

CIS Tower, Miller Street

Statement of Consultation

May 2025

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1. Introduction

- 1.1. This Statement of Consultation of Consultation (the “Statement”) accompanies applications for Full Planning Permission and Listed Building Consent for the wholesale refurbishment of the Grade II listed CIS Tower in line with the objectives of the NOMA Strategic Regeneration Framework (SRF).
- 1.2. The Applicant is Devonshire (CIS Tower) Limited (hereinafter referred to as ‘the Applicant’).
- 1.3. The application relates to CIS Tower, Miller Street (hereinafter ‘the Site’). The Site is located within Manchester City Centre, and within the NOMA SRF area.
- 1.4. The Statement sets out in detail the pre-application consultation that has been undertaken for the application, the feedback received and how that has been considered and addressed within the final proposals.

The Site

- 1.5. The CIS (Co-operative Insurance Society) Tower is located on Miller Street and covers an area of c. 0.74ha. The building is bound by Miller Street to the north, Dantzic Street to the west, Hanover Street to the south and a temporary car park to the east. It is a building of significant scale rising to a height of 118 meters, comprising of ground plus 25 storey tower and connecting service tower, a 5-storey podium and three basement levels, together with an atrium and an outdoor plaza.
- 1.6. The CIS Tower is not located within a conservation area; however, the Shudehill Conservation Area bounds the site to the south.

The Proposed Development

- 1.7. The Proposed Development requires a number of alterations to the Grade II listed building. These are detailed fully within the Design and Access Statement, together with the Heritage Statement; and the Structural Report submitted with the applications for Planning and Listed Building Consent.
- 1.8. In summary, the Proposed Development comprises:
 - Refurbishment and restoration of the entire building; to provide 336,500 sq ft of high-quality Grade A office floorspace to achieve modern day safety and operational standards.
 - Provision of a new sympathetic extension to the podium to provide three additional storeys for office use which will involve the removal of the existing fifth floor structure and previous Recreational Space, alongside consolidation of plant areas. The artwork in the ‘Recreational Space’ will be repaired and refurbished and relocated to the basement with an associated new space. This will provide an appropriately prominent location for the art within a space that will allow the full proportions to be revealed and appreciated.
 - Replacement of the existing single glazed façade, with a system which is, as far as possible, like for like, to deliver the necessary safety, thermal and performance requirements, whilst being sympathetic to the special interest of the building. This has developed through a robust option appraisal;

- External alterations to the ground floor façade including an improved and enhanced extension to the ground floor entrance lobby; activation of the Dantzig Street façade; and external landscaping to create new public realm and pedestrian connectivity.
- Change of use on ground floor and basement levels to accommodate flexible uses comprising mixed commercial uses (Use Class E a) (retail)/ Use Class E d) (gym) / Use Class E b) (F&B) / Sui generis (leisure)) helping to further activate and revitalise NOMA, through the mixed of uses and delivery of an expanded retail and leisure offer.

1.9. The description of development as stated on the application form for Full Planning Permission is as follows:

Planning permission for internal and external refurbishment of the CIS Tower for office accommodation on floors 1-23 (Use Class E c)); change of use to floor 24 and 25 from Use Class E c) (office) to Use Class E b) (F&B); change of use to basement and ground floor from Class E c) (office) to mixed uses (Use Class E a) (retail)/ Use Class E d) (gym) / Use Class E b) (F&B) / Sui generis (leisure); refurbishment of the external facade including replacement of the existing single glazed façade system and replacement of strip of solar panels on the service tower; removal of existing recreational space on the fifth floor and plant to facilitate the construction of a 3-storey extension to the Podium (Use Class Ec)) external alterations to ground floor façade including an alteration to the ground floor entrance lobby; creation of new entrances on Dantzig Street and on eastern elevation; hard landscaping and planting; removal of external signage; creation of 2x DDA parking spaces; new rooftop plant and screening at level 8; and other associated works.

1.10. The description of development as stated on the application form for Listed Building Consent is as follows:

Listed Building Consent for the refurbishment of the external facade including replacement of the existing single glazed façade system and replacement of strip of solar panels on the service tower; removal of existing recreational space on the fifth floor and plant to facilitate the construction of a 3-storey extension to the Podium; external alterations to ground floor façade including an alteration to the ground floor entrance lobby; creation of new entrances on Dantzig Street and eastern elevation; alternations to the existing public realm; new rooftop plant and screening at level 8; hard landscaping and planting; removal of external signage; and associated works.

