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1. Introduction

- 1.1. This Statement of Consultation accompanies applications for Full Planning Permission and Listed Building Consent, submitted to Manchester City Council ('MCC') by Prudential Nominee UK Limited.
- 1.2. This Statement sets out in detail the pre-application consultation that has been undertaken, the feedback received and how that has been considered and addressed within the final proposals, where appropriate. It should be read in conjunction with the submitted Planning Supporting Statement, Design and Access Statement and technical studies submitted with the application.

The Site

- 1.3. The Site is approximately 0.2ha and comprises a ground plus four storey office building, with basement, rooftop plant and rooftop pavilion for use by occupiers. The building is Grade II Listed and adjoins the Grade II* Listed Estate Exchange; however, its significance as a listed building relates wholly to the original Victorian 49 Spring Gardens façade with the remainder of the building block comprising non-significant office accommodation constructed in the 1970s.
- 1.4. The Site is bounded by Spring Gardens to the south west, Fountain Street to the south east, Concert Lane to the north west and the Estate Exchange building to the north east with York Street beyond. The Site is approximately 5 minutes' walk from Market Street to the north, St. Peter's Square to the south and Deansgate to the west, highlighting its prime location

The Proposals

- 1.5. The Site currently comprises an office building that is identified by two building components: the original façade of 49 Spring Gardens and a 1970s extension that adjoins this façade comprising 50 Fountain Street. Both elements are covered by a Grade II Listing, but the 1970s element yields no historical significance.
- 1.6. The Proposed Development will deliver the optimum long-term sustainable use of 49 Spring Gardens and 50 Fountain Street. It comprises demolition of the 1970s office building, retention and refurbishment of the original façade and erection of a new ground plus six storey plus rooftop pavilion and plant Grade A office building. The building entrance will be reorientated to reinstate the original address at 49 Spring Gardens.
- 1.7. The new building will deliver c.7,787 sq. m (GIA) office floorspace to the CBD, supported by generous cycle parking and facilities, 3 external terraces, yoga studio and flexible commercial ground floor uses to activate the street frontage. Sustainability, connectivity and well-being integrated into the development to meet with modern occupier requirements as they adapt to the workplace of the future.
- 1.8. The formal description of development on the planning application is:

"Retention and refurbishment of the original Victorian façade to 49 Spring Gardens and 50 Fountain Street and redevelopment of the existing 1970s extension to create a commercial building (Use Class E) with proposed landscaping and other associated works."

- 1.9. Linked to this is a separate Listed Building Consent Application for the works required:

"Retention and refurbishment of the original Victorian façade to 49 Spring Gardens and 50 Fountain Street including: reinstatement of the original entrance to 49 Spring Gardens; new structural bracing; and, abutment works to the adjacent Grade II* Listed Estate Exchange, together with

redevelopment of the existing 1970s extension to create a commercial building (Use Class E) and other associated works.”

Pre-Application Consultation

- 1.10. A process of pre-application engagement has been implemented by the project team to ensure that the approach to the scheme’s design development has been properly communicated and discussed and, where possible, points raised during these discussions have been taken into account.
- 1.11. Due to the impact of COVID-19, opportunities for face to face engagement have been significantly impacted, with the majority of consultation being undertaken online via Teams / Zoom meetings.
- 1.12. Pre-application consultation with Statutory Consultees has been focused upon providing an explanation of the Proposed Development, including the way in which the detailed design of the proposals have responded to the site conditions, surrounding area, relevant Frameworks, and the Site’s economic, planning and regeneration context.
- 1.13. This process has sought to address specific site considerations, questions and comments that have been raised during the consultation process, with consultation activity summarised as follows:
- Extensive dialogue with Senior Planning Officers at Manchester City Council, which has taken place throughout the design development process.
 - A formal Request for an EIA Screening request was submitted to MCC on 11th August. A formal response confirming EIA was not required was received 25th August 2021.
 - Historic England has been engaged through an iterative process throughout the pre-application process via online three meetings.
 - The Victorian Society was engaged via an online briefing.
 - The proposed design was subject to independent Places Matter Design Review.
 - Greater Manchester Police (via the Design by Security team) has been consulted, and their advice in terms of security has been addressed in the application proposals; and
 - Various meetings and engagement has taken place with other technical statutory consultees, including MCC Highways; MCC Flood Risk Department; Environmental Health (Contaminated Land); Transport for Greater Manchester (TfGM); United Utilities; and Greater Manchester Archaeological Advisory Service.
 - Letters were sent to owners of neighbouring properties on the 28th of July, these primarily comprising office or commercial properties, to inform them of the emerging proposals and offering a briefing session to provide more details and receive any feedback.
- 1.14. Full details of all pre-application engagement and the response provided by the submission is provided in Section 3 of this Statement.

