



HOMEground, First Street
Planning, Design and Access Statement

June 2021

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1 Introduction

Introduction

- 1.1 This Planning, Design and Access Statement has been prepared by Deloitte Real Estate in support of an application for temporary Planning Permission for an outdoor theatre and cultural event space with food and beverage units.
- 1.2 This would be considered a Sui Generis use under the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020 which came into force on 1 September 2020.
- 1.3 The Applicant is Greater Manchester Arts Centre Limited (“HOME”) (“the Applicant”). HOME is an entity used by Greater Manchester Arts Centre Limited who are ultimately responsible for the management of the space.
- 1.4 The plan below highlights the location of the site which is on land bounded by Hulme Street, Medlock Street, River Street, and Wilmott Street in the First Street neighbourhood of Manchester City Centre.
- 1.5 This Design, Access, and Planning Statement should be read in conjunction with the submitted Covering Letter and Application Drawings.

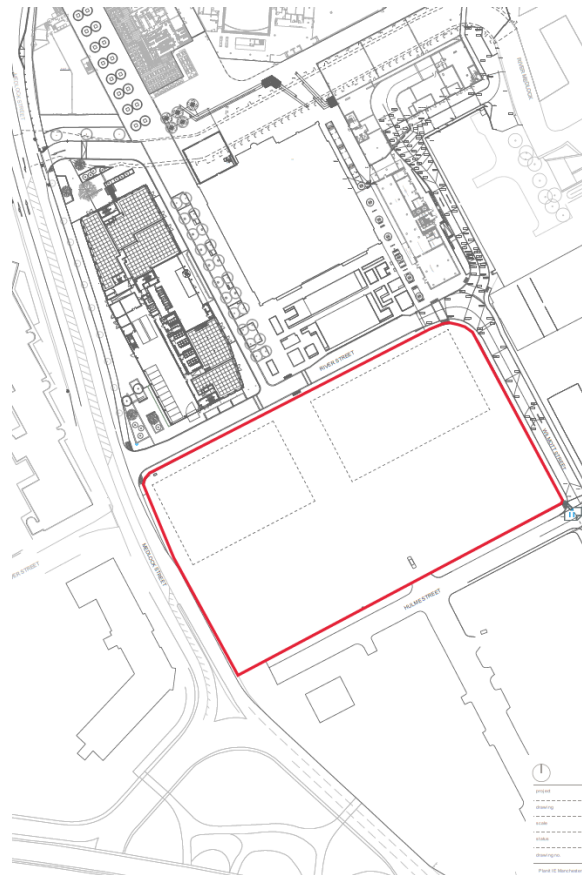


Figure 1.1: Location of works (application boundary edged in red) (Source: Planit-IE)

2 Site Location and Context

Site Description and Background

- 2.1 The Site is located within the First Street Development Framework area and covers the First Street Plots 9 & 10 development plots on land bounded by Hulme Street to the south, Medlock Street to the west, River Street to the north and Wilmott Street to the east.
- 2.2 The Site currently consists of an area of hardstanding that has previously been used as a surface car park. The topography of the Site is relatively flat.
- 2.3 Historically, the First Street area was used for chemical works, however the area has been extensively been remediated and now comprises hardstanding alongside a small number of trees and shrubs. It has also been used more recently as a construction compound to facilitate the development of No. 8 First Street.
- 2.4 Access is currently taken from an entrance on River Street.
- 2.5 The Site is within Flood Zone 1 and partially Flood Zone 2, and in a Critical Drainage Area. It also falls within an Air Quality Management Area. There are no statutory or non-statutory ecological designations on the Site.
- 2.6 The Site does not fall within a Conservation Area but is adjacent to the Castlefield Conservation Area. There are no Listed Buildings on site with the closest asset being c. 15 metres to the east of the Site. There are six Listed Buildings within a 250m radius of the Site.

