



Sister Plot C Statement of Consultation

May 2025

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1. Introduction

- 1.1. This Statement of Consultation (the 'Statement') has been prepared in respect of three applications for planning permission and listed building consent concerning the redevelopment of part of 'Sister,' a Strategic Regeneration Area known as Plot C in Manchester City Centre. As such, the Proposed Development forms a key component of realising Sister's ambitions to transform the former University of Manchester Institute of Science and Technology (UMIST) campus into a 4 million sq. ft. globally competitive innovation district, including 2 million sq. ft. of commercial and retail space, and over 1,500 homes. The Site is identified in Figure 1 below.
- 1.2. Plot C falls under within Zone C of the ID Manchester Strategic Regeneration Framework (2023) ('the SRF') and will be hereby referred to solely as Plot C. ID Manchester has since been rebranded as 'Sister' and shall be referred to as such throughout this Statement.
- 1.3. The three applications, which are being submitted concurrently to Manchester City Council ('MCC') and which form the 'Proposed Development' are as follows:

- **Full Planning Application:** An application for Full Planning Permission for the construction of an office-led development ('the Planning Application') with the following formal description of development:

Full Planning Application for phased development comprising: Phase A - demolition of existing buildings and structures, erection of a basement (C1 Building and C2 Building) and a podium across lower ground and upper ground floors comprising flexible commercial space (Class E and/ or Sui Generis – drinking establishment), erection of a building (C1 Building) to form offices (Class E), landscaping works, highways, access, servicing, infrastructure and other associated works; Phase B – erection of a podium across lower ground and upper ground floors and a new building (C2 Building) to form offices (Class E) and flexible commercial and community uses (Class E, F2 and/ or Sui Generis – drinking establishment), alterations to the existing Sculptural Wall (Hollaway Wall), relocation of existing art work, landscaping works, highways, access, servicing, infrastructure and other associated works; Phase C - change of use and associated works to railway Viaduct arches to form flexible commercial units (Class E, and/ or Sui Generis - drinking establishment) including highways, access and servicing arrangements, and other associated works.

- **Hollaway Wall Listed Building Consent ('LBC'):** An application for Listed Building Consent, relating to changes to Hollaway Wall, ('the Hollaway Wall LBC'). The description of Development is as follows:

Listed Building Consent for alterations to Sculptural Wall (Hollaway Wall), to encapsulate the all within new office building (C2 Building), as part of mixed use development proposals comprising offices use (Class E) and flexible commercial and community uses (Class E, F2 and/ or Sui Generis – drinking establishment).

- **Viaduct LBC:** An application for Listed Building Consent, relating to the Manchester South Junction and Altrincham Railway Viaduct ('the Viaduct') ('the Viaduct LBC'). The description of Development is as follows:

Listed Building Consent for alterations to Manchester South Junction and Altrincham Railway Viaduct to facilitate the change of use to form flexible commercial units (Class E, and/ or Sui Generis - drinking establishment).

- 1.4. This Statement sets out in detail the pre-application consultation that has been undertaken for the applications, the feedback received and how that has been considered in relation to the final Proposed Development and addressed where appropriate.

Sister Manchester

- 1.5. Sister is a new applied innovation district which brings together industry and academia with an ethos of collaboration, openness and using knowledge to solve problems. It is a community whereby start-ups sit alongside leading multi-national corporations, where academics sit next to social enterprises, and creative industries flourish next to R&D. The name Sister is to represent this familial bond and partnership that underpins the innovation district.
- 1.6. It has set the following ambitions:

- Give the Best Ideas the Best Chance – through bringing together a rich cross sector of experience, youth, expertise and experience at a large scale it provides conditions for ideas to spark.
- Unite Brains and Business – pairing together research and business to increase impact.
- Bring Growth to Manchester and Beyond – Sister will build on the growing dynamism of the Oxford Road Corridor and further cement the City Region as a world class leading place for innovation. It will create new jobs and support the Greater Manchester and UK economy.
- Welcome Innovation of All Kinds – all forms of innovation are welcomed, to generate ideas and co-exist.
- Make Innovation a Spectacle – Sister will make innovation a spectacle for people to experience – not to be locked behind hidden laboratories.
- Set the Standard for Green Innovation – promote low carbon lifestyles and enhance biodiversity to promote mental and physical health.
- Welcome All Who Believe in the Power of Great Ideas – Sister is a place for everyone – it aims to be a place to live, work, explore, visit and learn.
- Take Manchester to the Next Level – Sister will help to lead the fourth industrial revolution, fulfilling Manchester’s potential and honouring its past as the former university campus.

1.7. In order to facilitate the ambitions of Sister, the SRF was prepared and endorsed by MCC in December 2023. The SRF sets the masterplan vision and 10 guiding principles to inform the physical realisation of the ambitions of Sister, including the provision on c. 2 million sq. ft of new commercial and innovation floorspace, over 1,500 new homes, new public realm and the creation of over 10,000 new jobs.

The Site

- 1.8. Figure 1.1 below shows the location of the Site in its local context as well as the application boundary edged in red alongside the Applicants’ wider ownership identified in blue.
- 1.9. The Site is bound by Vimto Park and the rear of buildings fronting onto Granby Row to the north, London Road to the east, Jackson’s Mill and the Maths and Social Sciences (MSS) Tower to the south, and the Renold Building to the west.
- 1.10. The Site currently comprises a landscaped area known as the Bowling Green, the Barnes Wallis and Wright Robinson Building, Morton Laboratory and The Moffat Building all associated with the former UMIST Campus of the University of Manchester. Although not listed these buildings are of heritage interest. The Site also contains the Grade II Hollaway Wall and the Manchester South Junction and Altrincham Railway Viaduct. The Moffat Building is also contained within the Plot C boundary, this building is not considered to yield any heritage interest, however it is physically connected to the Hollaway Wall.
- 1.11. The Site is partially located within the Whitworth Street Conservation Area, with the north aspect of the Plot C boundary (Viaduct) forming the Conservation Area boundary.

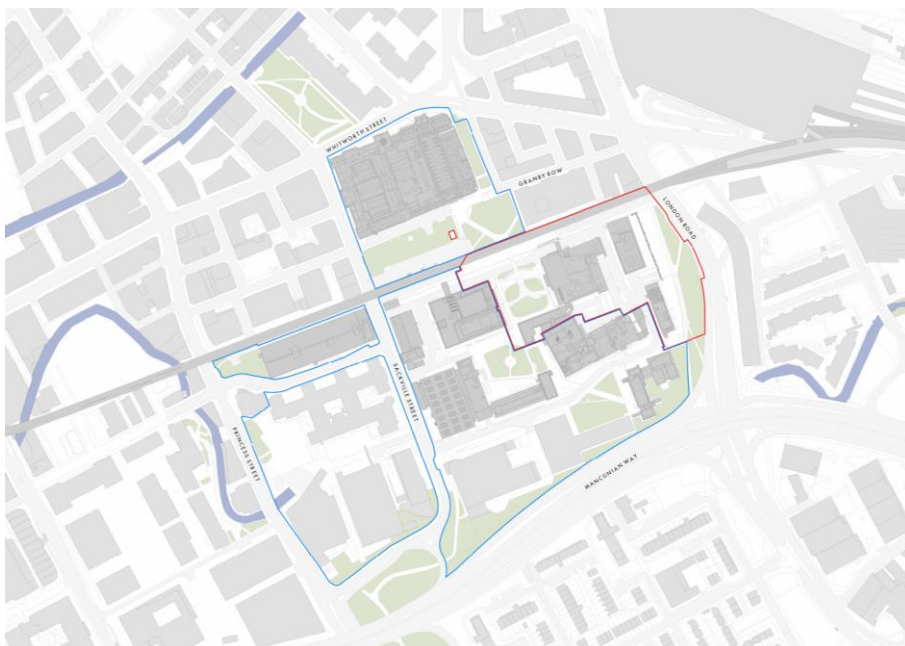


Figure 1.1: Site Location Plan (Source: Allies and Morrison)

- 1.12. The Site is conveniently located close to a key transport node in Manchester Piccadilly Station which is located 120 m north-west of the Site.
- 1.13. The Site is situated within a strategically important location within the City Centre due to being located within the SRF Area which was formally adopted by MCC in December 2023. In addition, the Site is located within the wider Oxford Road Corridor SRF which was formally adopted by MCC in 2018. Full summaries of the details as set out within these SRF documents can be found in Section 3 of the Planning Statement submitted in support of these applications.

The Proposed Development

- 1.14. The Proposed Development comprises the following elements:
- Demolition of Barnes Wallis and Wright Robinson Building, Manchester Meeting Place (Staff House) ('MMP'), Morton Laboratory and Moffat Building, and the Butterfly Stairs;
 - Erection of two buildings (C1 Building and C2 Building) comprising of 72,928 sq. m. of office space (Use Class E). At the base the buildings will be connected via an open shared lobby space, which will comprise up to 4,453 sq. m. of a variety of uses including social amenity spaces, as well as food and beverage establishments (Use Class E and Sui Generis – drinking establishment), 1,888 sq. m. of flexible commercial floorspace at level 18 in C2 Building (Use Class E and Sui Generis – drinking establishment), 860 sq. m. of community space, with associated amenity space and cycle parking;
 - Interventions to the Hollaway Wall, to be partially encapsulated within a new community space in C2 Building;
 - Restoration and relocation of existing artwork on Site;
 - Change of Use of the Viaduct arches and associated works to deliver approximately 924 sq. m. of flexible commercial/retail floorspace (Use Class E and Sui Generis – drinking establishment); and
 - Creation of a significant provision of new public realm - including a generous new pedestrian boulevard along Altrincham Street a new civic square in the heart of Sister- and landscaping, access and other associated works, including works to the public highway.
- 1.15. The Proposed Development's design and materiality have been carefully considered to ensure a sensitive response to the surrounding context, complementing the existing character of Manchester City Centre. The project will deliver a wide range of benefits, aligning with the economic, social, and environmental dimensions of sustainable development as defined by the NPPF and local planning policy.

Pre-Application Consultation

- 1.16. The Planning Application, the Hollaway Wall LBC and the Viaduct LBC have been submitted following pre-application consultation with Officers at MCC, local Ward Councillors, the local community, and a wide range of statutory and non-statutory consultees. Consultation has taken place in line with MCC 's Statement of Community Involvement and Historic England's Advice Note on Tall Buildings (2022).
- 1.17. A summary of the pre-application consultation undertaken is provided below:
- **Local Planning Authority ('LPA')** – Ongoing liaison with the LPA including meetings held on 8 May 2024, 18 September 2024, 11 December 2024, 29 January 2025, 25 February 2025 and 8 April 2025.
 - **Ward Councillors** – Briefing emails were issues to Piccadilly and Ardwick Ward Councillors to provide information about the Proposed Development and approach to consultation. A virtual Councillor briefing meeting with Ardwick Ward Councillor (Cllr Amna Saad Omar Abdullatif) on 28 March 2025 was undertaken to provide a summary of the Proposed Development. A further meeting also took place with Piccadilly Ward Councillor on 14 May 2025.
 - **Community Panel Meetings** – Five community panel meetings with the local community were held on 8 May 2024, 15 July 2024, 11 September 2024, 25 November 2024, 12 February 2025, and 14 May 2025, to ensure that the views and perspectives of the local communities surrounding Sister are heard throughout the development process. The attendees included representatives from various local community organisations. While the initial meetings focused on shaping a Social Value Strategy, the meetings held in September and February specifically focused on the Proposed Development.

- **Public Consultation Website** – Pre-application public consultation was undertaken both virtually and in-person. A consultation website was live for three-weeks and opened on 17 February 2025. The website included information about the Site and the Proposed Development and invited members of the public to provide their feedback. The public consultation website was publicised via a leaflet drop to 18,828 homes, businesses and landowners in the local area and via local press. It was visited 1,744 times. The comments received have been considered as part of the design development and are summarised and responded to in this Statement.
- **Drop in events** – Three in person public drop-in events were held on 1 March 2025, 4 March 2025 and 6 March 2025 to provide an opportunity for the local community to learn more about the Proposed Development, raise questions for the project team to answer, and to provide written feedback. The drop-in session was advertised through a leaflet drop and on the consultation website. In addition, a series of community panel days were held throughout the design development period giving a chance for local residents to put forward their own ideas and visions for the Proposed Development. Across the three drop-in events there was a total of 78 people who visited, 13 of which completed feedback forms.
- **Heritage Groups** – ahead of the launch of the consultation a briefing email was issued to the Manchester Modernists Society to provide further details about the Proposed Development and offer an in person briefing. An in-person briefing was then held on 6 February 2025 to discuss the Proposed Development in further detail.
- **Statutory Consultees** – A range of Statutory consultees have been engaged throughout the design development process on a range of technical matters. This includes: MCC Highways, Greater Manchester Ecology Unit, Greater Manchester Archaeological Advisory Service (GMAAS), Environmental Health, National Air Traffic Services (NATs) and Manchester Airport Group (MAGs), Greater Manchester Policy (GMP), Transport for Greater Manchester (TfGM), Network Rail, Historic England (Covered in further detail below) and the 20th Century Society.
- **MCC Accessibility Officer** – A meeting took place with MCC's Accessibility Officer on 09th May 2025, to discuss the Proposed Development and seek any feedback on the design from an accessibility perspective.
- **Historic England** – A meeting took place with Historic England virtually on 22 January 2025 in order to discuss the Proposed Development and seek any feedback into the design. Historic England then issued formal feedback on 14 March 2025 setting out their broad content with Proposed Development subject to addressing minor recommendations highlighted within the report, notably relating to the Hollaway Wall. A follow up meeting was then held with Historic England on 03 April 2025 to provide an update on proposals for the Hollaway Wall, a second formal feedback was then issued by Historic England on 25 April 2025.
- **Newsletter** - A newsletter updating the local community on the Sister project and the Proposed Development was distributed on 9 September 2024. It was promoted through the Community Panel and social media, linking to an online survey.
- **Youth workshops** - Two youth engagements were held on 24 and 25 February 2024.

- 1.18. Overall, pre-application engagement has generated a lot of support for the Proposed Development, including the office development, flexible commercial units and improvements in public realm. It is noted that concerns have been raised, notably from consulted Heritage Groups in terms of associated heritage impact. As such, this has been assessed against relevant planning policy within section 6 of the Planning and Tall Building Statement.
- 1.19. Technical queries, comments and issues raised during the consultation period have been addressed within the, this Statement, Design and Access Statement, and accompanying technical documents. Further statutory consultation will be undertaken on the Proposed Development during the determination period and the Applicants will continue to engage with the LPA as part of the on-going planning process.

Report Structure

- 1.20. The remainder of this Statement is structured as follows:
- Chapter 2 – sets out the relevant planning policy and requirements.
 - Chapter 3 – provides details of the consultation undertaken and summarises the feedback received.
 - Chapter 4 – summarises the key conclusions.

2. Legislative Policy and Guidance

- 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) 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).
- 2.6. Subsections (2) and (3) state:
- a) 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
 - b) The person must consult each specified person about the proposed application.
- 2.7. 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.
- 2.8. 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 Proposed Development 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 (2024)

- 2.10. The Department for Communities and Local Government published the amended NPPF in December 2024. 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 47 address pre-application engagement and front-loading. Paragraph 40 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 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 137 to 139 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 LPA Pre-Application Service in order to encourage a partnership approach to applications. It is considered that early engagement with the LPA 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 2023 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.

Historic England Tall Buildings Advice Note 4 (2022)

- 2.18. Historic England's Advice Note 4, "Tall Buildings," provides guidance relevant to pre-application consultation for tall building Proposed Development. This advice emphasises a plan-led approach, informed by a proportionate evidence base and early engagement with stakeholders. Specifically, the guidance recommends pre-application discussions with the LPA, communities, and statutory consultees to identify and address potential issues early in the process.
- 2.19. This consultation should aim to establish the local authority's policy position on tall buildings, agree on the necessary illustrative materials and digital models for assessment, determine the proposal's zone of visual influence, understand the local character of affected areas, identify potentially impacted heritage assets, and understand their significance, including contribution made by their setting. This early engagement can help ensure a smoother and more efficient planning process. Additionally, for Proposed Development affecting listed buildings or conservation areas, compliance with Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 is required.