2. Policy Context

- 2.1. Guidance and policy requirements with regard to consultation and pre-application engagement is set out at both the national and local level in this section.

National

Localism Act

- 2.2. The Localism Bill was introduced to Parliament on 13 December 2010, and was given Royal Assent on 15 November 2011, becoming an Act (“the Act”).
- 2.3. The main aim of the Act is to shift power from Central Government back into the hands of individuals, communities and Councils. It includes five key measures as follows:
- Community rights.
 - Neighbourhood planning.
 - Housing.
 - General power of competence.
 - Empowering cities and other local areas.
- 2.4. Part 6 of the Act specifically deals with planning and Chapter 4 sets out requirements in relation to consultation before applying for Planning Permission.
- 2.5. Section 122 of the Act amends the Town and Country Planning Act 1990 to include a new section 61W that sets out a requirement to carry out pre-application consultation as follows:

Where—

a person proposes to make an application for planning permission for the development of any land in England, and

the proposed development is of a description specified in a development order, the person must carry out consultation on the proposed application in accordance with subsections (2) and (3).

- 2.6. Subsections (2) and (3) state:

The person must publicise the proposed application in such manner as the person reasonably considers is likely 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.

The person must consult each specified person about the proposed application.

- 2.7. Subsection (4) outlines the requirements for publicity of applications:

Publicity under subsection (2) must—

set out how the person ("P") may be contacted by persons wishing to comment on, or collaborate with P on the design of, the proposed development, and

give such information about the proposed timetable for the consultation as is sufficient to ensure that persons wishing to comment on the proposed development may do so in good time.

- 2.8. The Act also sets out a duty to take account of the responses to consultation. Section 61X requires a developer to have regard to any comments or responses generated by the consultation undertaken in accordance with section 61W, when deciding whether to make any changes to proposals before submitting a planning application.
- 2.9. Section 61Y enables the Secretary of State to set out further provisions as to how the consultation required under new section 61W should be undertaken in practice.

National Planning Policy Framework (2019)

- 2.10. The Department for Communities and Local Government published the amended NPPF in February 2019. The document sets out the Government's planning policies for England and how these are to be applied. It requires planning policies to meet objectively assessed needs, with sufficient flexibility to adapt to rapid change.
- 2.11. Paragraphs 39 to 46 address pre-application engagement and front-loading. Paragraph 39 observes that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. It goes on to state that good quality pre-application discussion enables better co-ordination between public and private resources and improved outcomes for the community.
- 2.12. Paragraph 40 directs local planning authorities to encourage any applicants who are not already required to do so by law to engage with the local community, where they think this would be beneficial, and, where relevant with statutory and non-statutory consultees, before submitting applications.
- 2.13. Similarly, paragraphs 124 to 129 set out how Local Planning Authorities should have regard to early, proactive and positive engagement with the local community and their views, as well as addressing any comments received from design review panels.
- 2.14. The NPPF also promotes the use of the Local Planning Authority Pre-Application Service in order to encourage a partnership approach to applications. It is considered that early engagement with the Local Planning Authority is often conducive to the best result for the application, as it highlights where further work is required.

National Planning Practice Guidance

- 2.15. In March 2014, the Government issued the National Planning Practice Guidance as an on-line resource, which is designed to bring together planning practice guidance for England in an accessible and usable way. The Guidance was amended in March 2019 following updates to the NPPF.
- 2.16. The Guidance provides further detail to assist in the understanding of planning policies set out within the NPPF, including requirements for pre-application engagement.
- 2.17. The 'Consultation and pre-decision matters' identifies that:
- 2.18. In line with the policies of the NPPF, statutory consultees have an important role to play in the pre-application stage and should be engaged early; and,
- 2.19. Pre-application consultation with the local community is encouraged where it adds value to process and outcome.