Site Surroundings

- 2.7 The First Street Development Area is split into three components: First Street North, First Street Central, and First Street South. Once completed, it will deliver up to 2.5 million sq. ft. of commercial space, 324,300 sq. ft. of retail, leisure and hotels, 1 million sq. ft. residential development and 73,300 sq. ft. of civic, cultural and amenity space, delivering the potential to support 10,000 jobs.
- 2.8 The Site is defined by the First Street Development Framework (2018) ("the First Street SRF") as being within the First Street Central area which comprises the central east-west core of the First Street area, immediately south of First Street North and bounded by Medlock Street to the west and Cambridge Street to the east.
- 2.9 Immediately to the north and north west are the completed No.1 and No.8 First St buildings, which are home to a number of major occupiers including WSP, Autotrader, Amaze, Gazprom, Odeon and Jacobs. James Grigor Square is located north of the Site and provides attractive outdoor space.
- 2.10 Beyond this is First Street North, which is now complete. First Street North is centred around Tony Wilson Place and is now a cultural hub for the city, with HOME at the centre. HOME is a renowned centre for international contemporary art, theatre and film. It was formed by a merger of two arts organisation, Cornerhouse and Library Theatre Company, and has a wide range of experience of putting on events and festivals, such as Push Festival and Incoming Festival. Alongside HOME is a wider mix of uses including student accommodation, an MSCP and a range of food and drink operators, as well as new public spaces.
- 2.11 The First Street SRF (2018) outlines that the First Street redevelopment provides a unique opportunity to build on the existing cluster of cultural and creative businesses and facilities and to further grow the creative business sector and establish First Street as a distinctive creative and cultural district of the City Centre.

- 2.12 It also notes that the area contains a number of important undeveloped sites that could offer the opportunity to house semi-permanent and temporary (pop-up) type spaces which would add to the creative mix and diversity.
- 2.13 To the east of the Site are a number of former Mills including Macintosh Mill and Cambridge Mill which are Grade II listed and are now in residential and office uses.
- 2.14 To the south of the Site, beyond Parkway Gate and Medlock House student accommodation, is the Mancunian Way - a key arterial vehicle route into the City. On the opposite side of the Mancunian Way are low rise residential uses within the ward of Hulme.

Planning History

- 2.15 The Site has a relevant planning history as established in the below table:

Application Reference	Description of Development	Status
125833/FO/2019 Plot 9A	Erection of a basement plus 11-storey building comprising office accommodation (Use Class B1), flexible commercial space (Use Classes A1 (Shops), A2 (Professional and Financial Services), A3 (Restaurants and Cafes), A4 (Drinking Establishments), B1 (offices), and D2 (Gymnasium), car parking, cycling parking and associated facilities, landscaping, and associated works.	Extant - Approved 2020
121462/FO/2018 Plot 9A (Previous Design)	Erection of a ground plus sixteen storey building comprising commercial office (Use Class B1); hotel (Use Class C1); standalone flexible, commercial space across part of the ground and first floor (Use Classes A1 (Shops), A2 (Professional and Financial Services), A3 (Restaurants and Cafes), A4 (Drinking Establishments), B1 (offices), and D2 (Gymnasium); flexible ancillary commercial and retail uses at ground and first floor (Use Class B1, A3, A4); basement car park, landscaping and associated works.	Extant - Approved December 2018
111240/FO/2016/C1 Plot 9: Temporary landscaping	Creation of a temporary landscaped area in advance of permanent redevelopment.	Lapsed - Approved April 2016 but not implemented

- 2.16 The Applicant is now seeking temporary permission to host a temporary cultural event on the Site. Details of this event are provided in Section 3 of this Statement.

Pre Application Consultation

- 2.17 HOME undertook a pre-application discussion with the Planning Authority in April 2021, regarding the principle of development and to explain the proposals in greater detail. An email has been sent to the case officer, outlining the project in more detail.
- 2.18 On 07 May, HOME also had informal discussions with Greater Manchester Police, who recommended that a Crime Impact Statement would not be necessary due to the relative small-scale of the proposal.
- 2.19 HOME have held two consultation events over zoom with nearby residents, where the proposals were explained in detail and queries answered. A complaints process has been set up between these residents and HOME should any issues arise during the hosting of the temporary events.