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 Proposed Development during the pre-application stage.
- 2.26. The following section of this report sets out, in detail, the 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 Approach and Responses

- 3.1. This section describes the consultation that has been undertaken by the Applicants and the project team. It includes an outline of the consultation strategy and the outcome of the consultation process.
- 3.2. All engagements took place in the context of extensive consultation and engagement undertaken throughout 2022 and 2023 during preparation of the SRF, both by the Applicants in preparing the document, and the local authority during the formal public consultation process. Where relevant, these earlier engagements are captured below.

Pre-application Consultation

- 3.3. As part of consultation process, pre-application discussions were undertaken to understand the various stakeholder priorities. The pre-application consultation has been focused upon providing an explanation for the strategic need for redevelopment at the Site. As part of the consultation process, the way in which the detailed design of the Proposed Development has responded to the Site's economic, planning and regeneration context has been explained.

Local Planning Authority (LPA)

- 3.4. The Applicants have engaged closely with the LPA since the outset of the Sister project, in early 2022. The SRF is a product of those engagements and was endorsed by MCC's Executive Committee in December 2023. The Proposed Development has been developed with reference to the Place-Based Principles defined within that document. Since endorsement of the SRF, regular engagement has continued with Officers throughout 2024 across all matters relating to the SRF Area.
- 3.5. The Proposed Development was designed in consultation and collaboration with the LPA, with meetings held specifically with regard to the Proposed Development on 8 May 2024, 18 September 2024, 11 December 2024, 29 January 2025, 25 February 2025, and 8 April 2025 alongside regular email correspondence.
- 3.6. The feedback received has been constructive and supportive in principle and has ensured an effective iterative design process. The discussions have focussed on:
- **Principle of Development** – MCC supported the ambition to deliver the first new-build phase of the SRF and recognised it would support key strategic objectives through regenerating a brownfield site, creating employment uses, supporting the key growth sectors for the City Region, provide enhanced public realm and support sustainable transport objectives.
 - **Building Design** – General support for the proposed scale of the building, considering the wider intention of the SRF Area, as set out within Section 3 of the Planning and Tall Building Statement submitted in support of these applications. Some concerns raised regarding the composition of the building elevation specifically related to the window design. This feedback has been acknowledged by the design team and has helped inform the final Proposed Development. Further feedback was also received in relation to the use of solar glare canopies and the potential for these to contrast with the aesthetic of the building. Further works were therefore undertaken to assess how these could be utilised successfully within this context. Following the engagement in April 2024 the principle of the design was agreed, subject to the details around the ventilation and design of the eastern and western facades which will be subject to further discussions with the LPA during the determination period.
 - **Stakeholder Collaboration** - Need for collaboration with adjacent site owners, including Network Rail in respect of adjacency to railway assets.

- **Heritage** – The Proposed Development is based on an iterative design process that tested whether the existing buildings and structures on Site could be retained. Throughout this process the LPA has challenged the robustness of the rationale to demolish the non-designated heritage assets (NDHAs) and the interventions to the listed Hollaway Wall. As part of their challenge, the LPA highlighted that any harm would need to be robustly justified and evidenced through detailed options testing, and demonstrably outweighed by the public benefits of the Proposed Development. As part of the design development, an extensive optioneering process was undertaken by the design team which considered various options in terms of retaining the existing buildings in-situ against key parameters and a specific exercise was undertaken to review options for interventions to the Hollaway Wall. These optioneering exercises were presented to the LPA. The LPA provided further feedback and queried whether a solution that could maintain the Butterfly Stairs could be reached, albeit that the retention should not be done in a tokenistic manner. The design team acknowledged this feedback and investigated further ways which this could be achieved, however, ultimately due to specific accessibility requirements it has not been possible to retain this asset within the Proposed Development. The LPA acknowledged the need to demolish the NDHAs to deliver the vision for Sister and is supportive of the incorporation of the Hollaway Wall within the Proposed Development however advised that relevant consultation with Historic England should be undertaken.
- **Appearance and Materiality** – The proposed materiality was presented to the LPA who expressed their support for the proposed choices, especially in relation to the use of pre-cast concrete which has been used successfully in other buildings around the City.
- **Assessment of Key Views** - The LPA noted that a thorough assessment of the building's impact on surrounding views should be undertaken to ensure sensitivity to the existing context.
- **Landscaping and Biodiversity** – The LPA noted that the proposed approach to trees and biodiversity was in line with their expectations, noting the introduction of a significant number of new trees as part of Proposed Development. They did however advise the need to engage with the relevant statutory consultees given the increased scrutiny on requirements. As such, relevant engagement with Greater Manchester Ecology Unit (GMEU) has been undertaken.

Manchester City Council Technical Officers

- 3.7. The Applicants' technical team has engaged with relevant technical and statutory consultees.
- 3.8. This has included relevant Highways and Environmental Health Officers at MCC to agree the scope of the Environmental Impact Assessment, and to ensure a robust and acceptable approach has been taken throughout the development and assessment process. These have been outlined in further detail below.
- 3.9. Civic (transport consultants) have had ongoing discussions with MCC Highways. These have largely been focused on the proposed servicing strategy coming off London Road and into the proposed servicing tunnel as well as the proposed location of disabled parking bays. The highways layouts proposed are a result of these discussions and are detailed in the Transport Impact Assessment prepared by Civic and submitted as part of the Planning Application, the Viaduct LBC and the Hollaway Wall LBC.
- 3.10. Sol Acoustics (noise consultant) issued an email on 15 August 2024 to the acoustic officer at MCC Environmental Health providing a briefing with regards to the Proposed Development and outlining the nearest noise sensitive receptors and proposed survey locations. Details were also provided summarising the key assessments proposed to be undertaken as part of the Noise and Vibration assessment both during construction and operation, offering the opportunity to provide any comments or feedback on these. A response has not yet been received.
- 3.11. A meeting was held between Buro Happold and the Accessibility Officer at MCC on 09th May 2025. At the meeting the officer confirmed satisfaction with the sloped path and stepped route design. Key discussion points included improving connectivity between the intermediate seating and sloped path; providing varied seating; ensuring sufficient overhead lighting and mitigating any potential cyclist/pedestrian conflicts. The officer also emphasised the importance of discouraging skateboarding in accessible routes, maintaining clear sightlines, preventing vehicle access to pedestrian areas and strategically locating waste bins.
- 3.12. Furthermore, an Environmental Impact Assessment (EIA) Screening and Scoping Report was issued to MCC on 20 February 2025 which detailed the scope of the assessment. A response was received from MCC on 7 April 2025 confirming their agreement with the proposed Scope of the EIA. As part of their consultation on the Scoping Report, MCC consulted with Natural England, Environment Agency, GMEU, Greater Manchester Archaeology Advisory Services, Transport for Greater Manchester, United Utilities, MCC Highways, MCC Environmental Health, MCC Flood Risk, MCC Arborist, MCC Works and Skills, Aerodrome Safeguarding, and Design for Security Greater Manchester Police.

Historic England

- 3.13. Historic England has been engaged throughout the design process, both at a masterplan and at a Plot C specific basis. As with the LPA, the SRF is a product of these engagements.

SRF engagements

- 3.14. During engagements on the place-based principles and illustrative masterplan captured within the SRF, in November 2022 and February 2023, Historic England explicitly sought to, “add to the notes our supportive position on the principles as introduced to us of this SRF. Not only is it important in its own right but it could also be a key to unlocking the potential connections in a wider context” (email: ID Manchester - Meeting 111022 - draft minutes - 7th November 2022). HE noted during these early engagements that the LPA and MCC Conservation Officer would be the principal consultees on the project, unless the wall were to be significantly demolished, but it was agreed that regular engagement should continue throughout given the importance of the project.
- 3.15. With specific regard to the Hollaway Wall, it was acknowledged that there was an inherent conflict between the Wall’s role and significance as a barrier and the place-making priority of breaking down that barrier. Officers noted that, while the Wall is a listed structure, it does not need to be frozen in time. Its structure is only relevant if it plays a part in today’s context and the site and how people perceive the Wall will influence how they enter the site and this is largely a mental issue. Officers acknowledged that they could not see a way for the site to come forward without some level of intervention to the wall.
- 3.16. The impact of encapsulating the Wall in a building was discussed. Officers reiterated that its significance is tied to its most problematic element (i.e. as a barrier) and that would be impacted by moving or encapsulating or moving it, but that a proposal that allows for its interpretation would act as some mitigation to this and that the optimum solution should be derived through a comprehensive options appraisal. Through this process a solution may be found that HE could provide a positive response to, and people will understand.
- 3.17. A meeting was held on 11 March 2024 to re-confirm their position set out during the course of the SRF and outline retention of Renold Innovation Hub and Pariser and that the Proposed Development would be coming forward in due course. Subsequently Certificates of Immunity of Listing were submitted on the buildings within the Plot C red line boundary and were granted on 10 October 2024. The Certificated of Immunity prevent the buildings from being listed for a period of 5 years.

Plot C engagements

- 3.18. An initial briefing session specifically on the Proposed Development was held with Historic England on 22nd January 2025 to introduce the Proposed Development to officers. Discussion was positive and constructive. Following that meeting, formal advice was received, capturing the following key elements of advice, all focused on the Hollaway Wall:
- “We recognise that the current setting of the wall does not enhance its significance and could be improved on, and we welcome a scheme which seeks celebrate the wall, improve its setting and make it more accessible to the public. We do, however, have some concerns over the extent of sections of the wall proposed for removal. The wall was conceived as a barrier, and breaking through sections of it is at odds with its original function. In particular, removing large portions of the wall at its northern corner on the approach from Piccadilly Station will detract from its prominence and make it less legible.”*
- 3.19. With specific regard to encapsulating part of the Wall within the building, the March letter states:
- “We do not have specific concerns over the principle of containing the wall within the atrium of a building, however interpretation and display here will be key to avoiding harm. In order to avoid harm to its significance, the wall should form the dominant feature of the proposed new Manchester Room, and not be used as a backdrop for other displays. We would like to understand more about how the wall will interact with the edges of the building and how the floor surface in the building abutting the wall will be altered. Although the current setting of the wall is not ideal, the floor surfaces immediately adjoining it are appropriate for an outdoor piece of public art.”*
- 3.20. In concluding HE’s position, the letter states:
- “We welcome the intention to redevelop this site and to provide a better setting for the listed Hollaway Wall, and to improve public access and interpretation. We have some concerns over the extent of sections of the wall proposed for removal, and do not feel that this is fully justified. Removing extensive sections of the wall will reduce its legibility and its prominence as a robust and impermeable barrier, causing harm to its significance.”*
- 3.21. Further design development was undertaken to seek to address this advice. This sought to reduce and revise the proposed interventions to the wall to improve its legibility and prominence, within both the landscaping and the

Manchester Room, and alter the design of the Manchester Room to seek to ensure that the wall is the dominant feature in the space. All amendments progressed were in direct response to HE's comments in the March meeting.

- 3.22. A follow up briefing took place on 3 April 2025, at which these scheme amendments were presented. Discussion was again positive and constructive. Further formal advice was received from Historic England on 25 April 2025. This letter is considered to alter Historic England's advice received in earlier engagements, including the March 2025 letter, with respect their position on encapsulating the wall within the building and their support for the place-making priorities defined in the SRF.
- 3.23. The letter questioned whether the SRF objective to improve London Road and transform this from a vehicle dominated highway to a city centre street is a viable objective:
- "London Road is a busy road with high levels of road traffic and limited footfall. Part of the justification for the proposed changes to the wall, and for the extension of the developed area shifting east-wards, is to increase footfall on the London Road frontage. Given the existing environment, we are unconvinced by the potential success of this aim, and don't believe it provides sufficient clear and convincing justification for the level of harm that proposed changes to the wall would result in."*
- 3.24. The aspiration to transform London Road into a city street has been a central objective of the project since inception, captured in all engagements with HE and within the SRF. HE has to-date expressed support for these principles. Changes to London Road itself fall outside the scope of the Plot C application as these will be progressed with respect to MCC's broader strategy for the area; however, it is considered that it would be a fundamental missed opportunity not to seek to look forward to, and facilitate, a more humanised future context of London Road. Addressing the physical and perceptual barrier created by the Wall is considered a critical aspect of achieving this.
- 3.25. With respect to encapsulating the wall in the building, Historic England again appear to have altered their stance. Having previously advised that they have no specific concerns over the principle of containing the wall within the atrium of the building, the April letter states, *"the proposal to divide and enclose the main part of the wall within a building would physically and visually sever these links and alter that relationship, which would be harmful to its significance. We would like to see exploration of other options for incorporating the wall into the redevelopment of the site, for example has the option of moving the wall entirely been explored? If it could be moved away from the proposed footprint of the new building, then it could be left intact avoiding much of the harm to its significance"*.
- 3.26. Moving the Wall in its entirety has been explored as an option and was discounted early in the process on the basis that it would carry a very high risk if causing irreparable damage to the Wall and, in effectively demolishing and rebuilding the Wall, was considered to give rise to substantial harm to this listed asset. Of relevance to this, is the erroneous note in the listing that the wall is pre-fabricated. The detailed analysis of the Wall undertaken by Civic and discussed in the planning submission demonstrates that the Wall was cast in situ. Relocating the Wall further east, towards London Road, would also not support the placemaking objectives outlined above and would necessitate further loss of mature trees.
- 3.27. The decision to encompass the Wall within the building has been derived from an exhaustive options appraisal, which is summarised in the submitted Design & Access Statement. On balance, it is considered the optimum solution, which delivers the public benefits associated with the development whilst minimising harm to the asset.
- 3.28. With respect to setting and public access, the April letter advises that, *"we recognise that the proposals are to allow continued public access to the wall, albeit at certain times of day. We welcome the intention to conserve and clean the wall and enhance its setting, and to integrate it into the proposed redevelopment of the site..."*. HE later state that *"the idea of enclosing the wall would largely remove it from the public domain and alter the public's day to day experience of it."*
- 3.29. As recognised by HE, the proposals for Plot C will improve the setting of the Hollaway Wall. It is considered that this, including the enclosure of the Wall, will provide an important benefit in increasing accessibility to the Hollaway Wall. This will enhance how the Wall is experienced and appreciated, which in turn will positively alter how the public experience it day to day. The proposed Manchester Room is a publicly accessible community space, which will create a welcoming and sheltered space within which the Hollaway Wall is located. In its current setting, access to the Hollaway Wall is almost entirely restricted by existing fencing and is largely lost to the public as the public realm does nothing to encourage visitation or dwell time. The internal and external environment created by the development will transform this experience, drawing people to the Wall and inviting them to experience and appreciate it. This will be further augmented by the proposed relocation of the public art currently located elsewhere in Plot C, into a new "art trail" located in Hollaway Forest in the immediate setting of the wall.
- 3.30. Overall, through encapsulating the Hollaway Wall within the publicly accessible Manchester Room, transforming the public realm around this part of the site, and animating it with art installations new and old, the proposals will enhance access to it as a piece of public art that can be experienced up close in a more inviting and welcoming space, whilst also protecting it more long term from graffiti and erosion.