Local

Manchester City Council Statement of Community Involvement

- 2.20. MCC adopted a refreshed Statement of Community Involvement (SCI) in June 2018. The SCI sets out how and when MCC will involve the community in relation to the preparation and revision of the Local Development Documents and in the process of making decisions on planning applications.
- 2.21. Appendix 1 of the SCI provides guidance on developer-led early engagement.
- 2.22. The SCI states that early engagement has significant benefits by improving the efficiency and effectiveness of the planning system for all parties. Therefore, developers are encouraged to consult before submitting a planning application.
- 2.23. The SCI encourages developers to consult with the public and various parties, which could include equalities groups, as well as with specific infrastructure and service providers who can advise developers on any need for increased provision of services.
- 2.24. Consultations should be inclusive, transparent, clear and understandable. Additionally, developers are encouraged to submit a record of the consultation that took place with their planning submission, which is detailed within Section 3 of this Statement.

Summary

- 2.25. This section has set out the relevant elements of Planning Policy that relate to the formulation of development proposals during the pre-application stage.
- 2.26. The following section of this report sets out, in detail, the extensive amount of pre-application and engagement that has taken place with the local community, statutory and non-statutory consultees in line with the guidance and requirements set out above.

3. Consultation Strategy and Responses

- 3.1. This section describes the consultation that has been undertaken by the Applicant and the project team. It includes an outline of the consultation strategy and the outcome of the consultation process.
- 3.2. The consultations outlined below have underpinned an iterative design process that has sought to identify the optimum viable use for the site that responds to the site's physical and historic context, whilst delivering sustainable development that maximises the social, economic and environmental benefits of development.
- 3.3. Whilst it has not been possible to undertake face to face public engagement sessions due to the impact of COVID-19 and the need to maintain social distancing during the design development period, it has been possible to engage all parties throughout using online platforms and different types of media, including leaflets, online webinars, email exchange, telephone correspondence and surveys.

Manchester City Council

Local Planning Authority

- 3.4. The Local Planning Authority has been engaged throughout the design process via regular meetings with senior officers between December 2020 and August 2021.
- 3.5. A first meeting was held with senior officers on 16 December 2020, at which the project objectives were discussed together with early options under consideration between refurbishment and redevelopment. At that meeting, officers advised that a heritage baseline assessment was required to provide a detailed understanding of the significance of the asset and the important key views from where it is appreciated. This should be used to support the brief for development and provide a framework for considering heritage impacts of development. The principle of securing the long term use of the site for commercial office use was supported by officers, who advised that an exhaustive options appraisal should be undertaken to determine the optimum form of development that delivers a viable use for the site whilst minimising harm to heritage assets.
- 3.6. A follow-up meeting was held with officers on 17 February 2021 at which the outputs of the heritage baseline assessment were presented, together with the outline options appraisal parameters that were being explored. The emerging preferred option, to demolish the 1970s extension and rebuild the development with additional storeys to deliver a viable quantum of development, was discussed at this meeting, together with detailed consideration of whether the floor levels should align with the windows in the retained façade or be divorced to reduce the height. Officers advised that engaged with Historic England at this stage would be timely to understand their perspective and help shape the options appraisal underway.
- 3.7. Further meetings took place on 28 May and 18 June 2021, at which the developed proposals were presented to officers, together with a summary of the feedback received from Historic England across the first two meetings detailed below.
- 3.8. Officers stressed the importance of robustly demonstrating that the proposed quantum of development is the minimum amount required to deliver a viable development on the Site.
- 3.9. Other specific comments were discussed:
 - **Listed façade** – a query was raised as to whether the windows are original and whether they could be restored. During the meeting it was confirmed that the windows within the attic dormers were replaced in

the 1970s when the new build was delivered. In terms of windows on the lower floors, it was agreed that the team would work out whether they are original or not and if they are original then the approach would be to retain and refurbish these. Following the meeting, significance appraisal of the building suggests that all windows to ground, first and second floors are all original, which is demonstrated by the brass catches and fixings.