Background

1.11. The Site was previously subject to a full planning permission and listed building consent approved in March 2020 (LPA Ref. 126118/FO/2020 and 126119/LO/2020) (hereinafter referred to as ‘the 2020 Consent’), which was not implemented. The current scheme represents an evolution on these proposals, and follows the same broad principles, including a 3-storey extension to the podium. The revised scheme includes the following key changes:

- replacement of the existing single glazed façade system;
- inclusion of a publicly accessible bar & restaurant on floors 24-25; and
- inclusion of a communal external terrace & co-working space on Level 7.

1.12. Consultation was undertaken prior to submission of the 2020 Consent, and the consultation undertaken prior to this submission therefore built on these previous discussions. This has been reflected within the Statement.

Pre-Application Consultation

- 1.13. 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.

Statutory Consultee Engagement

- 1.14. 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 has responded to the Site conditions; surrounding area; relevant frameworks; and the Site's economic, planning and regeneration context.
- 1.15. This process has sought to address specific site considerations, questions and comments that have been raised during the consultation process.
- 1.16. Full details of all pre-application engagement with statutory and non-statutory consultees and the response provided by the submission are provided in Section 3 of this Statement.

Report Structure

- 1.17. This Statement of Consultation explains in detail the programme of consultation that the scheme has been through in order to ensure that issues could be considered and addressed as the proposals came forward.
- 1.18. The remainder of this Statement is structured as follows:
 - Section 2 – sets out the relevant planning policy and requirements;
 - Section 3 – provides details of the consultation undertaken, summarises the feedback received and provides a response where relevant; and
 - Section 4 – presents the summary and conclusions.

2. Policy context

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

- 2.1. 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”).
- 2.2. 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.
- 2.3. Part 6 of the Act specifically deals with planning and Chapter 4 sets out requirements in relation to consultation before applying for Planning Permission.
- 2.4. 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) a person proposes to make an application for planning permission for the development of any land in England; and*
- b) 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).*

- 2.5. 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; and
The person must consult each specified person about the proposed application.*

- 2.6. Subsection (4) outlines the requirements in regard to publicity of applications:

Publicity under subsection (2) must —

- a) 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*
- b) 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.*

- 2.7. 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.
- 2.8. 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 (2024)

- 2.9. The Department for Communities and Local Government published the amended NPPF in December 2024
- 2.10. 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 40 to 47 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 41 directs local planning authorities to encourage any applicants who are not already required to do so by law to engage, where relevant, with statutory and non-statutory consultees, before submitting applications.
- 2.13. Similarly, paragraph 138 set out how Local Planning Authorities should have regard to, 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 and subsequently December 2024 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:
 - 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
 - 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

- 2.18. 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.

- 2.19. Appendix 1 of the SCI provides guidance on developer-led early engagement.
- 2.20. 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.
- 2.21. 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.
- 2.22. 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

- 2.23. This section has set out the relevant elements of Planning Policy that relate to the formulation of development proposals during the pre-application stage. This includes the requirements to engage at a national and local level.

3. Consultation Strategy and Response

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.

- 3.1. As part of the design development extensive pre-application discussions were undertaken to understand the various stakeholder priorities. The pre-application consultation has largely been focused upon providing an explanation of the changes to the scheme since 2020, particularly the new approach to the Tower façade.
- 3.2. This process has sought to address specific site considerations, questions and comments that have been raised during the consultation process, which in summary comprised:
 - Regular meetings throughout the design development process with Manchester City Council’s Planning Officers and Conservation Officer; and presentation to the Conservation panel;
 - Meetings with Historic England, Twentieth Century Society and the Manchester Modernist Society;
 - Engagement with local ward councillors;
 - Engagement with Manchester City Council’s Highways team; and
 - Engagement with Greater Manchester Police.
- 3.3. As there are no significant residential uses adjacent to the Site, no public consultation event was required. This approach was agreed with Manchester City Council’s Planning Officers.
- 3.4. 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.
- 3.5. The sections set out in subheadings below further describe the consultation activity undertaken in preparation of these Applications, provide a summary of the feedback received and how this has been addressed within the Proposed Development.