- 3.31. In concluding HE's position, the April 2025 letter states that, *"we would only consider the removal of an absolute minimum number of sections of the wall, and consider the revised proposals still involve the removal of too much of the wall."*
- 3.32. Following the latest engagement with Historic England some further design changes have been introduced, including the northern-most internal segment being cut, folded and stepped out above ground floor level within the Manchester Room. In this location the Wall's foundation local to the façade needs to be removed to allow the introduction of the new structure (supporting the façade). Within the Manchester Room, a screen has been introduced behind the wall to create a unified backdrop to the Hollaway Wall, reducing visual distraction from the wall as the dominant feature in the space.
- 3.33. The proposals have via exhaustive options appraisal sought to minimise the amount of interventions to the Wall and represent the optimum solution that delivers a viable development on-site that delivers the place-making priorities defined in the SRF and the massive public benefits of development, and mitigates the impacts to the Wall through direct heritage benefits as detailed above. This process is detailed in the Design & Access Statement to be submitted with the application. In addition, an Outline Methodology Statement and a Condition Survey for the Hollaway Wall has been submitted.
- 3.34. Historic England's advice is that the development will lead to a high degree of less than substantial harm to the significance of the wall. This conclusion is supported by the heritage statement submitted in support of the application. Therefore, in line with NPPF paragraph 215, this harm must then be weighed against the public benefits of the proposal. These benefits are summarised in Section 8 of the Planning and Tall Building Statement and are considered to outweigh this harm.

Twentieth Century Society

- 3.35. A meeting was held with the Twentieth Century Society ('C20') on 6 February 2025 whereby the design team and Client presented the emerging Proposed Development for Plot C. C20 were also engaged throughout the SRF development process. C20 queried the engagement date with Historic England and if a comprehensive optioneering exercise had been undertaken to underpin the Proposed Development. C20 also queried the impacts on Hollaway Wall, including if the interventions were reversible and if walking on the Hollaway Wall would damage it. C20 also queried a concrete specialist was being utilised and highlighted the C20 Director is a concrete specialist and would be happy to feed into the Proposed Development. On 11 March 2025 C20 issued their formal response letter to the pre-application enquiry. The letter sets out C20's strong opposition to the demolition of the NDHAs and the 'folding down' of parts of the Hollaway Wall suggesting that it should be understood as a complete piece and not broken apart. However, C20 highlighted that they do not oppose the encapsulation of the Hollaway Wall within the building as a principle.
- 3.36. The rationale for the interventions to the Hollaway Wall and the demolition of the NDHAs is discussed as part of our response to the public consultation comments below.

Manchester Modernist Society

- 3.37. The client and design team met with the Manchester Modernists ('The Modernists') on 6 February 2025. The team presented the Proposed Development and invited open discussion. Overall the Modernists were strongly opposed to the proposals. The Modernists queried how the embodied carbon on the existing buildings are being considered. It was explained that a detailed study has been undertaken, including a 'do nothing', deep retrofit and new build scenario. The Modernists highlighted they appreciate the circularity ambitions at Sister but in their view the demolition reduced the sustainability credentials of the Proposed Development. The Modernists also highlighted that, in their view, the Hollaway Wall was originally proposed to be an acoustic barrier but also as a piece of public art. They went on to query why more of the buildings could not be retained, particularly the Barnes Wallis and Wright Robinson Building and the Butterfly Stairs. They also queried the need for the interventions to the Hollaway Wall.
- 3.38. The rationale for the interventions to the Hollaway Wall and the demolition of the NDHAs is discussed as part of our response to the public consultation comments below.

Greater Manchester Ecology Unit

- 3.39. A meeting was held with GMEU on 3 February 2025 to outline the landscaping approach and the Biodiversity Net Gain ('BNG') strategy for the Proposed Development and the wider SRF Area. GMEU were supportive of the approaches outlined and highlighted that the mechanism to agree site-wide BNG will be at the discretion of MCC as the LPA.

Greater Manchester Police: Design for Security

- 3.40. A pre-application meeting was held virtually with Greater Manchester Police on 24 February 2025 at which Proposed Development were presented in detail to an officer to ensure the scheme is acceptable with regards to its level of

security. A Crime Impact Statement setting out recommendations from a security perspective for the proposed scheme was issued on 20 March 2025. A summary of the recommendations is set out below:

- **Prioritise natural surveillance:** Design the layout to maximise visibility and create a sense of openness.
- **Robust security measures:** Implement physical security features like robust doors, windows, and CCTV to deter crime.
- **Active management and maintenance:** Maintain the development to a high standard to prevent deterioration and promote a sense of safety.
- **Safe and accessible public realm:** Design public spaces that are welcoming, accessible, and deter crime through environmental design.
- **Considerate construction:** Minimise disruption during construction and maintain a safe and secure site.
- **Secure cycle storage:** Provide safe and convenient cycle storage to encourage cycling and deter theft.
- **Consult with relevant authorities:** Work with police and security experts to ensure a comprehensive security strategy.

3.41. Many of the recommendations have already been incorporated and the Design and Access Statement submitted in support of these applications explains how the Proposed Development respond to the comments raised in the Crime Impact Statement. It is noted that some of the recommendations will be addressed during the subsequent detailed design stages.

Network Rail

3.42. Pre-application meetings took place with Network Rail through early 2024 and again on 10 March 2025. Details of the Proposed Development were presented at these meetings and no concerns were raised with the principles proposed. Discussions in March 2025 and 16 April 2025 focused on the need for a Building Access Permit Agreement (BAPA) and construction methodology for Plot C. In summary, discussions have taken place with Network Rail regarding the scope of the BAPA and the BAPA will be in place to support the development proposals at Plot C.

Local Ward Councillors

3.43. Local Ward Councillors have been engaged throughout, including at the SRF stages and at the outset of the design process of Plot C.

3.44. The team reached out to Piccadilly, Deansgate, Hulme and Ardwick Local Ward Councillors in April 2024 to provide an update on the SRF and the forthcoming Proposed Development at Plot C. On 17 April the team met with Piccadilly Ward Councillors who outlined support for public space, supporting jobs and training and the overarching social value strategy for Sister. A meeting was held with Cllr Amna Abdullatif on 24 April whereby she raised queries with the impact on nearby parking and associated impacts on air quality, highlighting the general lack of amenities in the area, support of the community panel initiative.

3.45. Ardwick Ward Councillors Cllr Amna Abdullatif and Cllr Abdigafar Mohammad Muse met with the team members on 23 January 2025. They raised concerns with parking in the surrounding areas, impacts of traffic on air quality, desire for a robust parking permit scheme, and enhancing crossing routes across Mancunian Way to encourage active travel. The Applicants have committed to working together with Cllr Amna Abdullatif and Cllr Abdigafar Mohammad Muse on these matters which are applicable to the wider SRF Area.

3.46. Before initiating the consultation all Local Ward Councillors in both the Piccadilly and Ardwick Wards received an email about the Proposed Development and up-coming consultation public process. This email also offered a briefing session with the Applicants' team. The invitation was accepted by Cllr Sam Wheeler and a meeting was initially diarised for 11 February 2025 however due to unforeseen circumstances this meeting was not able to go ahead. As such, a follow up email was issued to all Ward Councillors from Ardwick and Piccadilly to provide further context to the Proposed Development and request alternative availability for a briefing session while also providing information regarding the details of the public consultation events. Following this email, Cllr Amna Abdullatif requested a meeting on 28 March 2025. At the meeting Cllr Abdullatif noted the cumulative impact of development on Ardwick from Sister, Mayfield and Upper Brook Street and may therefore increase pressure on the surrounding highway network and impact air quality. Cllr Abdullatif also went on to note that access to Sister goes beyond physical access, and that everyone should feel comfortable visiting and being a part of Sister. They also queried the height of the buildings and appearance of the servicing tunnel. At the meeting, the team recognised the concerns relate more broadly to Sister and the cumulative impact, as such the Applicants are committed to continue to work with the Local Ward Councillors to ensure these points are considered holistically across the SRF Area. The Environmental Statement submitted with the Planning Application sets out that the Proposed Development is not anticipated to have negative impacts on the

highways network. The design of the service tunnel will be further developed and refined and will be designed to complement the surroundings.

- 3.47. A further email was issued to Piccadilly Ward Councillors on 6 May to provide an update, including on submission timescales. In response a meeting took place with one Piccadilly Ward Members on 14 May 2025 to provide further details regarding the Proposed Development and provide an opportunity to ask any questions regarding the scheme. No specific queries or questions were raised in relation to the Plot C proposals.

Local Community

- 3.48. The Applicants recognise the importance of community consultation and the benefit of engaging with the wider community early to gather meaningful feedback to consider in advance of application submission.
- 3.49. The following section summarises the process and feedback from the public consultation undertaken.

Newsletter

- 3.50. A newsletter was distributed to the local community surrounding Sister on 9 September to provide update on the project, and early ideas for the Proposed Development. The newsletter was also promoted through the Community Panel (below) and social media – linked to an online survey, inviting residents to comment on the ideas presented. The newsletter asked a number of key questions and the responses are later within this section. The comments are similar to those raised at the public consultation event, therefore please refer to the responses provided later in this section for detailed answers to the comments received.

Are you familiar with the area covered by the Sister site? If so, what is your experience of this area?

- 3.51. The trees, interesting building and open space were seen as positive aspects of the existing SRF Area. Noting that it may need to be adapted to be part of the 21st Century whilst also recognising its past. More negative comments noted the existing campus as being dreary, unwelcoming, safety concerns and the open spaces aren't in a format to be fully enjoyed, and more active uses such as cafes would be welcomed.

Are there any particular issues you think we should consider as we start to develop our plans for the first phases of development?

- 3.52. Respondents noted their support for the retention of Renold Building and noted the historical significance of the other buildings in the SRF Area, suggesting adaptive re-use of these buildings should be explored. A particular desire to retain the Barnes Wallis and Wright Robinson Building, Sackville Building and the Butterfly Stairs was raised. In addition, it was suggested that the Archimedes and Vimto Statues should be kept in situ and that the Hollaway Wall should be given more prominence.
- 3.53. There was a desire to improve the quality of the public realm, improve the security of the area, maintain and increase tree provision, enhance pedestrian and cycle access and improve wayfinding on the Site. Respondents also suggested a good range and mix of amenities including small local shops, cafes, restaurants, art and cultural facilities, and workspaces.

What do you think of our early ideas for Zone C? Is there anything you would like us to consider for this area of the Site?

- 3.54. The initial ideas were welcomed, especially the idea to reactivate the arches and widen Altrincham Street. However, some responses considered there to be too many offices within the City Centre. The suggestions to incorporate green space echo those above, and also include suggestion of areas for shade and shelter from rain and sun when needed and consideration of wind tunnels.

What type of features would you like to see in public spaces? What should we consider as we design these spaces?

- 3.55. Respondents wanted green space to be preserved and enhanced. Simple spaces with ability to accommodate a range of uses was suggested. Some suggested fountains and highlighted the importance of high quality public space. Respondents pointed to the planting at Kampus as a good example, of lush planting they would like to see. The retention of the existing public art and potentially new public art would also be welcomed. The provision of accessible spaces and public toilets was also mentioned.

Community Panel

- 3.56. Five Community panel meetings were held with representatives of local community organisations. These were held to ensure that the views and perspectives of the local communities surrounding Sister are heard throughout the development process. While the initial meetings focused on shaping a Social Value Strategy, the meetings held in

September and February specifically focused on the Proposed Development and public realm improvements. The project team reached out to around 30 organisations to take part in the community panel meetings, the following 13 organisations responded to being included in the panel:

- Young Manchester
- Contact Youth Theatre
- Village Action Forum
- Friends of Manchester Gay Village
- Dean Trust School, Ardwick
- Manchester Chinese Centre
- Manchester Homelessness Partnership
- Ardwick Climate Action
- Get it Done - Placemaking Piccadilly
- Friends of Sackville Gardens
- Brunswick Tenants and Residents Association
- Granby Village Management Company
- Lifeshare

3.57. Community Panel meetings took place on the following dates:

- Wednesday, 8 May 2024 (4:30 pm to 6 pm) held online via Teams
- Monday, 15 July 2024 (4:30 pm to 6 pm) at No.2, Circle Square, 1 Symphony Park, Manchester M1 7FS
- Wednesday, 11 September 2024 (4:30 pm to 6 pm) at Renold Building, 81 Sackville Street; Manchester M1 3NJ
- Monday, 25 November 2024 (4:30 pm to 6 pm) at Renold Building, 81 Sackville Street; Manchester M1 3NJ
- Wednesday, 1 February 2025 (4 pm to 6 pm) at Renold Building, 81 Sackville Street; Manchester M1 3NJ

3.58. The sessions on 11 September 2024 and 12 February 2025 focused on Plot C elements.

3.59. At the 11 September 2024 meeting it was raised that the plant pots resulting from new landscaping works should be recycled. The session also focused on what the panel members would like to see in the proposed public square and suggestions such as play areas, board games, exhibition spaces, covered spaces, a beach, coffee shops, native planting, fountains and water features, public toilets and recliner seats were amongst the suggestions. The landscaping Proposed Development include native planting, a fountain, covered spaces and space for exhibition spaces in the public realm and also within the building.

3.60. On 12 February 2025 the panel were presented details of the Proposed Development. The panel raised a number of queries including the need for the Hollaway Wall to be encapsulated within the building. They also highlighted that London Road acted as a barrier currently and could have a negative impact on access to Sister. The panel also highlighted that it needs to be clear what spaces are accessible for members of the public. The panel also suggested a roof terrace could be a positive addition to the Proposed Development.

Youth Workshops

3.61. Two youth engagements were held on 24 and 25 February 2024. They were asked a series of questions, and their answers are similar to those received during the public consultation, therefore please refer to that section for detailed answers to the comments received.

What do you think of the plans for Sister Site C?

3.62. The young people welcomed the increased number of trees and experiential features of the public realm. However, they were concerned about the loss of the mature trees, gentrification and access to the space.

How do you think Sister can help young people access the space?

3.63. Suggestions included cleaning the space, promoting the space through school networks, retaining key features such as the Butterfly Stairs, potentially include play area or sports facility, green walls and more bins.

What activities and/or services could improve the plans?



Figure 3.2: Image from Public Exhibition Event (Credit: PhemzyStudios)

3.68. A press release was issued to local media outlets to introduce the Proposed Development and to publicise the consultation. As a result of issuing the press release, articles appeared in the following publications:

- The Business Desk
- Manchester List.com
- Business Cloud
- Invest in Manchester
- Place North West
- GM Business Board
- Bruntwood Sci Tech News

3.69. It is considered that this represents a wide-reaching effort to effectively advertise the public exhibition. This is further evidenced by the strong number of website visits, as described below.

Online Consultation Website

3.70. The dedicated consultation website can be accessed here: [Sister Manchester¹](https://www.sistermanchesterconsultation.com/). The website went live on 17 February 2025 for and a 3 week period was allowed for comments to be made. The consultation website has remained accessible since this date.

3.71. The website included the following information: the Applicants and the project team; introduction to Sister, the development opportunity; the Site, history of the place, the strategic context of the area, and the Proposed Development, including its contribution to regeneration and placemaking, its sustainability credentials and the impact on the wider economy.

3.72. A dedicated 'Have your Say' page was provided to enable members of the public to provide comments and ask questions via the website. Further details on the feedback form and responses can be found later in this Statement.

Public Exhibition Events

3.73. Three public drop-in sessions were held to provide an opportunity for the local community to learn more about the Proposed Development, raise questions for the project team to answer, and to provide written feedback. The details are as follows:

- Saturday 1 March 2025 (11 am to 3 pm), at Renold Building, 81 Sackville Street; Manchester M1 3NJ;
- Tuesday 4 March 2025 (4pm to 7pm), at Renold Building, 81 Sackville Street; Manchester M1 3NJ; and
- Thursday 6 March 2025 (4pm to 7pm), at St Thomas Centre, Ardwick Green North

3.74. A total of 78 people attended these drop-in sessions.

3.75. Physical feedback forms were available at the events as an alternative to the online form.

¹ <https://www.sistermanchesterconsultation.com/>

3.76. Copies of the display boards presented are available in Appendix B of this Statement.



Figure 3.3: Image from Public Exhibition Event (Credit: PhemzyStudios)



Figure 3.4: Image from Public Exhibition Event (Credit: PhemzyStudios)

Public Response to Website and Events

3.77. The website had a total of 1,744 visits from 1,581 unique visitors. In total 116 responses were received.

3.78. Of the 78 individuals who attended the in-person events, 13 completed feedback forms.

3.79. At total of 5 further comments were sent via email to the consultation email address provided on the website.

3.80. The consultation website presented the following closed questions:

1. To what extent do you support our Proposed Development for the new buildings within Zone C?
2. To what extent do you support our public realm Proposed Development, including new routes and spaces, trees and public art, and reactivated Viaduct arches

3.81. The below summarises the responses received to the aforementioned questions.

Question 1: To what extent do you support our Proposed Development for the new buildings within Zone C?