3 Proposals

- 3.1 The proposals are the erection of two temporary stages, associated works and pop-up concessions stands (food trucks and tents).

Planning Permission for the temporary change of use to allow for events space including the erection of two temporary stages, pop-up concession stands and corporate event space.

Use

- 3.2 'HOMEground' is a 12-week event taking place between 28 May and 15 August 2021. The event will comprise 3 distinct areas within the Site which will be managed separately via bespoke management systems in order to allow for all relevant safety precautions to be put in place for each area or activity.
- 3.3 The event spaces can be summarised as follows:
- Showground – An open air theatre programmed with live theatre performances and shows throughout the event period. This will include a 650 capacity outdoor theatre, a site central bar and a selection of street food traders serving hot food as well as areas of outdoor seating.
 - The Terrace – A designated area for eating and drinking. A number of food and drink concessions will serve food and drink for consumption on site in an outdoor restaurant style set up. This area will have the capacity to seat 500 people and will be cordoned off from the Showground area.
 - The Tent – This is an area under a large Big Top tent. This area has a capacity of 100, will have tables and chairs and will also serve food and drink from small concessions.
- 3.4 There will be no more than 1300 people on site at any one time across all of the sections. The current capacity is based on COVID-19 restrictions and this figure may change in line with any amendments to legislation and guidance.
- 3.5 There is sufficient space across the site for the expected attendance; however, security will be monitoring the capacity, entrances and exits of the site throughout.
- 3.6 The proposed works are designed to be reversible with the number of fixings required kept to a minimum.

Scale

- 3.7 The proposal includes two stages, the Main Stage and the Manchester Stage. The main stage will be roughly 9 metres high. It is considered that neither stage or its associated scaffolding will be overbearing in the context of the site and its surroundings.
- 3.8 The dimensions of the bar tent are 12m x 6m; however, this does not take up the entire unit footprint, the extent of which will be filled with an appropriate amount of tables and seating.

Layout

- 3.9 As the Site is operating during the summertime and closes at 11pm, most lighting is only decorative. General customer lighting will be from a mixture of low wattage festoon type lighting fixed to scaffolding across the Site. This will be supplemented by coloured LED flood lighting fixed at heights between 2m and 4m above ground and focused to the ground.

- 3.10 White directional lighting will be required around access and egress points and will be fixed at heights between 2m and 4m, be focused to the ground and not face directly onto nearby residential developments.
- 3.11 Any stage specific lighting will be dependent on show requirements however will be focused directly towards stage structures and would not cross the perimeter of the Site.
- 3.12 All lighting installed as part of the project will be lower and less intrusive to neighbouring buildings than the existing car park lights which will be decommissioned for the duration of the event.
- 3.13 Further details can also be found within the submitted Planning Drawings.

Appearance

- 3.14 The overall approach has been to design three separate areas within the site. The Showground (Outdoor Theatre space), The Food and Drink Terrace, and The Tent.
- 3.15 The Showground is an open-air theatre with a maximum capacity of 650 on site. The space will show live performances throughout the period.
- 3.16 The Food and Drink Terrace is a designated area for eating and drinking. A number of food and drink concessions will serve food and drink for consumption in an outdoor style food hall.
- 3.17 The Tent is a 'Big Top' designed to have a fun and colourful outlook. It has a capacity of 100.

Access

- 3.18 The event space will be accessed via River Street, opposite the end of First Street and will result in no change to the access route currently on site.
- 3.19 All load in and load out deliveries will be scheduled to avoid congestion on site. All schedules are to be agreed in advance. During the load in and build, only essential production vehicles will be allowed access to the event site and all vehicle movement to reach staging areas will be by prior arrangement with the site management and stewarded by trained staff.
- 3.20 Access for emergency vehicles will be coordinated through the event manager and security team. Two 'blue routes' have been identified for the event which provides access to both sides of the temporary structures should one side be unsafe for access. The first of these routes is from First Street via Medlock Street and the second is via Hulme Street.