Manchester City Council

Planning Officers

- 3.6. The proposals have been worked up in close consultation and collaboration with the Local Planning Authority (LPA). During the design development stages undertaken prior to the submission of the planning and LBC application, regular dialogue has taken place with MCC Planning and Conservation Officers to present the proposals, understand and address the City’s strategic objectives and to discuss and address feedback. A series of pre-application

meetings were held between December 2024 and March 2025, alongside regular email correspondence.

3.7. The feedback received has been positive and constructive. Discussions have focused on the key design interventions including:

- The need to bring the CIS Tower back into active use and contribute to the delivery of City Centre office space;
- Proposed restaurant uses at floor 24 and 25, including concerns around sufficient servicing and ventilation. Demonstration of sufficient capacity to support both the proposed restaurant use at floors 24 and 25, and the potential for an F&B use within three of the units at ground and basement levels has been addressed within the submitted design and Access Statement prepared by Simpson Haugh; and Ventilation and M&E Strategy prepared by CWC;
- Confirmation that a Viability Statement would need to be submitted in support of the application, to justify the requirement for the podium extension. A 'Financial Viability Assessment - Non-Technical Statement' and 'Financial Viability Assessment' have been prepared by CBRE and has been submitted in support of this application;
- Discussion around attractiveness of the proposed mix of uses at ground floor and basement to future occupiers; and how this would be marketed. This has been addressed through inclusion of market assessment within the Viability Statement; and submission of a Retail Strategy prepared with input from agents;
- The extensive consideration by the team to successfully renew the façade. The discussion around the façade renewal have been detailed and has included the following:
 - The options matrix and detailed reports that have underpinned this process;
 - A detailed analysis and preparation of detailed drawings of the existing façade frame details; and
 - Discussion on the deliverability of façade details shown, and request that a piece on façade deliverability be included within the Design and Access Statement (DAS). This has been included within the DAS submitted in support of this application.
- Approach to tenant fit out, and agreement that this would be addressed through a Tenant Fit Out Guide. An outline Tenant fit Out Strategy has been submitted as part of the DAS in support of this application.

3.8. These discussions built on the previous pre application consultation with MCC officers in 2020, in relation to the 2020 Consent, which covered the following points:

- The extension of the podium, emphasising the importance of ensuring it is sympathetic to the podium and tower elements of the building.
- The demolition of the existing fifth floor and the need to clearly justify this significant intervention into the building which is discussed in more detail in the Planning Statement submitted as part of this application;
- Façade refurbishment and importance of ensuring deliverability, sustainability and ease of maintenance;

- The need to ensure the building will be fully accessible. It was confirmed that this will be maintained and enhanced via a new ramp. This has been addressed within the submitted DAS.
- The potential for signage or planting along the external plinth was generally welcomed by MCC.

Conservation Panel

3.9. The proposals were presented to the Conservation Panel on 11 February 2025. No formal response had been received following this meeting at point of submission. During the presentation, queries were raised around:

- Proposed material specification, including requesting further detail on the glazing and replacement spandrel panels. It was clarified that existing spandrel panels are vitreous enamel, and that proposed replacement spandrel panels will be PPC finished aluminium. The intention is to return to clear glazing, but due to treatments applied to modern glazing in order to achieve required performance specifications this may be slightly less clear than the original. It is anticipated that a condition would be attached to the consent requiring a final material specification to be agreed with MCC;
- Whether the existing PV panels would be removed, and whether these currently in use. It was confirmed that only a limited area would be removed at this stage, for fireproofing. This area is shown within the DAS. Supply chain advice sought to date suggests that the orientation of the PVs means that bringing panels back into operational use not cost efficient.
- Query raised on whether revisions to the extension massing have been explored in the context of replacement façade strategy, as opposed to refurbishment façade strategy used in 2020. The proposed approach to extension massing was developed through a rigorous process in 2020 in order to create a visual point of difference between existing and new while minimising the impact of the additional levels on cityscape at street level, and it is considered that this remains the most appropriate design response. Please refer to the DAS for further details of this approach.