3.82. The responses to question 1 were as follows:

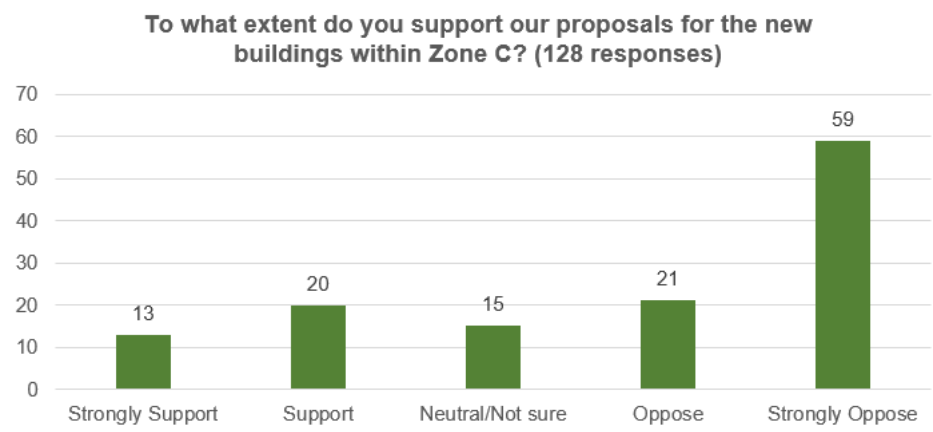


Figure 3.5: Question 1: To what extent do you support our Proposed Development for the new buildings within Zone C?

3.83. 128 people responded to the above question and the results demonstrate that 62% of respondents are opposed to the Proposed Development with 26% supporting and 12% of respondents being neutral.

Question 2: To what extent do you support our public realm Proposed Development, including new routes and spaces, trees and public art, and reactivated Viaduct arches?

3.84. The responses to question 2 were as follows:

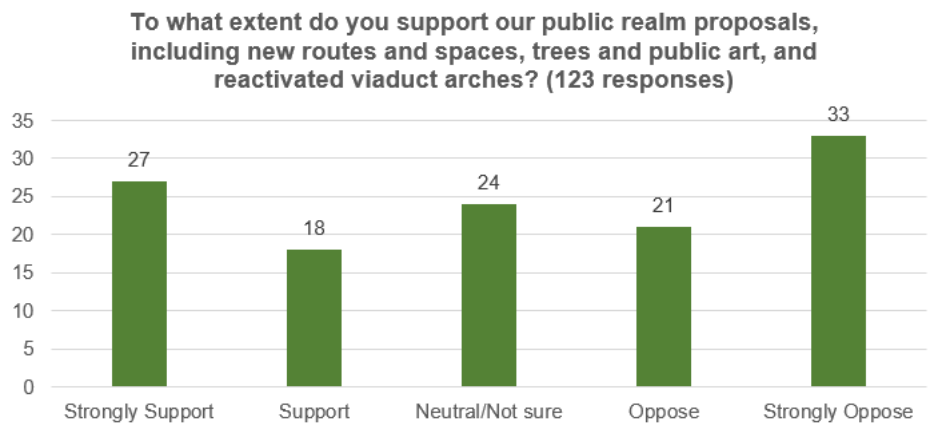


Figure 3.6: Question 2: To what extent do you support our public realm Proposed Development, including new routes and spaces, trees and public art, and reactivated Viaduct arches?

3.85. Responses included issues relating to heritage, green spaces and trees, safety, public realm, pedestrian and cycle access, amenities, affordability and level change.

3.86. These issues have been considered within our Proposed Development

Public Consultation Written Feedback

3.87. The comments received are outlined in further detail in Table 1 below alongside the project team’s responses.

Table 3.1- Summary of comments received during the public consultation process and the project team’s responses

Theme	Comments Received	Response
Heritage & Demolitions		

Theme	Comments Received	Response
Demolition of former UMIST buildings within the Site.	<p>Some respondents highlighted their perception of the historical and architectural importance of the former UMIST campus, arguing that the Proposed Development demonstrate a lack of understanding or appreciation for its value. They emphasised the need to protect, celebrate, and enhance the existing buildings and spaces, suggesting restoration efforts to recapture the original aesthetic, citing examples like London's South Bank where similar architecture has been successfully preserved. Particular concerns were raised in regards to the Barnes Wallis and Wright Robinson Building as a prime example of modernist architecture within the Manchester, the Butterfly Stairs (as set out later within this table) and Hollaway Wall.</p> <p>Concerns were raised about the proposed demolition of existing buildings and structures, particularly those considered valuable examples of modernist or brutalist architecture such as the Barnes Wallis and Wright Robinson Building, Butterfly Stairs and Hollaway Wall. Respondents argued that these buildings contribute to Manchester's heritage and lamented the perceived undervaluing of this architectural style in the City, citing examples of similar demolitions elsewhere.</p>	<p>Understanding and appreciating the architectural, historical and cultural value of the former UMIST campus buildings within the SRF Area has been central to the plans for Sister from the outset of the project. This was based on detailed heritage baseline analysis prepared to inform the SRF and updated through the detailed design of Plot C. The SRF articulates and celebrates the Site's history primarily through the retention of what are considered the most significant historic buildings and structures, including the Renold and Sackville Building, while enhancing the character of the place as it is today through the delivery of new high class mixed-use development.</p> <p>The Place Based Principles within the SRF demand that full and proper consideration be given to the potential for buildings' retention and re-use, where possible. At a masterplan level, this includes protecting and enhancing the most important heritage assets on-site: the listed buildings (Sackville Building, the Hollaway Wall, the Viaduct), the Conservation Area, and the most important non-designated heritage asset on-site – the Renold Building. The Renold Building has already been re-purposed and revitalised as the innovation hub at the heart of the SRF Area. Work is underway to explore new uses for the Sackville Building.</p> <p>The Proposed Development will deliver a new setting for the Hollaway Wall that will celebrate the structure and allow for people to re-engage with it. In addition, the activation of the Viaduct arches will bring them back into active use further enhancing the opportunity for public appreciation.</p> <p>The five other buildings and structures within Plot C – Barnes Wallis and Wright Robinson, Morton Laboratory, Moffat Building, MMP, Butterfly Stair – are to be removed (if possible, elements of the Butterfly Stairs will be re-incorporated into the public realm, subject to further studies during the construction phase). This decision has been made following an exhaustive options appraisal, applying a holistic assessment based on the criteria defined within the SRF: embodied and operational carbon; historical or architectural significance building; condition, including its structure, fabric and internal accommodation; feasibility of re-purposing buildings for viable long-term uses; relationship to other place-making priorities; and ability to support the critical mass and flexibility of floorspace needed to make Sister a successful innovation district. Ultimately, through this robust and thorough process, it has been determined that these buildings cannot be retained, whilst delivering on the vision for Sister defined in the SRF and the massive public benefits this will deliver for the City and its people. A more detailed summary of the optioneering undertaking in relation to the existing structures on Site can be found within the Design and Access Statement prepared by Allies and Morrison and submitted in support of this application.</p> <p>The layout, massing, materiality, and design of the new buildings and places seeks to celebrate the essence of the former campus. The buildings and public spaces also seek to provide a fitting new setting for the retained assets elsewhere in the SRF Area.</p> <p>Through detailed design the Applicants will also explore opportunities to commemorate the history of UMIST and its</p>

Theme	Comments Received	Response
		<p>contribution to Manchester through interpretive elements, such as signage and displays.</p> <p>Details of the options appraisal carried out and the design evolution informing the Proposed Development is contained within the Design and Access Statement submitted with these applications.</p>
Public art	<p>Some suggested commemorating the Site's history and UMIST's legacy through new public art, interpretive panels, or permanent exhibitions. This approach aims to acknowledge the Site's past while allowing for new development.</p>	<p>The existing public art collection, including pieces like the Archimedes statue, Havlock Mill Structure, the Hollaway Wall, and the UMIST cube, provide a strong foundation for commemorating the Site's history and UMIST's legacy. These pieces will be carefully integrated into the new public realm, ensuring their continued presence. The UMIST cube and the Havlock Mill Structure which are both pieces of public art located within the Site are to be re-located and incorporated into the proposed new art walkway within the proposed Hollaway Forest along London Road. This will further celebrate the Site's identity and connection with nature, incorporating living plants, water features, and upcycled materials to combine new high quality public realm with educational installations. A carefully crafted lighting strategy will enhance the art's visual impact. The strategy also includes incorporating interpretive panels using signage, displays, and digital content to provide context about the Site's history. Materiality within new public realm and landscaped areas has also been carefully chosen to reflect the historic character of this area, as detailed in full within Section 5 of the Planning and Tall Building Statement prepared by Deloitte in support of this application.</p>
Sustainability	<p>The environmental impact of demolition, particularly in terms of embodied carbon, was a significant concern. Respondents questioned the sustainability of demolition, referencing net-zero targets and policies encouraging the reuse of existing buildings. They challenged whether the Proposed Development aligned with these sustainability goals.</p>	<p>Embodied and operational carbon have been central considerations in determining whether buildings should be retained or demolished. Whilst there is inevitable embodied carbon in demolition and re-build this will be mitigated as far as practicable through sustainable practices and re-use of materials. This embodied carbon also needs to be balanced with the operational carbon of buildings once completed and occupied. The Applicants have carried out detailed analysis, with reference to the UK Net Zero Carbon Building Standard, on the comparable carbon cost of retaining the existing buildings in their current condition, deep retrofit of the existing buildings, and new build. This analysis concludes that the operational carbon of the existing buildings unchanged would far exceed that of the new building development due to their high operational carbon output. Furthermore, even if the buildings could be retained and subject to sufficient retrofit to reduce their carbon output to similar levels as new build, the extent of works required would result in relatively low carbon savings over new build but face significant other buildability and marketability challenges. Please refer to Section 6 of the Planning and Tall Building Statement prepared by Deloitte and Section 3 of the Design and Access Statement prepared by Allies and Morrison for further detail.</p>

Theme	Comments Received	Response
Proposed new buildings		
Design and appearance	<p>Respondents were generally supportive of the Proposed Development. One respondent added that the design responds well to the topography of the Site and will bring clear benefits.</p> <p>Some respondents were critical of recent development in Manchester City Centre more generally and the emerging skyline (inferring that the Proposed Development will contribute negatively to this). Terms like 'identikit high rise buildings', 'eggbox design' and 'Americanism' were used to express perceived uniformity in new developments lacking uniquely local character.</p> <p>Some respondents were concerned that the proposed building designs don't appear bold, ambitious or inspirational enough – either in terms of living up to the heritage of the Site (bold innovation of the UMIST campus) or the vision of a leading-edge innovation district.</p> <p>Some respondents commented that the building designs should be more distinctly 'Manchester' by referencing the City's diverse architectural heritage, including Victorian, 1960s, Art Deco, and other styles. They suggested incorporating more ornamentation and visual complexity, taking cues from the surrounding architecture.</p> <p>Some respondents felt the designs should feature more recognisably British architectural elements to resonate with international students and visitors, potentially boosting the area's visibility through social media and publicity. One specific suggestion was to design C2 Building as a bold, contemporary interpretation of the curving 1960s building (now a hotel) across London Road, creating a striking architectural gateway to Sister.</p>	<p>The design of the Proposed Development not only meets the needs of the space while also contributing to the vibrant and distinctive townscape of Manchester. It has been designed keeping in mind the Place Based Principles outlined in the SRF.</p> <p>The design approach aims to strike a balance between respecting the Site's heritage and embracing a forward-looking vision for the innovation district. The two office buildings proposed will provide new distinctive elements from street level and within the skyline, celebrating the Site's history whilst inviting people into the area. The decorative sawtooth roof design for C2 Building draws inspiration from the angular silhouettes of existing buildings of the former UMIST campus, while the gridded facades with robust materiality reflect a modernist aesthetic. The design of C1 Building, with its horizontal, open and active podium, and colonnaded lower ground floor references the area's modernist heritage, engages with the new civic square, and directly responds to the composition of the Renold Building opposite. Innovative collaboration spaces are provided within the buildings, including 'the collision engine' linking the two offices and the community-focused Manchester room. The buildings and public spaces will make the Site feel like an integral part of the City, with no defined boundary or sense of exclusivity.</p>
Materiality	Some respondents suggested the use of red brick, or similar coloured cladding to blend into the archways and current campus buildings to	The office development has been purposefully designed to create two distinct buildings, each responding to its specific surroundings.

Theme	Comments Received	Response
	<p>create a sense of place and a coherent townscape. Some comments note that Proposed Development should reference the Victorian industrial heritage or local history of the Site (e.g. scientific advances made in Manchester) through materials used. Ensure materiality of C2 Building is not too dark – suggesting that given the local climate, grey/dark façade may appear unwelcoming and/or unappealing much of the time.</p>	<p>C1 Building, facing the Renold Innovation Hub, will incorporate a palette of brick tones that harmonise with the surrounding context, including the Sackville Building, the Viaduct arches, and the Mill building to the south. This material choice acknowledges the area's historical character and creates a sense of visual continuity. The red tones will vary in shade and texture, adding depth and interest to the facade. The design will also incorporate elements of contrasting materials, such as metal and glass, to create a modern and dynamic feel while respecting the established aesthetic.</p> <p>C2 Building, intended as a landmark structure marking the entrance to Sister, demands a more distinct architectural expression. Its design draws inspiration from Manchester's industrial and heritage, employing a charcoal grey precast concrete as the primary facade material. This material not only provides a robust and visually striking appearance but also offers potential for circularity by incorporating crushed demolition material into the aggregate mix. The charcoal grey tone creates a strong contrast with the brick tones of C1 Building and the surrounding buildings, ensuring that C2 Building stands out as a prominent feature on the city skyline. The precast concrete panels allow for complex geometries and expressive detailing, referencing the angular language of the rooftop motif. Furthermore, the design incorporates polished surfaces at key locations, such as splayed reveal faces and pier footings, to highlight the aggregate tones and add a touch of refinement. The metalwork elements used in C2 Building will share a unifying tone with C1 Building, creating a subtle visual link between the two buildings despite their contrasting identities.</p>
Principle of Development	<p>Some respondents expressed support for new office buildings on Site.</p> <p>Some respondents questioned the commercial focus of the development. These include comments suggesting that commercial gain has been a driving consideration over other factors – including heritage – and questioning the need for more offices in the City Centre (one referring to existing commercial space that is currently not being occupied).</p>	<p>Sister aims to be a vibrant innovation district. The Proposed Development at Plot C will deliver offices which are designed to attract businesses in sectors like technology, science, and research, fostering a collaborative ecosystem that drives innovation and economic growth. This aligns with Manchester's ambition to be a leading knowledge-based City, attracting investment and creating high-value jobs. It also directly delivers on the vision and objective detailed within the SRF, approved by MCC's Executive Committee in December 2023. The proposed use also aligns with the Local Development Plan which identifies the City Centre as a primary economic location within Greater Manchester and a focus of employment growth, which this development directly supports.</p> <p>The Manchester Office Agents Forum (MOAF) reported in April 2025 that the 2025 Q1 was the best performance in a first quarter since 2020, demonstrating continued recovery and demand. MOAF predicts that the remainder of 2025 remains positive and there continues to be healthy occupier demand for new office space, particularly given that they note that new build availability has diminished recently. Additionally, OBI undertook research that demonstrated 70% of transactions in 2024 where for occupiers over 10,000 sq. ft and expanding their floorspace². This further demonstrates the demand for large office floor-</p>

