perceptible. There would be no other noticeable difference in impact between the 13-storey consented scheme and the proposed development.

Consequently, the surrounding properties will continue to experience good levels of daylight and sunlight once the scheme is delivered. The overall impact of the scheme on the surrounding residential properties is considered wholly acceptable.



What will be the traffic impact?

Located within the City Centre, the site benefits from being within short walking and cycling distance of local amenities, such as shops and services, as well as key public transport links, such as Piccadilly Train Station and the Piccadilly Gardens bus interchange.

The scheme provides the opportunity to genuinely promote sustainable transport behaviour by encouraging residents to use alternative modes of transport and not be car dependent. To promote this, 54 secure cycle parking spaces are proposed within the plans; one for every property. In addition, extra cycle parking spaces to rear of the building have been included for the use of visitors.

It is envisaged that most residents will live at the site without owning a car. Consequently, only one disabled car parking space is proposed, along with a space for the property management company to use.

For those occasions when a car is required, residents will be able to use the several Car Clubs that operate across the City, as well as utilise discounted season tickets at NCP car parks that can be purchased by residents in central Manchester post codes.

The plans for Store Street represent an opportunity to develop a sustainable development that is in an accessible and desirable location to promote non-car modes of transport. With local facilities within walking and cycling distance, there really is no need to use a car!



Questions & Answers

Is Affordable Housing Proposed?

Unfortunately, due to the technical constraints and additional costs above the norm associated with bringing forward development on the Store Street site, the scheme is not able to provide any affordable housing. The assessments that have been undertaken demonstrate that the development would be financially unviable, and therefore undeliverable, if affordable housing was offered within the scheme. A decision has been taken to deliver a high-quality residential development that does not include affordable homes, rather than leave the site vacant.

Has an assessment of the wind been undertaken?

Wind microclimate conditions for the proposed development have been assessed using high resolution Computational Fluid Dynamics (CFD). In short, there are no wind safety or distress exceedances at ground level anywhere in the site of surrounding area. Additionally, there are no significant wind safety or distress exceedances on any of the proposed building terraces. Further details will be outlined in the Wind Microclimate Assessment Report that will be submitted as part of the planning application.

Who will bring forward the proposals?

M1 Piccadilly will be submitting the planning application for the site. As developers, M1 Piccadilly is passionate about the Store Street development and want to deliver a bold, contemporary landmark building in a prime City Centre location. As responsible developers, the team is committed to ensuring extensive engagement with the community and will continue to have open channels of communications with local people throughout the planning process.

What are the timescales?

All feedback from the consultation will be reviewed ahead of a planning application being submitted to Manchester City Council in the coming weeks. Members of Manchester City Council's Planning & Highways Committee will then determine the application following statutory consultation that will be undertaken by the Local Authority. It is expected that the application will be determined in February / March 2022. If approved, it is envisaged the development could be completed in 2023.

How can I have my say?

We want to know your views regarding these exciting proposals, so please take this opportunity to have your say before a detailed planning application is submitted to Manchester City Council. Details of how you can let us know your views can be found on the 'Contact Us' page and the feedback form for further comments can be found on the website. All further comments must be received no later than Thursday, 2nd December.

What will you do with the feedback?

All feedback will be reviewed ahead of a planning application being submitted to Manchester City Council. A summary of all responses will be collated into a Consultation Statement that will be submitted to the Council. The data will be held securely in accordance with data protection guidelines.

How can I register an interest in a property?

Our plans have yet to receive planning permission, but you can register an interest in the proposals by providing your contact details on our website. We appreciate your interest in our development proposals at this stage and will keep you updated as the plans progress.

Appendix E – Social Media Adverts


M1 Piccadilly
 Sponsored ·

Our proposals for 54 apartments on Store street will be highly sustainable, with highly efficient insulation, combined with considerate orientation and ventilation, will deliver a building that retains heat in the winter whilst mitigating summer temperatures. Click below to find out more.



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 M1 Piccadilly

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4 comments

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Our proposals for 54 new apartments on Store Street have had sustainability considered throughout the design. In addition to being highly energy efficient, solar photovoltaics will be installed on the roof and each apartment will benefit from air-source heat pumps. Click below to find out more and share your views.



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20 45 comments 3 shares


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Our plans for 54 high quality apartments in a variety of sizes will deliver much needed new homes in a desirable location. Click below to find out more and have your say.



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3 2 comments

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The proposals for Store Street will deliver much needed new homes in a unique, landmark building that will symbolise high quality design, as well as reflect Store Street's heritage as a location of industry. Click below to find out more and have your say.



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M1 Piccadilly, Manchester

December 2021



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The proposals for Store Street will deliver a development which discourages the use of cars by providing just two parking spaces, including one disabled bay. Instead, secure cycle storage will be provided for every property. Click below to find out more.



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1 comment

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**M1 Piccadilly**
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Our proposals for a cycle-led development of 54 new apartments on Store Street will help encourage residents to adopt more sustainable methods of travel by ensuring owning a bicycle is safe and easy. Click below to find out more and have your say.



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M1 Piccadilly

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