Local Ward Councillors

- 3.10. On 27 February 2024, a detailed email was sent to Ward Councillors in the Piccadilly Ward to provide information of the emerging proposals ahead of the first phase of consultation.
- 3.11. The email outlined the Site; the background to the project; the consultation approach and the vision for the Proposed Development. The correspondence included the offer of a briefing to Members to explain the proposals in more detail.
- 3.12. A virtual Councillor Briefing took place with Cllr Jon Connor Lyons on 08 April 2025, to provide further detail on the proposals. The Councillor did not express an opinion on the scheme, due to his position as Chair of the Planning and Highways Committee.

Historic England

- 3.13. Historic England (HE) has a statutory remit in the decision-making process for Grade I and II* buildings; and if the works proposed involve significant demolition of principle element of the interior or exterior of a Grade II listed building.
- 3.14. Due to the scale and nature of the proposals, it has been confirmed that HE would therefore be a statutory consultee due to the wholesale replacement of the existing single glazed

façade system. The Applicant engaged with HE at the pre-application stage, and a virtual meeting was held with HE on 13 December 2024, and the following points were discussed:

- Welcomed the options appraisal undertaken as an approach to the façade renewal works that considered economic, social, environmental and heritage factors, in addition to construction and deliverability, in order to reach a viable solution;
- Welcomed the extensive justification for the works, especially with regards to the façade, in order to secure the building’s long term viable use;
- With regard to the removal/ replacement of the façade, there was some initial concern that this would comprise a significant visual change, but was noted that they were reassured by the presentation that this not the case, as it will essentially be ‘like for like’ visually albeit with different materials. It is important that the new façade uses same high-quality materials and methods of construction as the original, as this then could be considered to be the ‘next phase of life’;
- Queried why the PV panels would not be swapped or removed, as no longer operational. As part of the current works, in order to get the building operational, the refurbishment of the tower is the priority. The replacement of the PVs is not currently financially viable, but could be revised in future;
- Queried whether existing vitreous enamel panels would be retained. At time this was state of the art as a material, but the panels are now beyond design life and have asbestos containing materials bonded to the rear so cannot be retained.

- 3.15. On 17 January 2025, HE confirmed via email that they were satisfied with the information provided to date and that no further pre-application engagement was required:

Historic England welcomes the opportunity to consider the façade works at pre-application stage. Based on the information provided we do not wish to raise significant concerns about these plans and do not have an objection to the principal of what is proposed. We recommend that you continue discussions with Manchester Council’s Heritage and Urban Design Officers without our continued involvement.

- 3.16. In relation to the 2020 Consent, whilst the demolition of the fifth floor triggered formal consultation, HE confirmed that they did not wish to be formally engaged with the proposals as a statutory consultee via email on 7 January 2020. No further consultation was undertaken.

Twentieth Century Society

- 3.17. The Twentieth Century Society has to be consulted by the Local Planning Authority about any application for listed building consent for works for the alteration of a listed building which comprise or include the demolition of any part of that building constructed since 1914. The proposed façade is a form of demolition and therefore it was decided that pre-application discussions with the Twentieth Century Society would be beneficial.
- 3.18. A meeting with the Twentieth Century Society were held 29 January 2025, during which a working draft of the options matrix was presented. A formal written response was issued by Twentieth Century Society 07 February 2025 and providing the following feedback (full letter included at Appendix 1):
- It was indicated that there was a strong preference for Option 8 which would be the closest of the two options to the original design. However, if it is clearly demonstrated that this option would not be deliverable then there would be no objection to Option 11.

The justification for option 11 as the most suitable is provided within the Façade Assessment matrix, including deliverability, is submitted as part of the application.

- The Society is supportive of the proposed bar/restaurant use which is more in keeping with the original use of these levels as the former executive dining rooms and viewing gallery.
- They noted the proposal for a potential feature stair fixture in these spaces. The Society requested to see visualisations of this stair to understand its impact on the interiors in this location. As the design and exact location will be dependent of the requirements of the future occupier, an indicative fit out is provided within the Tenant Fit Out section of the DAS, including proposed 'zones' for the stairway. It is anticipated that a condition would be attached to a future consent in relation to the fit out of the restaurant, through which final design and location would be agreed.
- The project team discussed proposals to remove the doors. There was no objection to proposal to replace the doors, but they requested that the timber architraves are retained and that the new doors are sympathetic to the design of the originals. The design team would look to retain architraves if possible; but there is a need to meet fire requirements. As set out in the DAS, a fire survey has been undertaken at an earlier stage to inform this approach. It is anticipated that a condition will be attached to the consent to agree final specifications, including the internal doors.
- Encouraged the project team to make a record of the building prior to the work beginning. A historic record is submitted alongside this application, and it is anticipated that a condition requiring a record prior to works being undertaken would be attached to the consent.