² 'Return to the Office Gains Momentum as Demand for High Quality Workspaces Surges' (25 March 2025), OBI. URL: [Return to The Office Gains Momentum as Demand For High-Quality Workspaces Surges | OBI](#) Accessed: 24/04/26

Theme	Comments Received	Response
		<p>plates in well-connected, strategic locations and which can offer a suitable break out spaces and positive environment.</p> <p>Sister also anticipates the future demand for high-quality, centrally located office space, which will be required in the long term evolution of Manchester, ensuring the City remains competitive and attractive to businesses driving innovation and economic prosperity.</p> <p>While some existing commercial spaces might be vacant, they will not meet the specific needs of businesses seeking to be part of a dynamic innovation hub that can facilitate a spectrum of potential innovation space from incubators within existing buildings through to full new Grade A office space. ID Manchester offers a unique proposition: modern, well-connected office spaces integrated with a wider ecosystem of research institutions, cultural amenities, and public spaces. This fosters collaboration, knowledge exchange, and a sense of community, which are highly attractive to innovative businesses.</p>
	<p>Some respondents stressed the importance of public access within the Proposed Development. They emphasised that the new buildings should be open and accessible, suggesting that the proposed roof terrace should be a public amenity rather than a commercial space like a bar or restaurant.</p>	<p>The Proposed Development has been designed to make the area a green, accessible and inclusive destination. It is designed to make the area far more accessible for people with prams, wheelchairs or mobility scooters, that the current Site allows. In addition, the provision of a significant amount of high quality public realm across the Site will be fully inclusive and accessible while also enhancing public connections through the Site and into the wider city centre.</p> <p>The new buildings will feature open, shared lobbies and social spaces on the lower and upper ground levels, providing public access through the buildings. These spaces are designed to encourage interaction and collaboration, fostering a sense of community.</p> <p>Whilst it is not envisaged that the space on the top floor will be a public amenity, the Manchester Room at the ground floor of C2 Building will be a community facility, wholly open to the public. The purpose and design of this room has been developed through engagement in the community panels to provide a space that meets with the specific needs of local people, such as free study spaces for local young people.</p>
Design quality	<p>Some respondents were concerned that the design quality will not be maintained from what is shown in images through construction.</p>	<p>The project team is committed to maintaining a high standard of design throughout the construction process, ensuring the use of high-quality materials. The Proposed Development will be delivered by ID Manchester Ltd and the University of Manchester have a proven track record of delivering high-quality projects. Throughout the construction process quality checks and inspections will be undertaken to ensure adherence to design specifications. This will ensure continued efficiency, optimal performance, and adherence to evolving standards throughout the buildings' lifespan.</p> <p>A condition will be attached to any planning permission requiring that the materials selected for the buildings are submitted to and approved by the LPA prior to installation. The LPA employ a rigorous approach throughout the construction process in terms of requiring large sample panels to demonstrate both quality of</p>

Theme	Comments Received	Response
		material and workmanship to ensure the highest level of design quality.
Proposal for Hollaway Wall		
Impact on heritage value	<p>Some respondents expressed supported the Proposed Development, stating that the changes would improve the Hollaway Wall's current condition and appearance. Some praised the Proposed Development as respectful, protective of the Hollaway Wall's integrity, and ensuring that portions would remain publicly visible. They believed the approach would successfully preserve the history and legacy of the artwork in a manner sensitive to the current era.</p> <p>Numerous respondents voiced objections to the Proposed Development, citing concerns about the potential negative impact on the Hollaway Wall's heritage and cultural significance. They emphasised the structure's Grade II listed status, its iconic nature as part of Manchester's cultural heritage, and its existing role within the public realm. These respondents criticised the concept of 're-imagining' the wall, using terms like 'cultural vandalism' and 'commodification of a heritage asset' to express their disapproval.</p> <p>Numerous respondents expressed concern that the Proposed Development would compromise the Hollaway Wall's integrity, advocating for an approach that preserves and integrates the structure in its current form. They argued that the artwork's meaning is intrinsically linked to its form as a wall and would be diminished if fragmented or altered. Some drew parallels with the successful reuse of the Viaduct arches along Altrincham Street, suggesting a similar approach that incorporates the Hollaway Wall in its entirety.</p> <p>Several respondents stressed the importance of respecting the artist's original vision for the wall, arguing against any alterations whatsoever</p>	<p>The Wall currently sits in a very negative setting, behind a fence, vandalised, and largely lost to the City. The poor environment and setting in which the wall sits has been acknowledged by Historic England.</p> <p>Whilst the Wall is a cultural asset for the Site, its location also acts as a significant barrier to movement and a challenge with respect to re-integrating the former campus with the surrounding streets. This challenge and tension is also recognised by Historic England.</p> <p>The design response therefore seeks to celebrate and re-engage people with this sculptural wall for the first time in decades. By positioning the Hollaway Wall as the centerpiece of a new community space – the Manchester Room - the Proposed Development will draw attention to its presence and encourage people to interact with it. This space will be designed to host events, exhibitions, and activities that celebrate the Hollaway Wall's history and artistic merit.</p> <p>Whilst there is inevitable harm to this listed asset, this is considered to be at the higher end of less than substantial harm. The Hollaway Wall will still be immediately recognisable and understandable as a sculptural wall. This harm is considered to be outweighed by the significant benefits of improving permeability through the Site and the direct heritage benefit of re-engaging people with this asset again in a new fitting setting that celebrates its form.</p> <p>Our approach is to focus first on conserving and enhancing the most important historic assets such as the Hollaway Wall. As part of the integration of Hollaway Wall into the office development, we will undertake any necessary restoration work to ensure the Wall's long-term preservation. This will address its current state of disrepair and protect it for future generations.</p> <p>The approach to the Hollaway Wall is considered in detail in the Planning and Tall Building Statement and Environmental Impact assessment prepared by Deloitte, Design and Access Statement prepared Allies and Morrison and Heritage Statement prepared by SLHA, all submitted in support of this planning application.</p>

Theme	Comments Received	Response
	<p>would compromise the artistic intent.</p> <p>Respondents drew parallels between the proposed alterations to the Hollaway Wall and previous instances of public art being damaged or altered in Manchester (e.g. Tadao Ando Wall in Piccadilly Gardens).</p> <p>Several respondents highlighted the Hollaway Wall as a unique example of Brutalist art in Manchester, and that it should not be altered on these grounds.</p>	
Accessibility	Some respondents were concerned about the potential for reduced public access to the artwork. They argued that enclosing portions of the Hollaway Wall within a private building would limit public engagement with this important piece of public art.	The vast majority of the Hollaway Wall is contained behind a high metal fence, inaccessible to the general public. It is located in an area with no activity where there is next to no opportunity to enjoy or experience it. The Proposed Development will create new public realm around the retained external portions of the Wall, and the internal portions will be wholly within the 'Manchester Room' – a publicly accessible community facility designed and curated to directly response to the needs of the local community. It is considered therefore that the Proposed Development will enhance rather than detract from public access and enjoyment of this important heritage asset.
Design	A respondent suggested relocating the Hollaway Wall eastward towards London Road to become part of the Art Walk, constructing a bridge or walkway to provide access over the	It is not considered to be structural feasible to relocate the Hollaway Wall eastwards, especially given the delivery challenges already present due to Site specific constraints, nor would this be considered contribute to good placemaking along London Road. The proposed design response is considered to be an

Theme	Comments Received	Response
	wall, or exploring other innovative approaches that would allow the Hollaway Wall to remain intact within the development.	innovative solution that celebrates the wall in situ, whilst responding to placemaking priorities defined within the SRF.
Proposal for Butterfly Stairs		
Removal and alternative solutions	<p>Some respondents opposed the removal of the Butterfly Stairs. They saw the structure as a unique and valuable feature and questioned the need for its complete removal.</p> <p>Some respondents suggested exploring alternative solutions that could retain the Butterfly Stairs while still providing accessibility. Ideas included creating a new accessible route alongside or underneath the existing stairs.</p>	<p>A variety of options has been considered with respect to the Butterfly Stairs. One critical parameter for these options has been equal accessibility for all through the SRF Area. This presents a significant challenge given the large changes in levels, particularly from north to south currently addressed by the Butterfly Stairs. Given the extent of level change, providing an accessible ramp alongside the retained stairs would not be practical and would create an unacceptable intrusion on the new civic square, undermining its function and purpose. Platform lifts have also been considered but these do not align with the ethos of accessibility for all and would provide inactive areas of the public realm. Alternative routes through the Site require those with mobility needs to take a very circuitous route around the Site. None of these options are considered to deliver equitable access for all visitors to Sister and have therefore been discounted. If possible, the team will look to re-use elements of the Butterfly Stairs in the final design, this will however be subject to further assessment regarding the feasibility of this approach.</p>
Public Realm		
Design, blue infrastructure and security	<p>Some respondents expressed support for the proposed public realm enhancements, welcoming the increased open, green spaces and recognising their value for residents, workers, and visitors. These respondents particularly appreciated the planned integration of green features like trees and plants, the expansion of Altrincham Street with the reuse of existing arches, and the seamless integration of existing Site elements into the new design.</p> <p>Some respondents critiqued the Proposed Development for lacking imagination and inspiration. They found the designs ‘bland’ and ‘average’, suggesting they prioritised servicing the buildings over creating a truly engaging public realm. Concerns arose regarding the practicality of elements like the ‘grass step seating’ and ensuring the balance between creating an inclusive space and ensuring robust security due to the Site’s proximity to major rail stations.</p>	<p>The public realm is designed to be a key component of the development, creating a network of interconnected green spaces that prioritise pedestrian and cyclist connectivity. This embodies the ‘City Nature’ concept envisaged by the SRF. Sister Square, Altrincham Street, Hollaway Place, Hollaway Forest, and Mill Lane will each offer a unique character and a diverse range of amenities, contributing to a healthier, more biodiverse, and vibrant urban environment.</p> <p>The design incorporates elements of passive surveillance, such as clear sightlines and well-lit spaces, to enhance security without creating an exclusionary atmosphere.</p> <p>The ‘grass step seating’ are planted areas which will form a series of diverse seating and spill-out spaces activating both the Viaduct arches and the northern edge of Plot C. This transformation will help to create a vibrant, unique atmosphere beside the historic Viaduct arches.</p>

Theme	Comments Received	Response
	<p>There were suggestions about incorporating a fountain or water feature, having recliner seats, solar lights and public toilets</p>	<p>The design team appreciates the feedback received during the public consultation and acknowledges concerns regarding the perceived "blandness" and practicality of certain elements. The landscape design prioritises creating a flexible and inclusive public realm that caters to diverse needs and activities, while also integrating nature, art, and sustainable design principles. The "grass step seating" in Sister Square, for example, serves a dual purpose: providing accessible routes and offering informal seating within a green environment. The team is exploring ways to enhance the design's visual appeal and distinctiveness, potentially through incorporating more dynamic planting schemes, interactive art installations, and unique lighting features, while ensuring the practicality and functionality of the space are maintained.</p> <p>It is envisaged that Sister Square will include a water feature.</p>
Trees and planting	<p>Some respondents were concerned about the removal of mature trees (especially the Newton apple trees).</p> <p>Some suggested having allotments, keeping current trees and native planting.</p> <p>There were also suggestions for keeping beehives</p>	<p>The Proposed Development will include the removal of 28 mature trees; however, 270 new trees will be planted representing a replacement ratio of over 1,000%. High-value mature trees near Renold building and Hollaway Place will be retained and the hardscaping around them designed around the long term health of the trees.</p> <p>The planting palette for the scheme includes 70% native plant species. Hollaway Forest will be designed by preserving existing trees while enhancing the understory with additional native plantings to create a rich, layered habitat for local flora and fauna.</p> <p>This is predicted to deliver net biodiversity net gain of over 16.80%, well in excess of the statutory requirement.</p>
Circularity and Sustainability	<p>Suggestions for improvement included incorporating more covered green spaces for families, increasing the use of green walls and sustainable features, providing dedicated play areas, emphasising biodiversity through diverse planting, and ensuring a climate-resilient design.</p> <p>Respondents also highlighted the importance of durable materials, adequate lighting, retaining existing public art alongside new commissions, and developing a comprehensive lighting strategy.</p>	<p>The SRF seeks to incorporate a nature-led public realm. Rain gardens and planting will be introduced to Mill Lane to enhance aesthetic appeal and contribute to urban biodiversity and stormwater management. Sister Square will feature planted areas and a green link to allow wildlife to move freely. Significant green space suitable for use by families and friends will also be provided within the new public square, which form a central facet to the proposed landscaping strategy. This space, alongside all key character areas, will also incorporate a wide range of planting and habitat enhancements to ensure BNG well above the statutory requirement.</p> <p>The lighting strategy for the Proposed Development has been developed to fulfil requirements of wayfinding, placemaking and safety. Strategic illumination of key landmarks, pathways, and vertical surfaces across the SRF Area improves visibility and orientation. Bringing lighting down to a human scale creates a more intimate atmosphere, enhancing perceived safety and improving navigation.</p>

Theme	Comments Received	Response
		<p>Through detailed design, the Applicants are committed to selecting durable and sustainably sourced materials. Materials to be used throughout the SRF Area will be submitted for approval by the Planning Authority as a condition of planning permission.</p> <p>Please find further details in the Landscape Strategy submitted with these applications.</p>
Events and recreation	<p>Some respondents suggested incorporating additional recreational spaces, including play spaces.</p> <p>Two queries were raised regarding what type of events will be hosted within the public square and how this will be coordinated.</p>	<p>Sister Square has been designed such that it can host a wide range of events. The design incorporates a flexible main space surrounded by nature and seating, ideal for large gatherings, festivals, or markets. Additionally, two smaller event areas near the Renold building and existing maple trees provide more intimate settings for community gatherings or performances. In addition, the open and flexible nature of the space will facilitate recreational activity and children's play while events are not being held to further enhance activity and a sense of community within the space.</p> <p>The Square's design prioritises adaptability, with paved areas transitioning seamlessly into lush, planted spaces, creating a variety of settings to accommodate different event types and scales as well as recreational activity. This diversity of spaces, coupled with the surrounding workspaces, cafes, and cultural offerings, will attract a constant flow of people and activity, making Sister Square a vibrant hub for events throughout the year.</p> <p>An outline events management plan is submitted with the applications which provides an indication of the range of events that are envisaged to take place in the public spaces. It is anticipated that a detailed plan will be submitted prior to the spaces becoming operational as a condition of planning permission.</p>
Accessibility		
Improved Pedestrian Routes	<p>Some respondents expressed support for enhancing pedestrian connections to and from key transportation hubs like Piccadilly and Oxford Road stations. They recognised the importance of seamless and convenient pedestrian access to maximise the Site's accessibility.</p>	<p>The proposed development enhances Altrincham Street's public realm, creating a crucial east-west pedestrian link between London Road and Sackville Street. This improves connectivity between Piccadilly and Oxford Road stations, given the Site's proximity. Prioritising pedestrian access, the development introduces new public realm along Altrincham Street, enhanced pedestrian and cycling routes, and connections to surrounding developments and active travel networks. These improvements aim to create a seamless pedestrian experience, maximising Site accessibility and passive surveillance (see Framework Travel Plan submitted with the application).</p>
London Road	<p>Concerns around the current state of London Road and its impact on the Site's potential as a welcoming gateway. Respondents highlighted the need for improvements to the street itself, including enhanced public realm and safer pedestrian crossings. Specifically, the junction of Fairfield Street and London Road, as</p>	<p>MCC is leading efforts to enhance London Road, reallocating road space to prioritise active travel and improve the streetscape. The Applicants are committed to collaborating with MCC across the lifespan of the Sister project to ensure that developments complement these wider improvements, creating a safe and welcoming gateway to Sister.</p>