4 Planning Policy and Site Specific Considerations

National Planning Policy

National Planning Policy Framework

- 4.1 The National Planning Policy Framework (the NPPF) does not prescribe any guidance specifically for these works. It does however confirm a policy of ensuring a strong, competitive economy, ensuring the vitality of town centres and making effective use of land.

National Planning Practice Guidance

- 4.2 Planning Practice Guidance (PPG) was introduced in March 2014 as a live web-based resource to support the NPPF. It brings together planning practice guidance for England in an accessible and usable way and is a material consideration in assessing this application.

Local Planning Policy

Manchester Core Strategy

- 4.3 The Core Strategy sets out policies which are relevant to the proposed development. Policy DM1 – Development Management sets out a range of specific issues which all development should have regard to. These include, amongst others:
- Regard to appropriate siting, layout, scale, form, massing, materials and details.
 - Development should have regard of the character of the surrounding area and regard should be given to impact on the surrounding areas in terms of the design, scale and appearance of the proposed development.
- 4.4 Further to this, Policy EN 3 - Heritage states that throughout the City, Manchester City Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods. New developments must be designed to preserve or enhance the character, setting and accessibility of areas and buildings of acknowledged importance.
- 4.5 Due to the site's proximity to the Listed Mills; Macintosh, Cambridge and Chorlton Mills, Policy CC 9 – Design and Heritage should be considered. This policy sets out that development in Manchester City Centre should preserve or enhance the heritage assets that have been identified including listed buildings.
- 4.6 Policy EN 15 states that the Council will encourage development which provide Biodiversity and Geological Conservation, and encompasses an ecological framework to maintain habitats.
- 4.7 The Site has limited vegetation across it due to its most recent use as a car park. Trees are being retained across the Site with limited removal. A full ecological survey has been undertaken which has identified limited probability of ecological value across the site, and confirms there were no bat or bird nesting area's found at the time of survey.
- 4.8 Policy CC10 – A Place for Everyone considers that locations should be developed to a wide range of residents and visitors.

- 4.9 More specifically, Policy C10 – Leisure and the Evening Economy sets out that:
- 4.10 New development and redevelopment that supports the evening economy, contributes to the vitality of district centres and supports a balanced and socially inclusive evening/night-time economy will be permitted, subject to the following considerations:
- Cumulative impact – in areas where there is already a concentration of bars (A4), hot food takeaways (A5) and other night-time uses which are detrimental to the character or vitality and viability of the centre, there will be a presumption against further facilities.
 - Residential amenity – the proposed use should not create an unacceptable impact on neighbouring uses in terms of noise, traffic and disturbance.
 - Balance - new uses in Manchester centres should support both the day-time and evening/night-time economies whilst not undermining the role of the primary shopping area.
- 4.11 The proposals are fully accessible and will provide a range of events for all. They will encourage visitors to the city to enjoy both the immediate surroundings of First Street, and the wider city centre. First Street is a well-established cultural hub already, and as such the proposals will build on this existing success.

Saved Policies of the Unitary Development Plan

- 4.12 The adoption of the Core Strategy in 2012 led to the revocation of the Unitary Development Plan however a number of policies were ‘Saved’.
- 4.13 Saved Policy DC19 – Listed Buildings sets out that the Council will have regard to the desirability of securing the retention, restoration, maintain, and continued use of such buildings and to protecting their general setting. As the event is temporary in nature, it is not considered to affect the setting of the Listed Assets.