3.19. This again built on pre-application consultation undertaken in relation to the 2020 Consent. A site visit and presentation to the C20th Society was held on the 15 January 2020. The feedback received was positive and constructive in principle and is summarised below:

- New extension was considered to be in proportion in scale and massing to the existing of the building.
- Acceptance in principle for the proposed minor interventions to the 23rd, 24th and 25th floors.
- Requested further consideration of the approach to the ceramic tiling externally at ground floor.
- Acceptance in principle for the proposed refurbishment of the façade on the basis that there are no implications or changes to the window proportions with the exception of a few one-off areas at ground level and the top of the building.
- Requested further consideration of the retention of the central axis entrance to the reception. However, the challenges around this were explained, including the need to realign symmetry with the introduction of new lifts which is explained in further detail within the accompanying Design and Access Statement.

3.20. Overall, the Applicant considers that the proposals and the interventions are needed and take a holistic approach to resolving the issues associated with the building, and to provide office floorplates which will meet the requirements of potential occupiers.

3.21. Through these interventions the CIS Tower is anticipated to become a vibrant office building, supported by a mix of active uses at ground floor level. As such the proposals will

realise the original architectural vision for the area and ensure the building has a long-term, sustainable future.

The Modernist Society

- 3.22. The Modernist Society aim to develop a greater public awareness of, and protect, the 20th century architecture, art and design as public space in the city of Manchester. The Applicant met with a member of the Manchester Modernist Society 28 February 2025,
- 3.23. The meeting was positive with the member understanding the challenges with the existing building and the benefit of the interventions. Key points discussed were as follows:
- They noted that a solid mass extension to the podium would be more in keeping with the volumes of the original building. As detailed in the DAS, this new element will be stepped back from the existing building line as not to detract or undermine the presence of both the podium and tower. The mass was developed in such a way to ensure that the stepping was proportion and symmetrical on all sides, adhering the rigorous grid and symmetry that is present in the existing building.
 - Expressed preference that existing 5th floor ballroom be retained but understood why removal is required. Noted that the artwork being sensitively removed and relocated as primary concern. As set out within the Planning Statement and the DAS, the artwork will be relocated to the function space within the basement, which is proposed to be visitable to the public, via the front desk, providing a public benefit to the change. This strategy simplifies the potential security considerations and enables a wider group of people to view the artwork than at present;
 - Queried whether the PV Panels would be removed as part of the works. As noted above only a limited area would be removed at this stage, for fireproofing. This area is shown within the DAS.
 - Welcomed the addition of a publicly accessible use being introduced on the upper floors;
 - Concluded that they have full trust in the design team to deliver a successful and sustainable development based off their previous track record.
- 3.24. As part of the pre application process for the 2020 Consent, a presentation was given to the Manchester Modernist Society 08 January 2020. Again, the Modernist Society was supportive of proposals to bring the CIS Tower into active use.

Other Statutory consultees

Greater Manchester Police

- 3.25. Greater Manchester Police (GMP) was consulted on the scheme and has prepared a Crime Impact Statement in support of the application, which confirms that the proposals are acceptable in principle subject to the detailed recommendations of the Crime Impact Statement. A detailed response to the GMP recommendations is provided in the Design and Access Statement.

MCC Highways and Transport for Greater Manchester

- 3.26. Highways' Officers at MCC were consulted in relation to the scope of the works proposed to the existing highway, including the proposed new layby area on Hanover Street. Whilst these works will be delivered as part of the forthcoming scheme, these will be progressed under s.278 agreement.

- 3.27. A scoping email was issued by Curtins December 2024, as set out within the Transport Statement. MCC Highways provided a response January 2025 and confirmed acceptance of the majority of the key parts of the scoping email and set out some additional requirements that have been duly considered within the Transport Statement.
- 3.28. The response also included comments from TfGM which are welcomed. Curtins responded to TfGM on some additional matters, including confirmation on the scope of the Transport Statement, and has been in dialogue with MCC's Highway Officers on the lead up to submission.