Theme	Comments Received	Response
	<p>well as the connection to Piccadilly Station, were identified as areas requiring attention. However, there was skepticism about the feasibility of addressing these issues, with one respondent deeming it 'disingenuous' to suggest they could be easily resolved.</p>	
Parking	<p>The lack of dedicated parking provision within the development and its potential impact on nearby residents emerged as a concern. Respondents worried that the absence of on-site parking would lead to increased pressure on existing on-street parking, negatively impacting the surrounding residential community.</p>	<p>The Proposed Development will be a car-free development, with the exception of parking for disabled people, reflecting our commitment to promoting sustainable transportation and reducing reliance on private vehicles.</p> <p>The submitted Transport Statement concludes that impact on surrounding streets will be minimal due to existing parking restrictions and the proximity of other parking facilities nearby.</p> <p>Businesses and individuals will be encouraged to sign up to Enterprise Car Club, with the nearest car club car being within a 5-minute walk from the Site.</p> <p>The Proposed Development include excellent cycle facilities, including secure parking, maintenance stands, showers, lockers, and promoting cycling routes through communication with staff. Dr. Bike sessions will be hosted and businesses will be encouraged to offer cycle-to-work schemes. The strategic location of the development will ensure staff are able to access the development through public transport options such as bus, tram and train.</p> <p>The Applicants has a proven track record of delivering office led developments within the city, such as Circle Square, which despite having no parking successfully encourage active travel to and from the development to limit the impact on the local road network while enhancing sustainability.</p>
Impact on Bus	<p>There was a concern about the potential impact of the development on bus stops located along London Road near the Hollaway Wall, highlighting the need to consider and mitigate any disruptions to public transportation.</p>	<p>The Proposed Development will not directly impact the location or operation of bus stops along London Road near the Hollaway Wall. We will work closely with the relevant authorities to ensure any construction activities are carefully managed to minimise disruption to bus services.</p>

4. Conclusion

- 4.1. This Statement of Consultation has been prepared in support of an application for Full Planning Permission and 2x Listed Building Consents at Plot C, Sister for the demolition of existing buildings on-site and development of Sister's flagship commercial-led mixed-use development with significant public realm enhancements in Manchester City Centre.
- 4.2. It 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 Proposed Development where appropriate.
- 4.3. A consultation approach has been employed which has been designed to be proportionate to the Proposed Development and the Site-specific characteristics. This included a widely advertised online public consultation website and associated public consultation event held in advance of the submission of the Planning Application and Listed Building Consents. Consultation, in the form of in-person drop-in sessions and community panel meetings has occurred. Consultation was also undertaken with statutory and non-statutory consultees including MCC planning officers, MCC Highways, Historic England, Twentieth Century Society, Manchester Modernists, Greater Manchester Ecology Unit, Greater Manchester Archaeological Advisory Service (GMAAS), MCC Environmental Health, Environment Agency, National Air Traffic Services (NATs) and Manchester Airport Group (MAGs), Greater Manchester Policy (GMP), Transport for Greater Manchester (TfGM), and Network Rail.
- 4.4. Consultation has been undertaken in accordance with the requirements of national policy, legislation and guidance (the Localism Act and the NPPF) and MCC's Statement of Community Involvement.
- 4.5. Comments raised in relation to the Proposed Development have largely been in relation to the principle of development, design of buildings, removal of buildings and structures, impact on the Hollaway Wall, accessibility, transport, and public realm. The planning submission provides a detailed response to these considerations as summarised in this Statement.
- 4.6. The consultation process will continue as part of the formal statutory planning procedure managed by the LPA. During this time, the Applicants and project team will carefully consider any comments received from consultees and will respond as appropriate through the LPA.

Appendix A – Consultation Website Advertisement Leaflet

HELP SHAPE THE FIRST MAJOR DEVELOPMENT OF SISTER



Sister (previously known as ID Manchester) is the city's new innovation district. It will transform an underused area of the city centre into a welcoming new neighbourhood next to Piccadilly Station.

The first major phase of development will focus on a plot known as Zone C, to the northeast of the Sister site, facing London Road and Altrincham Street. Our proposals include:



A flagship commercial office development with sustainable and flexible workspaces



A vibrant mix of retail, leisure and community spaces along Altrincham Street



Improved walking and cycling routes between Piccadilly Station, Oxford Road and surrounding neighbourhoods



Inviting public spaces - including new green spaces and a civic square - designed for community engagement



Zone C will also drive significant economic benefit to local people and businesses through the creation of over 4,000 new jobs.

We'd love to hear your views on these proposals as part of a public consultation.

HAVE YOUR SAY

The consultation on our proposals for Zone C will be open from Monday 17 February to Sunday 9 March.

All of the information about our proposals, including how to respond, can be found by visiting our consultation website: www.sistermanchesterconsultation.com

We're also hosting in-person events where you can learn more, speak with the project team, and share your views.

EVENTS

Community Day

Saturday 1 March 2025 | 11am - 3pm
Renold Building, 81 Sackville St, Manchester, M1 3NJ

Join us for a family-friendly community day with activities and learn more about the project with free refreshments provided.

Drop-in Sessions

Speak with our team to explore the development plans:

Tuesday 4 March 2025 | 4pm - 7pm
Renold Building

Thursday 6 March 2025 | 4pm - 7pm
St Thomas Centre, Ardwick Green North, Manchester, M12 6FZ



Renold Building what3words
location: [///mute.rainy.ripe](https://www.what3words.com/mute.rainy.ripe)

If you have any questions about the consultation or our proposals, you can contact the consultation team via email at: info@sistermanchesterconsultation.com



If undelivered please return to:
Counter Context, Jactin House,
24 Hood Street, Manchester, M4 6WX.

Scan to view
our website

Appendix B – Event Display

WELCOME



TO THE LATEST COMMUNITY CONSULTATION FOR SISTER, MANCHESTER'S INNOVATION DISTRICT.

Sister is a partnership between The University of Manchester and Bruntwood SciTech that will revitalise an underused area of Manchester city centre over the next 15 years.

Previously home to the University's North Campus, which has lain vacant since the University moved its teaching and research facilities to their new Engineering Campus in 2022, the 18-hectare site is situated between Piccadilly Station and Oxford Road. Sister will transform this site into a vibrant new neighbourhood and business innovation district.

This consultation introduces proposals for Zone C of the site's masterplan.

Our proposals include:

- A flagship commercial office development with sustainable and flexible workspaces
- A vibrant mix of retail, leisure and community spaces along Altrincham Street
- Improved walking and cycling routes between Piccadilly Station, Oxford Road and surrounding neighbourhoods
- Inviting public spaces - including new green spaces and a civic square - designed for community engagement

We're excited to hear your views on these proposals before submitting a planning application. Your feedback will help ensure we deliver a scheme that benefits both the local community and the wider city.

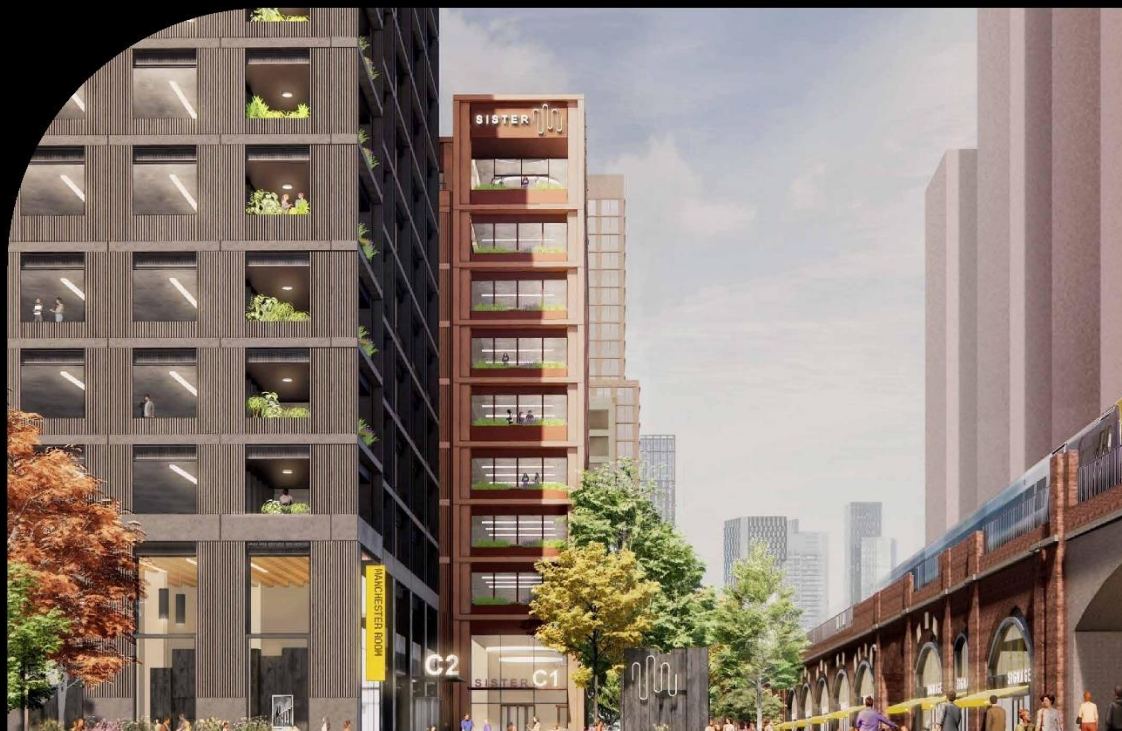
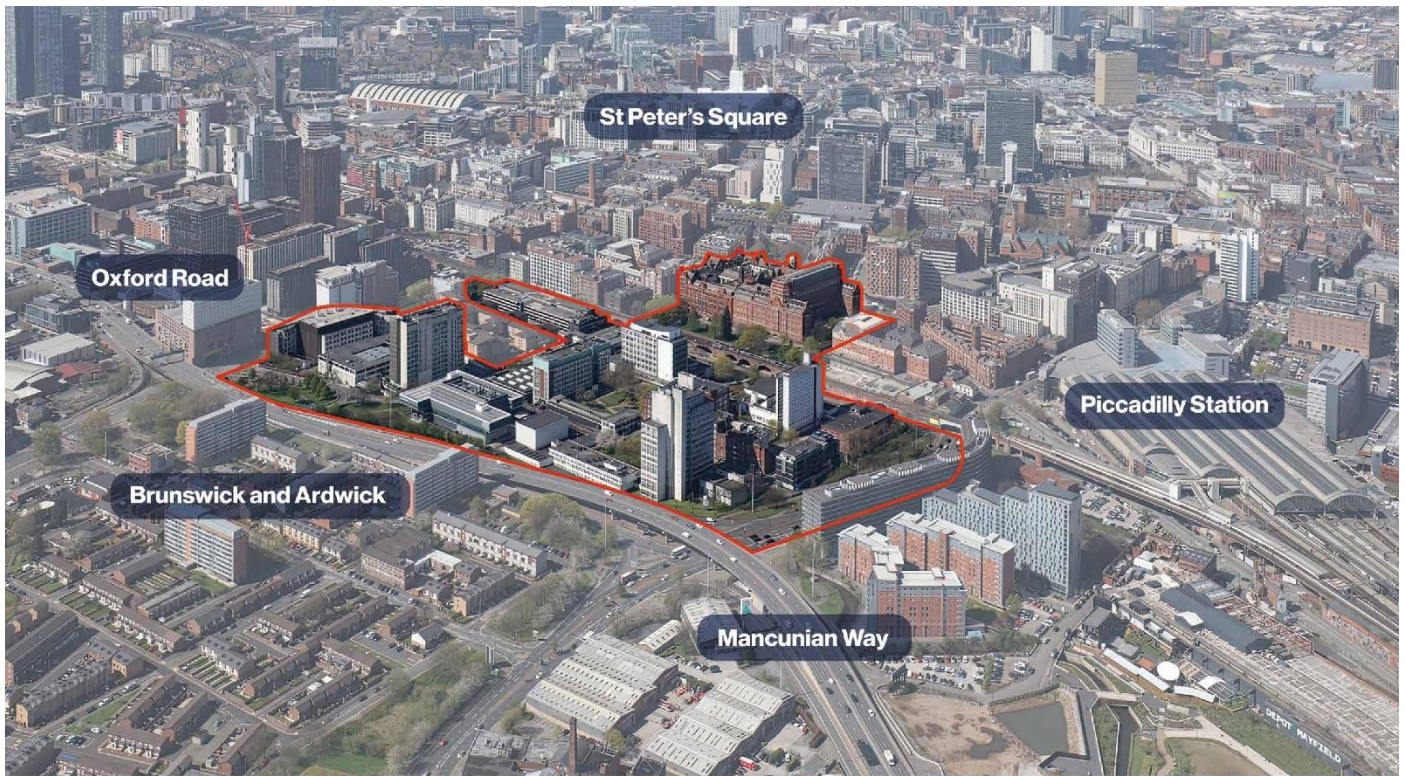


Illustration of developing proposals for Zone C and Altrincham Street from London Road [looking west]



WHAT IS SISTER?

SISTER IS A PLACE BUILT ON THE BELIEF THAT IDEAS FLOURISH WHEN PEOPLE COME TOGETHER.

Set in the centre of Manchester, Sister (formerly known as ID Manchester) aims to become the world's next major innovation district.

Both at the city and wider city region level, Sister is recognised as a key element in ambitions to grow the innovation and knowledge economy, delivering new skilled jobs for local people alongside wider economic benefits. The site falls within the boundary of the Oxford Road Corridor, which is home to several cultural assets, two of the UK's largest universities, a

university NHS foundation trust, and a large cluster of digital, technology and life-science businesses.

Sister will be a place where science, technology and creativity can come together, welcoming everyone from entrepreneurs to families. Sister is all about making big ideas happen by bringing together talent, investment, education and business.

At the heart of it all is a focus on inclusivity. We want to create a space where everyone feels welcome, with plenty of opportunities for young people and local communities to grow through jobs and training.



Over 10,000 new jobs



Over 2m sq ft commercial and innovative space



Supporting Manchester City Council's drive to Net Zero Carbon by 2038



£1.5bn in additional economic benefits generated annually



New public square for Manchester



Nature-led public spaces with over 400 trees



Over 1,500 new homes



Significant job opportunities at, or above, NVQ Level 4

THE JOURNEY

2023

July

Public consultation on the Strategic Regeneration Framework [SRF] for ID Manchester

December

The SRF was endorsed by Manchester City Council

2024

January

Design team for Zone C, the first major development zone, was assembled

April

Refurbishment of the Renold Building began

May

Community Panel formed

August to present

Ongoing engagement with community groups, local residents and other stakeholders (such as Historic England) to help inform the plans - including early Zone C ambitions and ideas

October

A new tree nursery was created alongside the Renold Innovation Hub

November

Renold Innovation Hub opens.

2025

February

Public and stakeholder consultation on proposals for Zone C

TODAY

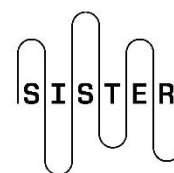
Spring

Planning application for Zone C submitted

Autumn

Anticipated planning determination for Zone C

SISTER IS NOW
STARTING TO TAKE
SHAPE, BUT WE'VE COME A
LONG WAY ALREADY!



RENOLD INNOVATION HUB

The Renold Innovation Hub is the first building of the Sister masterplan to open. Once a lecture hub on the University's former North Campus, the building has been fully refurbished with its original features preserved.