- **Treatment of the steps in the listed façade and their removal** – Following a query raised, during the meeting, the design team confirmed that they require removal of two steps to facilitate DDA compliant access into the building. The alternative would be to provide a separate DDA compliant access elsewhere via a secondary entrance. On balance it is considered that affording appropriate accessible provision at the main entrance to the building, as part of the re-activated original entrance,
 - **Daylight and Sunlight** – The council noted issues need to be set out and addressed through to understand if there are any risks. It was confirmed during the meeting that there is limited potential for daylight and sunlight issues due to lack of sensitive receptors (i.e. residential properties) nearby and noted that the proposals aren't going to be significantly larger in scale compared to neighbouring buildings. This has been considered as part of the technical analysis supporting the application.
 - **Relationship with the Estate Exchange building** - It was noted that this is an important asset as it is one of Thomas Worthington's first buildings in Manchester. There are two chimneys and a cornice, and officers asked whether they would be revealed as part of the proposals. Following this feedback and that from Historic England, design development has evolved to respect these features.
 - **Materiality of the new build elements.** Officers noted the high importance to the final appearance of the building and how it will sit in the conservation area. The building façade will be constructed of glass and aluminium. To the Concert Lane elevation and lower section of the Fountain Street elevation, the cladding will be an anodised aluminium, coloured to match the tones of the sandstone in colour. The top of the building, rising above the roofline of 49 Spring Gardens façade is glazed to provide a more lightweight materiality creating a neutral backdrop to the heritage assets.
 - **Street tree removal** – Officers noted that the City Council would seek 3:1 tree replacement and therefore 6 trees should be provided as part of the scheme, following removal of the two Class B Whitebeams from the site. The Applicant noted that pavement widths and underground utilities would preclude provision of streets within the site but committed to a contribution towards planting of 6 trees outwith the site, and that the trees to be removed would be provided to the city to replant elsewhere.
 - **Demolition Waste** – it was noted that due to the demolition of the existing building and increasing need to minimise waste, materials should be recycled where possible and that should be provided in a materials management plan. It was agreed during the meeting that this would likely be conditioned as part of the construction management plan. The appointed contractor will be required to evidence their management of demolition waste and seek to re-use where possible.
- 3.10. It was noted at the meeting that for MCC the Spring Gardens listed façade is key to look after, and proposals restore and retain all original features wherever possible. If features are removed due to being non original, this will need to be confirmed in a supporting Heritage Significance and Impact Assessment. This statement has been prepared and is submitted alongside this application.
- 3.11. Officers advised that the proposals would be presented to the City Council's Conservation Areas and Historic Buildings Panel following submission of the application.

Local Ward Councillors

- 3.12. Letters were sent to Ward Councillors in the Deansgate Ward on the 23 July 2021. The letter outlined the site, the background to the project, and the development proposals, and offered a briefing to Members to explain the proposals in more detail.
- 3.13. Cllr Johns responded on 28 July to ask about the embodied carbon of the development and to request additional street trees on Spring Gardens and Fountain Street. Cllr Johns noted that he had no additional queries and so he did not consider that a further briefing was necessary. Cllrs Davies and Jeavons did not respond.

- 3.14. Cllr Johns specifically asked if the embodied carbon of demolition and construction had been assessed, and whether proposed changes offset this over the operation period or have you any plans to offset this elsewhere. Whilst there is inevitable embodied carbon associated with demolition and redevelopment of any building, this is considered to be a necessity in this instance; the current building would need to be replaced in the future in any scenario due to its condition, quality and structural limitations that prohibit useful conversion for uses that will contribute positively to the ongoing role of the CBD in the immediate and longer term.
- 3.15. Buildings aiming to achieve net zero carbon for construction should address all embodied impacts from the building's product and construction stages up to practical completion. The carbon to be offset should be determined through the whole life carbon assessment undertaken at the point of completion. The carbon can be offset using two routes:
- A. One-off payment made at the point of completion; and/or
- B. Net export of on-site renewable energy on an annual basis.
- 3.16. These two offset routes can be used together, and the intended approach should be disclosed to UK GBC relating to specific developments being brought forward. Net export of renewable energy has been deemed unviable for this specific development and therefore the approach should be to provide payment at the point of completion to ensure that the building is GBC Net Zero Carbon compliant during construction. An assessment will be completed through detailed design to understand the extent of the measures that will be required to ensure this and inform the construction process.
- 3.17. Cllr Johns also queried whether provision of additional street trees on Spring Gardens and Fountain Street would be possible, noting he would "generally advocate for all city centre development to now deliver a net gain in street trees and other greening." It has been confirmed that there is no room within the pavement to plant trees due to existing service layouts below ground, however as agreed at the meeting with MCC 6 replacement trees will be planted elsewhere at cost to the client.