Summary

- 3.29. Overall, pre-application feedback has been positive, and the proposals have been recognised as a significant opportunity to refurbish the Grade II listed building and bring the building back into optimum viable use as office-led accommodation with supporting active retail and leisure uses.
- 3.30. Whilst justification has been provided within the Planning Statement and Design and Access Statement, this Statement has also set out a direct response to points made by Statutory and non-Statutory Consultees.
- 3.31. 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.

4. Summary and Conclusion

- 4.1. Consultation has been undertaken in accordance with the requirements of national policy (the Localism Act and the NPPF) and Manchester's Statement of Community Involvement. The Proposed Development forms one of the final plots to be delivered with NOMA and as such presents an exciting opportunity to achieve the ambitions set out within the NOMA SRF. The engagement strategy has focussed on a wide range of consultees.
- 4.2. To keep all interested parties up to date, the Proposed Development has been the subject of pre-application consultation with numerous organisations. This has involved the use of a number of consultation methods to engage effectively with the Local Planning Authority, Ward Councillors, Greater Manchester Police, adjoining owners, other Statutory Consultees, and non-Statutory Consultees to identify and consider relevant issues prior to the submission of the planning applications.
- 4.3. A number of constructive responses were received from planning officers at MCC, HE, Twentieth Century Society and the Modernist Society during the consultation period and the main issues raised have been directly addressed within this Statement (and where relevant have been incorporated into the final proposals). The Proposed Development will support the ongoing economic development and physical regeneration of NOMA and the surrounding area.
- 4.4. The Proposed Development capitalises on the opportunity presented to meet the ambitions of the city and the scheme will bring about the following public benefits:
 - **Refurbishment of the listed building** – holistic approach to the refurbishment, which will involve significant investment in the building with the aim of returning many elements to a state more in line with their original condition, and will secure the long-term optimum viable use for CIS Tower by transforming it into a desirable and attractive office space. This will address the key issues hindering the viability of the CIS Tower as a heritage asset, ensuring its long-term preservation. By re-activating an existing heritage asset this will draw people into the area to appreciate and understand the value of this historic asset, in addition to securing ongoing retention and maintenance.
 - **Delivers on strategic ambitions** – the full refurbishment of the CIS Tower, bringing it back into use is in line with MCC's strategic ambitions for the area. This would build on the progress made to date within the SRF area, and strengthen NOMA's position as a sustainable employment growth location. External refurbishment will remedy years of piecemeal repairs and poorly applied finishes, making a positive contribution to the NOMA area.
 - **Economic growth** – Brings currently unused floorspace back into active use, providing 'new' office floorspace to the Manchester market, meeting the demand for high-quality office space in a prime location, attracting a diverse range of occupiers from various sectors. Delivery of this floorspace in a highly accessible and sustainable location will help to drive forward the City's competitive offer as the main destination for inward investment in employment, retail and leisure and deliver added value economic growth.

- **Sustainability** – improvements to the façade and building fabric would address building's current poor thermal efficiency and sustainability credentials, targeting a BREEAM Excellent rating and an Energy Performance Certificate (EPC) A rating. Provision of commercial/ employment floorspace in a highly accessible and sustainable location, close to public transport and including extensive cycle facilities is in line with MCC policy, which emphasises importance of increased use of sustainable transport within the city centre.
- **Placemaking** – Redevelopment of the Site will continue to establish a strong commercial identity for the NOMA neighbourhood. There is an opportunity to activate the ground floor through supporting businesses such as restaurants, shops, and bars, connecting into the wider NOMA neighbourhood. This will strengthen the connection between the historic estate and new build plots, improving pedestrian flow and permeability, which in-turn would enhance activity and pedestrian footfall in the area.
- **Public realm** – the redevelopment of the Site would include high-quality public realm, which will also enhance connections to the surrounding areas, including pedestrian routes along Miller Street, generating vitality and animation, and making a positive contribution to the local streetscape and aiding legibility. New planting will contribute to an overall Biodiversity Net Gain (BNG) of 29.66%.
- **GVA creation** – Creation of temporary jobs during the construction period, and long-term employment once operational. Will provide local employment opportunities through the use of local labour and engagement with Manchester's Work and Skills team, utilises local supply chains where possible to further support the local economy.

4.5. The Applicant is 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.