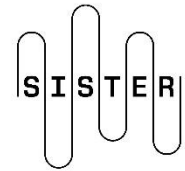
Renold is seen as the beating heart of the Sister innovation ecosystem, supporting early-stage businesses with no and low-cost workspace, access to business support and innovation expertise and opportunities for collaboration. It is also a space for the community, with a programme of free events, access to event spaces for local groups and organisations and a community café.



ESTABLISHING A GREEN FUTURE

We began the transformation of Sister by bringing in a new nature-led outdoor space. Our newly planted tree and plant nurseries, set alongside the Renold Innovation Hub, provide on-site growing space for over 140 new trees, which will be replanted across the site in years to come. In the meantime, these new and improved green spaces provide an opportunity for the local public and businesses to connect with nature in the heart of the city.

SHAPED BY THE COMMUNITY



EARLY ENGAGEMENT

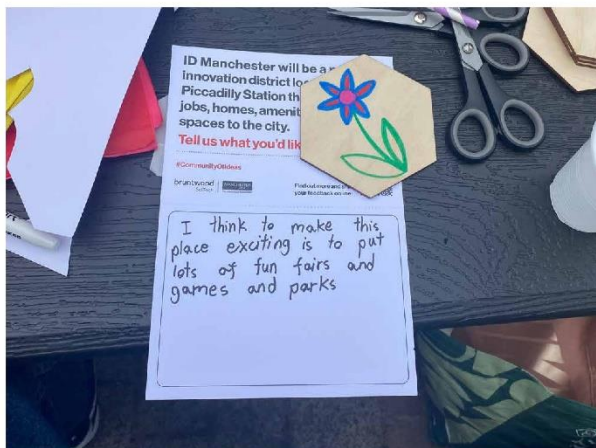
In Summer 2024, a newsletter was distributed to local residents and businesses, providing a project update and introducing some early plans for Zone C and asking for initial feedback on these developments.

This feedback has been thoroughly considered by the development team. Some of the key considerations, which have directly informed these proposals, include:

- Improved safety measures and designing to minimise any antisocial behaviour
- Improvements to the walking route alongside the railway viaduct and utilising the arch spaces
- Prioritising outdoor green space and event/performance spaces
- Improved access and connectivity – better pedestrian and cycle connections and routes to and from Piccadilly Station

COMMUNITY PANEL

A Community Panel – involving a range of representatives for surrounding residents, community groups and businesses – was established to serve as a sounding board for the project team, ensuring that a broad range of voices and perspectives are considered as part of the development process.



Engagement stall at the University of Manchester Bicentenary Festival

Working with Young Manchester, the Sister team held a series of workshops with young people from Longsight, Ardwick, and Brunswick in July 2024. These interactive workshops explored how young people could engage with and benefit from Sister. Some of the key points raised were:

- Access to employability support and training
- Investing in and working with existing programmes and youth groups
- Creating spaces for young people, designed with young people



Pop up at Brunswick community fair

GUIDING PRINCIPLES



A REGENERATION FRAMEWORK GUIDES THE ONGOING DEVELOPMENT OF SISTER TO ENSURE THIS PLACE WORKS FOR EVERYONE.

The vision for Sister was introduced in July 2023 through a Strategic Regeneration Framework [SRF], which was endorsed in December 2023. Local residents and businesses were invited to share their views through a public consultation process.



Illustrative sketch of Altrincham Street, from the SRF

The SRF outlined the opportunity and the ambition to drive economic growth and high-skilled jobs, drawing on Manchester's distinctive strengths in science technology and creative industries.

It also shared the vision and place-based design principles that will shape the development of Sister over time. These include ambitions to:

- Build a place that brings together a diverse mix of people and companies, creating an inclusive, safe and welcoming community that builds on the collaborative spirit of Manchester.
- Ensure Sister feels connected, open and accessible to the wider city, with easy travel routes to and across the site.
- Use planting and water within our buildings and outdoor spaces to improve biodiversity and wellbeing.
- Create buildings and spaces that are sustainable, regenerative and resilient to climate change.
- Bring life to the site with creative early uses of buildings, animated ground floors and outdoor spaces activated with events, community activities and amenities.



Illustrative Masterplan for Sister (formerly ID Manchester) from the SRF - showing Zone C within the wider masterplan

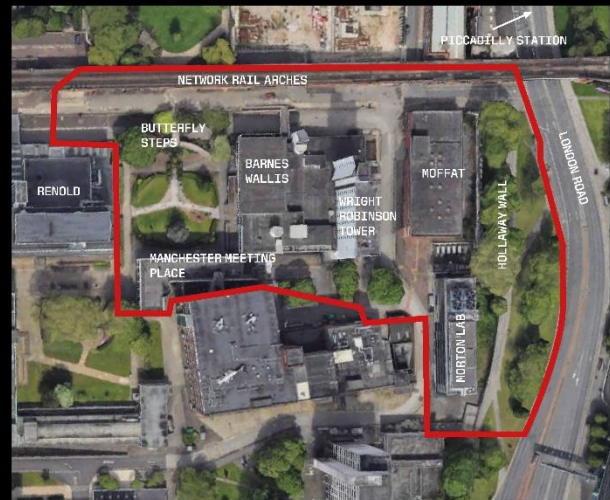
ZONE C: THE SITE



SISTER'S FIRST MAJOR NEW-BUILD PHASE WILL DEVELOP ZONE C OF THE MASTERPLAN, THE NORTH-EASTERN CORNER BETWEEN THE RENOLD BUILDING AND LONDON ROAD.

The Zone C site covers an area of around 21,350 sq m between London Road and Altrincham Street, on the edge of Manchester city centre. Despite this central location, the area is currently very underused.

We have considered a range of factors around the current condition of the site in developing our proposals to bring the site to life as part of the new innovation district.



Re-connecting to the City

As with the wider masterplan area, the Zone C site feels disconnected from the rest of the city. The Hollaway Wall and significant level changes (differences in height) create barriers that discourage people from entering the site. Existing buildings turn their back to the surrounding streets. This first phase of Sister will knit the area back into the city, creating new routes and places that people want to travel through and visit.

Accessibility for All

The abrupt level change between Altrincham Street and the rest of the site to the south means there is currently no direct stair-free route. Accessibility is made worse by service roads that cut through the area. New and improved footpaths and spaces will transform accessibility, making it an easy and pleasant place for people of all ages and needs to move through.

Altrincham Street

This partially pedestrianised street runs between London Road and Sackville Street, providing access into the site from east and west. Part of the reason this street is underused currently is that it is narrow and constrained. Widening this street and bringing the arches into use will realise the potential of this street.

Trees and Green Areas

There are mature trees across the site, particularly along London Road. We are keeping many of these, but some will need to be removed. As part of our plans to create a nature-led place, at least three trees will be planted for each one we have to take out.



Level change between Altrincham Street and the rest of the site below - from the service road



Altrincham Street and the arches, looking east



Hollaway Wall

HISTORY AND SENSE OF PLACE



SISTER IS REIMAGINING THE HISTORY OF A SITE STEEPED IN SCIENCE AND ENGINEERING HISTORY, CONTINUING ITS LEGACY OF LEARNING AND INNOVATION.

We have worked hard to understand the history of the Sister site and what makes it special. We have explored its layered history and its changing character from a river valley to Victorian industry to the post-war former UMIST campus as it exists today.

Our approach is to focus first on conserving and enhancing the most important historic assets. These include the Sackville Building, the viaduct, the Holloway Wall (which are all Grade II Listed), and Vinto Park. Each of these assets will be rejuvenated through our plans.

Some of the buildings to the south are Non-Designated Heritage Assets (NDHAs), which means they are of local historical interest. The most important of these is the Renold Building, which we have revitalised as the new Innovation Hub at the heart of Sister.

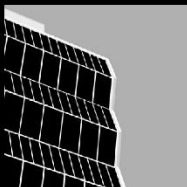
Four NDHAs within Zone C need to be demolished. We have made this decision following detailed analysis of their heritage value, condition, and whether they can be re-purposed to provide the space needed to make Sister a successful innovation district, as well as the carbon emissions involved in different options over the lifetime of the buildings.



Barnes Wallis Building/Wright Robinson Hall and the Butterfly Stairs

The design of our new buildings and public spaces captures the spirit of the former campus:

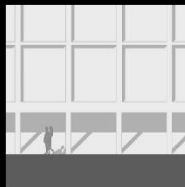
- Celebrating the undervalued Holloway Wall by reimagining its function from that of a physical barrier to the centrepiece of new spaces at the main entrance to Sister.
- The distinctive sawtooth roof design proposed for C2 is influenced by the striking angular silhouettes of existing buildings across the site
- Rational gridded facades with a modernist character and robust materiality and texture
- Clear expression of a base, middle and top in the design of C1 responds to the composition of the Renold Building across the Square
- All the public art sculptures on the site currently will be kept, with some pieces relocated into the new buildings and public spaces



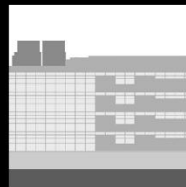
Contrast



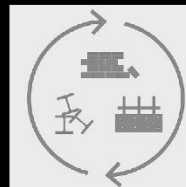
A distinctive silhouette



Colonnades, pilotis, overhangs



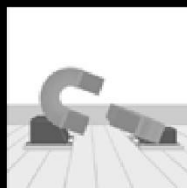
Expression of use



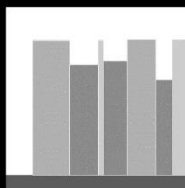
Circularity / reuse of materials



Providing enclosure



Public art



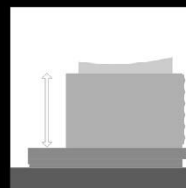
Robust materiality



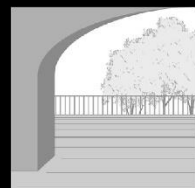
Dynamic view



Gridded facades



Base, middle, top



Framed views

ZONE C: THE VISION



BRINGING AN UNDERUSED SITE TO LIFE AS A VIBRANT DESTINATION AT THE HEART OF THE NEW SISTER COMMUNITY.

Our vision for Zone C builds on the opportunities identified in the SRF. The plot is seen as the ideal location for the scheme's flagship new office development, as well as quality amenities and public space.



A lively and welcoming gateway

With easy access to Manchester Piccadilly and Oxford Road station for workers and visitors to Sister, Zone C will also bring improved walking and cycling routes for surrounding communities, through the new neighbourhood and beyond.



A landmark new office development

One of the largest in Manchester, setting the tone for Sister's vision with an iconic design, sustainable features, and a focus on community and collaboration.



More than a place of work

A range of amenities and facilities on the ground, retail, leisure, social, community and events spaces will allow the new buildings to engage with the wider Sister neighbourhood.



A revived Altrincham Street

Widened and brought to life as a vibrant pedestrian thoroughfare, the viaduct arches will accommodate flexible commercial and community uses.



A series of inviting public spaces

Including new green spaces and a new civic square, designed to be accessible for all, surrounding and interacting with the new buildings.

A community of ideas

Alongside the newly refurbished Renold Innovation Hub, the new office development will complement this building's offer as part of the Sister innovation community and ecosystem. Zone C will provide flexible workspaces suited to large national and international businesses, as well as 'grow on' space for start-ups at Renold.

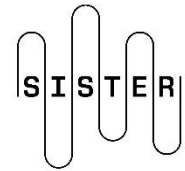
With features such as flexible leasing options and adaptable floorplans, as well as opportunities for collaboration, Sister will foster and grow local start-ups, giving them the opportunity to grow and scale into global businesses.

Catering to the growing science, advanced manufacturing, creative and digital sectors, in total, Zone C is expected to account for around 40% of the targeted 10,000+ new jobs that Sister will deliver.

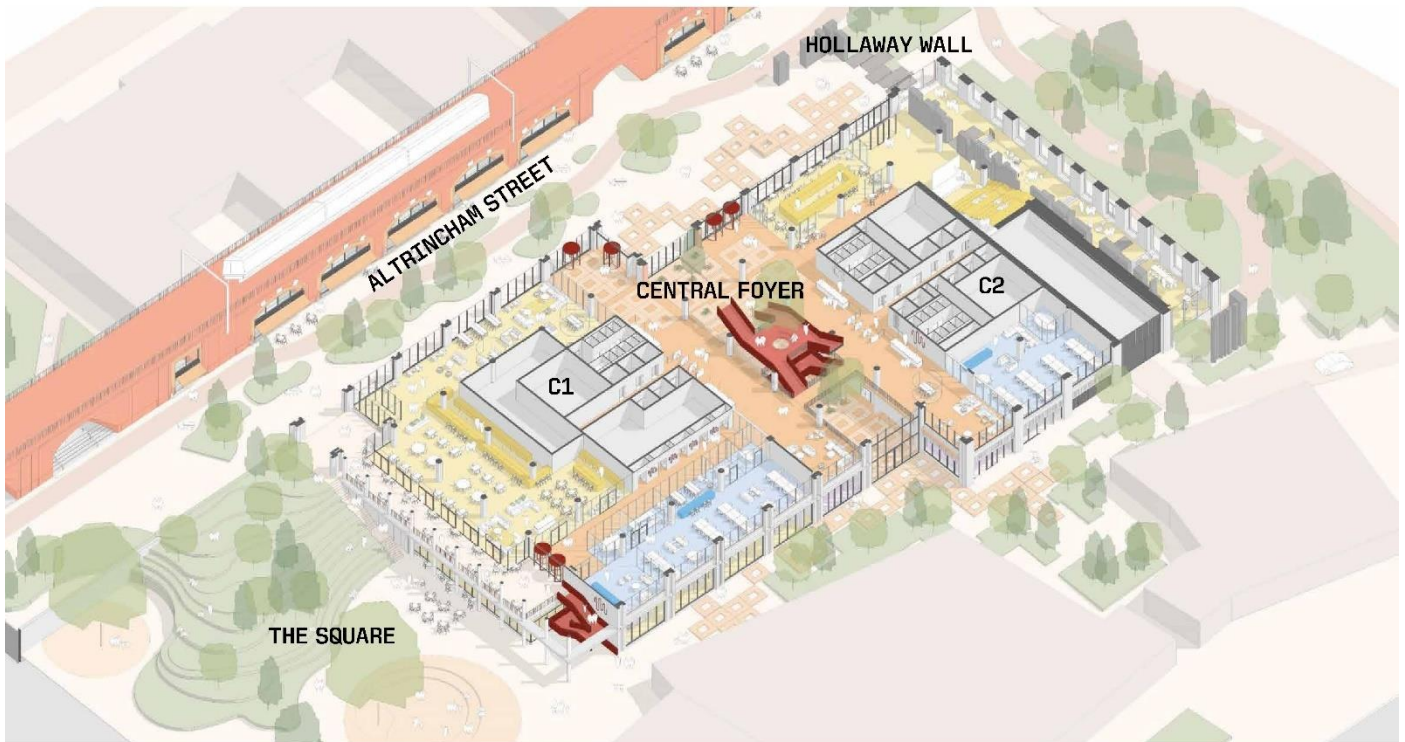


Innovation Exhibit at the Renold Building

A LANDMARK OFFICE DEVELOPMENT



ZONE C HAS BEEN DESIGNED WITH COLLABORATION AND INNOVATION IN MIND, TO BE MORE THAN A PLACE OF WORK.