Statutory and Non-Statutory Consultees

Historic England

- 3.18. A total of three meetings were held with Historic England (HE) during the design process, between March and August 2021.
- 3.19. The first meeting took place on 12 March 2021. This meeting focused on the heritage baseline significance of the existing building and its context, together with the Client Brief and early considerations of the options that were being explored. HE provided a detailed written response on 26 March 2021. Key matters raised in that correspondence were:
- Subject to the confirmation that the demolition work is limited to the modern 1970s elements of the building, Historic England is likely to defer to the local planning authority's own specialist advisors to assess the specific impact of the works on the significance of this building.
 - The most important heritage assets within the context of the proposed development are the Upper King Street Conservation Area, the Grade II* Estate Exchange and the Grade II* Former Midland Bank.
 - 8 outline development options were presented. HE advised that the full demolition option would lead to substantial harm to the heritage asset. Where the remaining options would incur a level of harm this would need to be appropriately identified, minimised and justified, including through robust viability appraisal where relevant.
 - The original 49 Fountain Street façade makes a positive contribution to the Conservation Area, whilst the modern 1970s extension at 50 Fountain Street makes a neutral contribution. HE therefore has no fundamental objection to the demolition of the modern element. Replacement should preserve or

enhance the special interest of the Conservation Area. The retained façade should not feel disjointed from the development behind. The taller the new build is proposed to be, the more likely that it will become a visual distracting and imposing element.

- There is considerable potential for the new build element to overshadow the Estate Exchange and dilute its special interest.
 - The development should not form a competing element or curtail longer views of the Former Midlands Hotel.
- 3.20. This feedback was taken on board by the Client and design team to set the parameters for the options appraisal and design evolution to identify and progress plans for a preferred option.
- 3.21. A follow-up meeting took place on 6 May 2021, at which the outcomes from the options appraisal and the emerging preferred option were presented (as illustrated Option 7 on page 28 of the submitted Design and Access Statement). HE provided a detailed written response on 20 May 2021. Key matters raised in that correspondence were:
- HE re-confirmed that they have no in-principle objection to the redevelopment of the site and noted that it was positive that Option 8 (full demolition) had been discounted.
 - HE raised in-principle concerns in relation to the scale and height of the proposed new build element of the project, as well as further concerns in relation to its design and massing and resultant impact on the Upper King Street Conservation Area, the Former Midland Bank and Estate Exchange.
 - HE noted that the architect had sought to step back the top floors of the building, to break up the massing, and to reduce the visual impact of these elements. It is suggested that the overall height of the building means that these elements are still relatively visually prominent. However, it is accepted that the setting back of floors does help to soften the visual character of a building, and that this technique could be utilised beneficially if implemented from lower down the building.
 - HE note that aligning the floor levels of the new build with the nineteenth century façade is positive as it helps to better tie the retained façade and the new build element together, thereby avoiding the visually distracting mismatch achieved when there is a physical disconnect between different phases of buildings.
 - HE acknowledged the link element between the building and the Estate Exchange, set-back from the building-line and smaller in height to allow the projecting cornice and end gable chimney to remain in situ. HE retained concerns over the proposals obscuring and considerably shortening views of the building. As the creation of a distracting element will lessen the visual prominence of the building in the wider streetscene, it is therefore identified to diminish the architectural interest, and the overall significance, of the listed building.
 - Raised concerns over the visual interrelationship between the new taller element and the attractive pavilion like element which makes up the upper element of the Former Midland Bank, particularly from the junction of West Moseley Street and Spring Gardens (viewpoint 3 in the visual assessment).
 - HE recommended that the scale and height of the building be reduced, whilst acknowledging the applicant's advice that the proposed quantum of development is the minimum necessary to secure the future of the site.
- 3.22. In response to the comments received in this meeting, the Applicant and Design Team undertook a further review of development options, including consideration of alternative means of securing the minimum 50,000 sq ft net floorspace on-site, which may respond directly to HE's comments whilst still delivering a viable proposition. This review was undertaken together with independent design review by Places Matter (see below); the Victorian Society; a heritage-led critique by the project heritage consultant, Heritage Architecture; and further engagement with the Planning Authority.