Accordance with Planning Policy

- 4.14 The proposals represent an appropriate and necessary level of development. Appropriate consideration has been given to the proposal’s design, scale and layout as well as its impact on potential heritage surroundings. Taking this into account, the proposal is considered as being in support of Policy DM1 – Development Management.
- 4.15 The proposal will develop the site as a location that appeals to a wider range of people, be that visitors for food and drink or for live entertainment. The proposal can therefore be considered compliant with Policy CC10 - A Place for Everyone.
- 4.16 Any vegetation clearance as part of the development will ensure that no active nests are removed, and where any nests cannot be removed, a 2m buffer around them will be maintained, in compliance with Policy EN 15.
- 4.17 In terms of Policy C10 – Leisure and the Evening Economy, the proposal will support the cultural economy within Manchester City Centre through delivering a new use to the currently vacant site. The proposal will also help the city’s cultural life recover from the Covid 19 crisis.
- 4.18 The temporary nature of the proposals and the small scale of the bar element mean that the proposal will not contribute to an adverse impact on local amenity. Equally, it is not expected to have an adverse impact on the Primary Shopping Area or significantly contribute to unresolved existing amenity issues. The live outdoor entertainment nature of the site provides a safer, Covid-secure experience for visitors.
- 4.19 The Site is located within the heart of Manchester City Centre, an established entertainment district within the city, however, is also within close residential accommodation. The proposal is small to medium sized and temporary – with events finishing at 23:00 at the latest.

- 4.20 The application is supported by an operational management plan, transport statement and noise statement that demonstrate that the temporary use will not lead to any unacceptable impacts on neighbouring uses during the 12-weeks that it is operational.
- 4.21 Taking these points into the consideration, the proposal can be considered in the planning balance to meet with the objectives and policy requirements of the Development Plan.

Site Specific Considerations

Design

- 4.22 The proposal is spread across Plots 9 and 10, bounded by River Street and Wilmott Street. The proposal is entirely outside, except for a number of marquees dotted throughout the site.
- 4.23 The main 'Showground' stage is located to the north of the site and has 104 tables in front of it. The west of the site features the Manchester stage, with 83 tables. South of the Manchester stage is the 'BigTop' tent, which has a capacity of 100 people over 24 tables.
- 4.24 Further south is the toilet and handwash section, with water pints and hand sanitiser stations throughout the site to ensure Covid-security. There are also accessible toilets in this location.
- 4.25 Located relatively in the middle of the site is the Food and Drink terrace, with c.8 vendors. Additional seating and furniture are located throughout the site. There are 5 emergency exits on site.

Heritage

- 4.26 There are six listed assets within 250m of the Site, as follows:
- 1) Former Cotton Mill on west side of junction with Cambridge Street, Grade II;
 - 2) Mill chimney stack on east side of junction with Cambridge Street, Grade II;
 - 3) Chorlton New Mill and attached chimney, Grade II;
 - 4) Chorlton Old Mill, Grade II;
 - 5) Mill on north east corner of junction with Chester Street, Grade II; and,
 - 6) Manchester south junction and Altrincham railway viaduct, Grade II.
- 4.27 There will no physical impact on any historic building fabric caused by fixings or servicing. The proposals sit in a large open space. Due to the temporary nature, lightweight construction and low-rise appearance of the proposed, the proposal can be seen not to adversely affect the ability to understand and appreciate the heritage values of the surrounding assets. As such, the visual impact of the proposals is considered to be neutral. It will be entirely temporary in nature.
- 4.28 It is therefore considered that overall, the proposal will not result in any unmitigated harm to the character, fabric or appearance of the listed building within the terms of the NPPF and local planning policy as outlined in Section 4 of this Statement.
- 4.29 The proposal can therefore be considered acceptable from a heritage perspective in that it is considered that it will have a neutral impact on the special interest of the Listed Mills.