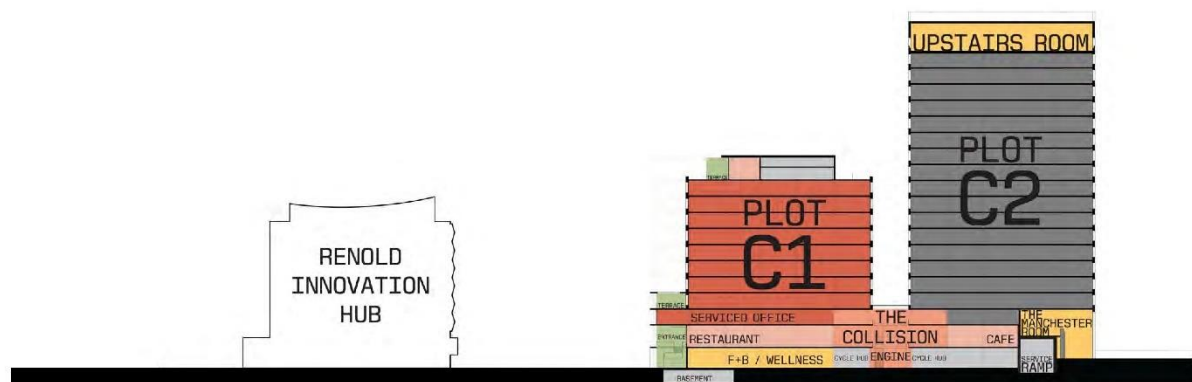
Ground floor axo illustration

The new commercial development will consist of two interlinked buildings. The largest of the two buildings [C2] will be 20 storeys while the smaller building [C1] will be 12 storeys from the Square (lower ground).

C1 will include over 240,000 sq ft of office space across the upper floors, as well as over 13,000 sq ft of flexible retail/leisure/hospitality space on the ground floor.

C2 will include over 460,000 sq ft of office space across the upper floors, as well as over 38,000 sq ft of flexible retail/leisure/hospitality space on the ground floor.

Although largely two separate buildings, they will be connected at their base via an open shared lobby and social space providing public access through the building at lower and upper ground level.



C1 and C2: massing and uses

INTERNAL SPACES



THE PROPOSED OFFICE DEVELOPMENT WOULD CONTAIN SOME SPECIAL AND PUBLICLY ACCESSIBLE SPACES.

Flexible roof terrace space

The top floor in C2 will be an open and multifunctional roof space with a large terrace allowing for spectacular views across Manchester. It has the potential to become one of the most inspiring event spaces and business 'meeting points' in Manchester city centre.



A unique community space incorporating the Hollaway Wall

A large and flexible community space designed for community engagement will be at the entrance to C2 and the Sister site. The Hollaway Wall - currently overlooked and underappreciated - will be reimagined as the centrepiece of this unique space, celebrating this significant art structure for generations to come.



A social space at the heart of the buildings

An open, shared lobby connects the two buildings, natural light and planting creating a relaxing social space for anyone to use. Feeding into a public restaurant and café, this green and relaxing space is designed to encourage more chance meetings and collaboration opportunities between different businesses and groups of people.



DESIGN APPROACH



A LANDMARK, SUSTAINABLE OFFICE DEVELOPMENT DESIGNED TO REALISE THE POTENTIAL OF A GREAT LOCATION.



Zone C sits in an important location within the wider Sister site. Part of Zone C [C1] faces west towards The Square and the Renold Innovation Hub, while the other part [C2] faces east towards the wider city, acting as a gateway to the new neighbourhood from Piccadilly Station.

The office development has been purposefully designed to embrace this need to look both ways, with each of the two buildings having their own distinct look and feel. This is seen most clearly through the use of colour palettes and suggested materials.

Both buildings have been designed to the highest standards of sustainability and energy efficiency [NABERS 5 Star and BREEAM Excellent].

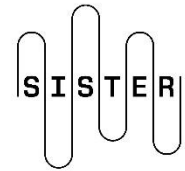


C2 stands out as a strong landmark building announcing arrival to Sister.



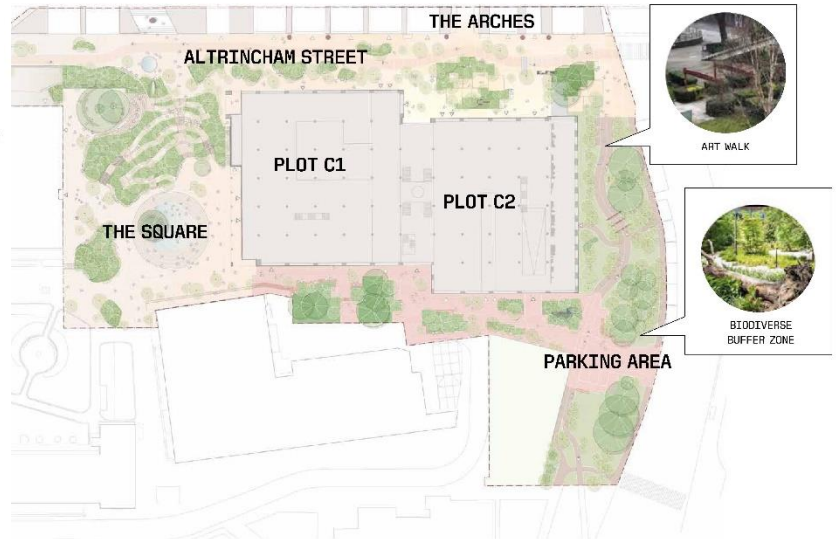
C1 sympathetically fits in with the brick-toned city context around the Renold Innovation Hub.

PUBLIC SPACES



A SERIES OF NEW AND ENHANCED PUBLIC SPACES WILL PLAY A CENTRAL ROLE IN BRINGING THIS AREA TO LIFE, CREATING A PLACE THAT IS THRIVING, CONNECTED AND ACCESSIBLE.

Wrapping around the new buildings and existing structures like the Renold Innovation Hub, these public spaces will invite and welcome people into this area from all directions. A resource for residents, workers and visitors alike, they contribute to the unique character of the new neighbourhood, as well as sustainability.



A green, accessible and inclusive destination



Improving connectivity across the site, giving the neighbouring community better access to the city. Allowing easier and safer access to amenities like Mayfield Park could involve facilitating a better crossing point from the site over London Road.



The proposals align closely with Manchester City Council's wider environmental goals by providing **enhanced pedestrian and cycling pathways** to encourage sustainable transport, while also making the area far more accessible for people with prams, wheelchairs or mobility scooters.



Sister is also going above and beyond the standard regulations to deliver **one of Manchester city centre's greenest and most attractive destinations**. We are committed to a 3:1 tree replacement ratio (vs the typical 2:1), a biodiversity net gain of 15% (vs the typical 10%), and the planting of over 400 trees across the masterplan site (including over 300 in Zone C).



The area to the east of the plot will become a **tranquil 'Nature Walk'** that helps to softly connect London Road and building C2. The living landscape will allow wildlife to move freely, helping to strengthen and enhance biodiversity.



Making use of **green planting and water** within the public realm will help support people's general wellbeing, offering attractive places for respite within the busy urban environment.

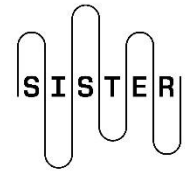


The creation of well lit and open public spaces, alongside the increased activity and footfall, will **make the area feel safer and more inviting** - both in the day and into the evening.



Precedent image: green public spaces

PUBLIC SPACES



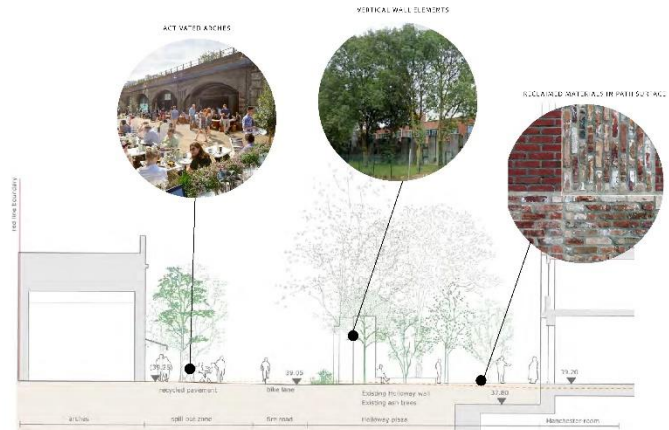
Allowing Altrincham Street room to breathe

Bringing Altrincham Street to life as a vibrant thoroughfare is key to our vision for Zone C as a welcoming gateway. Part of the reason this street is underused currently is that it is narrow and constrained between the railway arches on one side and a sharp level change on the other.

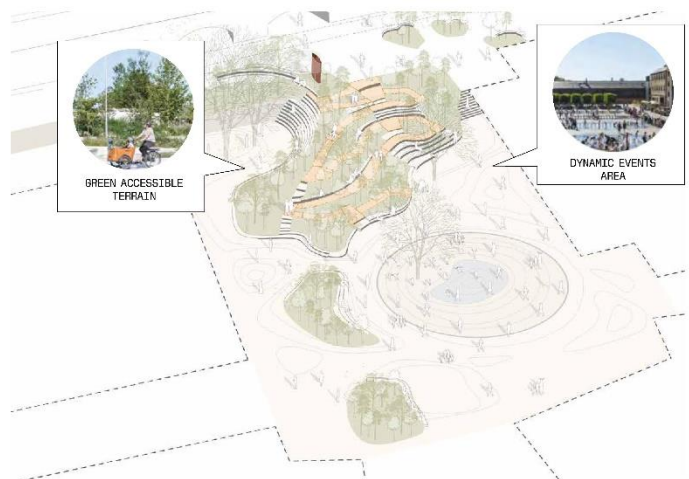
In order to realise the potential of this street, we plan to use the level change immediately south of the viaduct to create a concealed service tunnel. This allows for Altrincham Street to be extensively widened for both pedestrians and cyclists, helping to prioritise the movement of people. The activation of several of the railway arches will also encourage the public to dwell here.

Connecting Altrincham Street and The Square

The vision for this area has always been to make movement between Altrincham Street and The Square as easy and accessible as possible, so it can be utilised by people of all ages and needs.



Sketch showing connection between Altrincham Street and The Square



Section showing proposed changes Altrincham Street



Precedent image: activation of public space through events



A NEW PUBLIC SQUARE

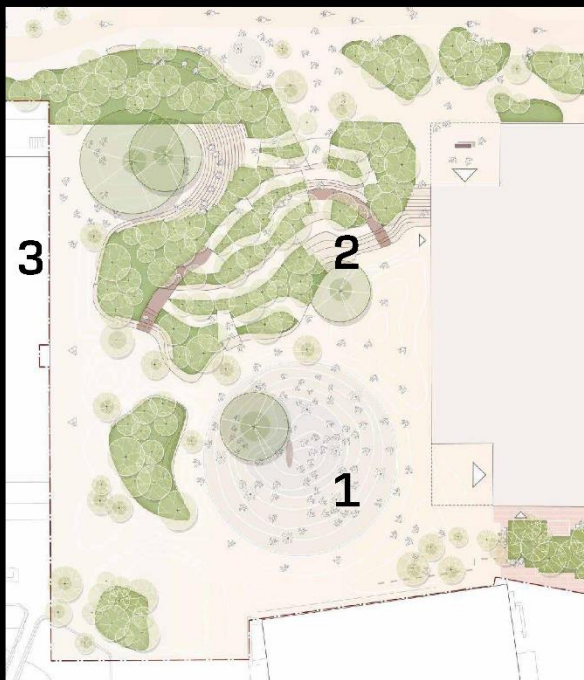


A NEW PUBLIC SPACE AT THE HEART OF A GROWING COMMUNITY.

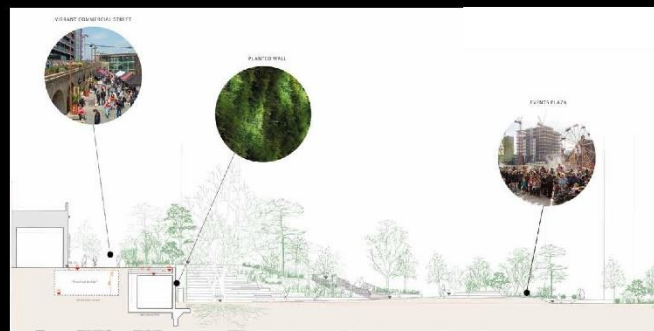
At the heart of the Sister masterplan is a landmark new public square for the city of Manchester, uniquely nature-led in its design and focused on biodiversity. The Square will serve as a vibrant hub for people of all ages, promoting business networking, social interactions, wellbeing and relaxation, as well as providing opportunities to host major events. Feedback from the local community, including a workshop with our Community Panel, has helped to shape the design of this space.

Key design elements of The Square include:

- The ability to host large-scale events, activities, arts and cultural activations.
- Space for the local community, supporting wellbeing and encouraging social interaction.
- A circular plaza **[1]** will serve as a flexible destination, suitable for a variety of events and activations, from large-scale festivals and exhibitions to intimate community gatherings.
- Terraced seating steps **[2]** for anyone to use will become a natural spill-out zone for large events and office workers. The series of stepped plantings add a lush, green element to The Square.
- The west side of The Square, adjacent to the Renold Building **[3]**, provides a versatile spill-out space where people can gather under the canopy of the preserved mature trees.
- The open and well-lit spaces will make this area of the city centre feel safer, more accessible and inviting.
- The Square will interlink seamlessly through to the arches and pedestrianised public walkway along Altrincham Street, as well as to future developments to the South of the Zone C plot.
- To be used all year round, season to season.



Landscape plan of the new public square



Section showing the The Square and Altrincham Street



The space where The Square will be, as it looks today

HAVE YOUR SAY



WE WANT TO HEAR FROM YOU

The easiest way to provide feedback as part of this consultation is to complete our online questionnaire. You will find a link to the questionnaire on our consultation website, under Have Your Say.

On the website, you will also find a list of Frequently Asked Questions (FAQs) and details of the events we will be holding during the consultation period. These events are open to all and are an opportunity to meet the team, ask questions and find out more.

The community consultation is due to close on Sunday 9 March. The project team will then review all feedback received and consider it as we finalise our proposals for Zone C. We aim to submit a planning application to Manchester City Council later in the Spring.

To stay updated on the progress of Sister and future opportunities to get involved, you can sign up to receive updates through our website.

If you have any questions about the consultation or our proposals, you can contact the consultation team by email at:
info@sistermanchesterconsultation.com



www.sistermanchesterconsultation.com



Illustration of the Collision Engine: the publicly accessible central foyer area at the heart of the new office buildings

Appendix C – Public Consultation Questionnaire

HELP SHAPE THE FIRST MAJOR DEVELOPMENT OF SISTER



We want to hear your views on our proposals for Zone C. The consultation is open until Sunday 9 March 2025.

1. To what extent do you support our proposals for the new buildings within Zone C?

☐ Strongly support

☐ Support

☐ Neutral / Not sure

☐ Oppose

☐ Strongly oppose

2. Do you have any comments on our proposals for the new buildings within Zone C?

3. To what extent do you support our public realm proposals, including new routes and spaces, trees and public art, and reactivated viaduct arches?

☐ Strongly support

☐ Support

☐ Neutral / Not sure

☐ Oppose

☐ Strongly oppose

4. Do you have any comments on our public realm proposals?

5. What are your views on our approach to re-imagining the Grade II Listed Hollaway Wall within the public realm and buildings?

6. Is there anything else you think we need to consider?

ABOUT YOU

The following questions are just to give us an idea of who we have heard from. They help us understand your feedback alongside others who have responded but cannot be used to identify you.

What is your postcode?

How would you describe your interest in Sister?

☐

I'm a local resident

☐

I own a business in the area

☐

I work in the local area

☐

I visit the area regularly

☐

I am part of a local interest group. Please tell us the name of the group:

☐

Other

Thank you for your feedback.

Remember that if you would like to keep up to date on Sister and future opportunities to get involved, you can sign up for updates on our website: www.sistermanchester.com



This report has been prepared for ID Manchester Ltd and University of Manchester and on the understanding that it will be made publicly available.

Although we have read reports by Allies and Morrison, SLA, Civic, G-Tech, BWB, Buro Happold, Greater Manchester Police, Pager Power, ID Manchester Limited, Stephen Levrant Heritage Architecture, Tyler Granger, Bruntwood Sci-Tech, Lowri Morris, 1st Line Defence ("the Consultant Reports") we accept no liability or responsibility for the Consultant's Reports and will not be responsible for the technical content.

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