- 3.23. This process led to final refinements to the proposals, which were presented to HE at a final meeting took place on 11 August 2021. This meeting presented the proposals that now form the basis of this planning application. HE provided a detailed written response on 17 August 2021, which concluded that:

“The applicant has further revised the proposals, including redesigning the upper section of the building, to create a more streamlined and simple design, and to set it further back in views looking west along Charlotte Street. These revisions will improve the overall design of the building, and reduce the previous impact that the development had on key longer views of the Former Midland Bank. They have therefore improved the overall scheme from a heritage perspective.

“However, the revisions do not alter our wider concerns in relation to the impact of the development on the Former Estate Exchange, or much of the impact that the proposals would have on the Upper King Street Conservation Area. We set these concerns out in our previous letters, and we would refer you back to these rather than repeating those comments verbatim here.

“As we set out in our last letter, Historic England would continue to not object to the demolition of the existing 1970s extension, or to the principle of redeveloping this section of the site. However, we would still express concerns with the principle of the scale and height of the proposed new building, which is identified to cause harm to the significance of the Upper King Street Conservation Area, the Estate Exchange and the Former Midland Bank. These concerns are identified to relate to a fundamental element of what is proposed, as from the information which has been submitted, we cannot see a solution that would allow the total floorspace proposed to be sensitively integrated onto the site.

“We would therefore continue to suggest that the applicant seeks to reduce the physical and visual impact of the proposals, by reducing the height of the proposed building, and by further altering the massing of the remaining built form. However, we acknowledge that the applicant has considered our previous advice, but has concluded that the reduction in massing could not be implemented, as the proposed quantum of development is identified to be the minimum necessary to secure the future of the site.

“This conclusion should be supported by a robust viability assessment, and will need to be weighed by the local planning authority in the wider planning balance, along with any public benefits brought about by the scheme. The applicant should also demonstrate that more sensitive options, including the construction of a smaller new build element, the reuse of the existing building, or its mothballing until the market allows for the sensitive redevelopment of the site, were not economically viable. As we noted previously, we would then recommend that the local planning authority had this report independently assessed, in order to ascertain the exact weight that could be placed on the justification provided.”

The Design and Access Statement, Planning Supporting Statement and Heritage Statement detail how the proposed development has sought to address HE’s comments and minimise harm to the Conservation Area. As required by the NPPF and noted in HE’s letters, the submitted application is supported by a robust financial viability appraisal that demonstrates that the quantum of development is the minimum required to secure the long-term positive use of the site.

Victorian Society

- 3.24. The proposals were presented to the Victorian Society as a statutory consultee on 3 August 2021 via Teams.
- 3.25. The Society requested details of the retained dormer windows and if the glazing would be returned to its original design. This has been taken on-board by the design team and the proposals will incorporate glazing design to reflect historical pictures of the building, delivering a direct heritage benefit of development.

PlacesMatter! Design Review Panel

- 3.26. The Proposed Development was presented remotely to the Places Matter! Design Review Panel on 7th of July 2021. The presentation to Places Matter! Design Review Panel was during the design development and the presentations at that stage were a work in progress. This timing was to maximise the value of the design review and to ensure that independent comments could be considered and factored into the ultimate design

response as the scheme developed further towards a planning submission. Option 7 as detailed on page 28 of the D&A formed the basis of the design review.