Management

Management Strategy, Security and Amenity

- 4.30 The application is supported by a Management Strategy prepared by Engine No. 4. This has been prepared in recognition of the need for strong management of the bar use to minimise any potential instances of anti-social behaviour on site or in the surrounding area, and to ensure Covid-security.
- 4.31 This Strategy sets out a number of measures which will be incorporated, including:
- Alcohol is not served to anyone who is or appears to be under-age.
 - No-one who appears to be heavily under the influence of alcohol will be served at the bar.
 - Sufficient numbers of staff trained in customer service are present to prevent any situation involving the sale of alcohol becoming unmanageable. Management controls will be supported by the presence of the HOME Team who will be on duty and present during the bar's hours of operation.
 - Security staff will monitor the area and capacity. HOME Event Manager will work with security to clear and close the site at the end of the date, and to make executive decisions with the Security firm before situations 'get out of hand'. SHOWSec will be the day-time security firm and CBRE provide overnight security.
 - CCTV is on operation and covers the proposed unit location and entrance / exit points. Coverage is monitored at all times by the site security team and images are recorded and retained for 28 days.
 - Customers are not permitted to remove glassware or bottles, and alcohol will be served in plastic.
 - When not trading, all furniture will be stored securely within the unit.
- 4.32 When customers are leaving, they will be directed to one of two exits after each show. The main doors exit onto River Street.

Ventilation and Noise

- 4.33 Three Spires Acoustics Ltd have produced an Event Noise Management Plan.
- 4.34 It is considered that the site is a viable site for the proposed meantime use and that the Plan adequately detail methodology that will be implemented in order to demonstrate how the operation of the events will align with local and national planning policy. No sound is predicted to exceed 70 dB(A), and further detailed sound system design will be undertaken with the objective to reduce noise spillage into community areas.

Waste

- 4.35 Biffa have the waste management contract for the event.
- 4.36 The Site will be closed until 5pm on weekdays and 12pm on weekends to allow for a sufficient cleaning of the Site and removal of waste before it goes live each day.
- 4.37 All traders will be required to not leave or dispose of any cooking oil on site and to take all oil away with them and dispose of it off-site in the correct way.
- 4.38 Toilet provision will be made available via portable toilets on site located across all areas of the site. A one way, in and out system will be implemented for these and a crowd control barrier queuing lane will be created at the entrance to toilet areas.

- 4.39 The Site will have 25 unisex cubicles with built-in sanitisers, 2 fresh water hand wash stations, 4 staff toilets with built-in sanitisers and public hand sanitiser stations at entry points as well as across the Site.

Methodology of Works

- 4.40 Due care and attention will be given to installing stages and concessions stands, minimising the number of fixtures required as far as possible. The temporary structures will be constructed in accordance with Manchester City Council guidance by competent contractors. The structures to be constructed are:

- Fencing;
- Marquees/Tents;
- Food concessions vehicles/Gazebos;
- Stages;
- Scaffolding for decor; and
- Scaffolding for booth seating.

- 4.41 Further to this, all furniture and structures will be temporary and can be removed at any point.

5 Conclusion

- 5.1 This Planning, Design and Access Statement application has been prepared to support proposals for a temporary events space on Plots 9 and 10 of First Street.
- 5.2 Pre-application engagement has taken place between the client, Deloitte and Manchester City Council.
- 5.3 The proposal is supported by a number of documents, detailed below;
- Application forms;
 - Plans - layout, elevation and lighting;
 - Operational Management Plan;
 - Acoustic Report;
 - Ecology Report; and
 - Transport Statement.
- 5.4 Detailed assessment of the proposals has been undertaken against planning policy and is not deemed to be overbearing in the context of Plots 9 and 10 of First Street or result in any unmitigated harm to the character, fabric or appearance of the nearby Grade II Listed mills. Therefore, the proposal is considered acceptable from a heritage perspective.
- 5.5 A Management Strategy has been devised by Engine No. 4, which the proposal will adhere to. The Strategy details the structure of management and who is in charge of certain aspects of the proposal, such as Security and Alcohol Management.
- 5.6 Due care and attention will be given when installing the stages, infrastructures and furniture. Due to the temporary nature of the proposal, it is thought there will be no long-term unmitigated negative impacts on amenity.
- 5.7 As such, the proposed development therefore merits the support of the local planning authority.



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