3.27. A summary of the points raised is as follows:

- Proposition is being too compromised by striving to respond to the impacts of the Conservation Area and Listed façade. This leads to the impression of three elements – Listed façade; new office block; and, 4-storey roof extension – a combination not felt to be harmonious.
- The proposal needs to strive to create a piece of architecture that is strong and powerful in its own right that rises from Fountain Street and has something of itself.
- The terraces have the potential to be exciting places, but the terrace strategy was not felt to be clear. The small size and use of glazed balustrades might look clean and modern, but they are unlikely to feel like comfortable places to dwell. They are more likely to be too exposed and hard and you were urged to use more trees, rain gardens and weather protection.
- It needs something bolder at the transition to what is almost a freestanding building. Alfred Waterhouse was “more than just a commercial architect of his day” and yet you still have some way to go to find the “big idea” for a unique solution.

Greater Manchester Police

3.28. A briefing meeting with Greater Manchester police meeting was held on Meeting 9th of June 2021 In particular the outcome was for JMA to review the scheme’s basement areas and access strategy in light of comments.

3.29. Whilst they were generally supportive of the scheme, the response raised the below recommendations, which will be taken forward as detailed:

- **Access beyond reception** – The main entrance to the building is through the historic entrance off Spring Gardens. Sliding doors will provide secured access into the reception during the day. Speed gates adjacent to the reception desk control access to the lift lobby to approved users. Visitors access will be controlled by the building managers.
- **Night access** – The building will have an on site security presence 24 hours a day. Out of hours access will be via the main doors or via the cycle entrance. Details of access controls will be finalised with managing agents and the design team
- **Parcel store access** – Access to the basement parcel store is a via single door from Concert Lane which will be secured and controlled to permit access only to approved users. Delivery personnel would then use the stairs or the lift to access the basement and the parcel store
- **Cycle parking access** – The cycle store is accessed via the single door from Concert Lane. This area will be well lit and covered by CCTV. A staircase provides access to the basement. A second speedgates at ground floor provides access into the reception. To mitigate risk of tailgating and unauthorised access speed gates at the bottom of the stairs will be provided.
- **Refuse Collection** – The bin store is located at the ground floor. External and internal access will be controlled.
- **Interfloor travel** – The stairs between floors are located in the landlord areas. Access beyond landlord areas is controlled by fob and or controlled by tenants. Subdivision of floor space Any subdivision of floor space will result in individual access controls.
- **Active frontages** – It is anticipated that the development will increase activity levels and therefore natural surveillance and ownership in the area. The manned reception will also increase natural surveillance. The office reception, ground floor commercial unit and shared workspace will all provide active frontage to the building.

- 3.30. It is considered that the comments raised by Greater Manchester Police have been adequately addressed in the final design and will be addressed completely by detailed design and operational management strategies.

Local Owners and Occupiers

- 3.31. The Site is located within a commercial area, with no residential buildings in the immediate vicinity. Therefore, consultation with the local community focused on targeted engagement with nearby landowners and occupiers within the CBD.
- 3.32. Letters were sent to owners of neighbouring properties on the 28th of July, these primarily comprising office or commercial properties, to inform them of the emerging proposals and offering a briefing session to provide more details and receive any feedback.
- 3.33. No briefings were sought from consulted parties.

Summary

- 3.34. The proposed development has evolved through an extensive process of consultation and iterative design with the local authority, HE, the Victorian Society and Places Matter Design Review. It is recognised that the site is in a highly sensitive location with regards to its heritage context. It is also an important location in the heart of the Central Business District.
- 3.35. The Applicant has therefore sought to work closely with these consultees to deliver a proposed design that minimises the harm to the heritage assets on and around the site, whilst delivering a modern office building that will secure the long-term positive future of the site and contribute to the CBD's continued role as the driving force behind Manchester economic growth.
- 3.36. Full details of the design process undertaken, the proposed development and the planning justification are provided within the submitted Planning Supporting Statement, Design and Access Statement, Heritage Statement and Financial Viability Appraisal.
- 3.37. The Applicant is also committed to ensuring the consultation process will continue as part of the formal statutory planning procedure managed by the Local Planning Authority and beyond. During this process, the Applicant and the project team will continue to listen and engage with local stakeholders and, wherever possible, accommodate their ideas and aspirations.



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