

23 September 2024

Planning Department
Manchester City Council
PO Box 532
Town Hall
Manchester

FAO Angela Leckie

Dear Angela,

Plot 9a, First Street | Application for Full Planning Permission

Please find enclosed an application for Full Planning Permission for 2no. flagpoles and 2no. CCTV columns (the 'Proposed Development') at Plot 9a, First Street, Manchester.

The Applicant is First Street Developments Ltd (the 'Applicant').

The Site is currently being developed to deliver a Grade A office building, with works due to complete later this year. The property has been let to Government Property Agency (GPA). The Site is located within the First Street Development Framework Area and is bound to the north by River Street; to the east by Plot 10a; to the south by Plot 9b; and to the west by Medlock Street.

Description of Development

The description of development, as stated on the Application Form, is:

"Full Planning Permission for the installation of 2no. flagpoles and 2no. CCTV columns."

Application Documents

The scope of application documentation has been agreed through pre-application consultation with Manchester City Council (MCC) as the Local Planning Authority. The submission comprises the following documents, which fully explain and justify the development proposals:

- Application Form, certificates and notices, prepared by Deloitte LLP.
- The following plans, prepared by Jon Matthews Architects:
 - Site Location Plan (05662_MP_00_1000)

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- Elevation AA River Street (05662_B1_04_2200 Rev A)
- Elevation BB Medlock Street (05662_B1_04_2201 Rev A)
- Elevation CC South Elevation (05662_B1_04_2202 Rev A)
- Elevation DD First Street (05662_B1_04_2203 Rev A)
- North GA Elevation, Flag Pole & CCTV Column Locations River Street (MN2A-JMA-MB-ZZ-DR-A-042300)
- East GA Elevation, Flag Pole & CCTV Column Locations First Street (MN2A-JMA-MB-ZZ-DR-A-042301)
- South GA Elevation, Flag Pole & CCTV Column Locations (MN2A-JMA-MB-ZZ-DR-A-042302)
- West GA Elevation, Flag Pole & CCTV Column Locations Medlock Street (MN2A-JMA-MB-ZZ-DR-A-042303)
- The following plans, prepared by Planit:
 - Existing Landscape GA (PL1471.1-PLA-XX-00-DR-L-0001-Landscape GA)
 - Proposed Landscape GA (MN2A-PLA-ZZ-00-DR-L-000001-Landscape GA)
- Specifications for Flagpoles
 - Test of Flagpole report (12m Fibreglass Wind Speed Data)
 - Flagpole specifications (BAM - Manchester 9.7.24)
 - Flagpole installation and maintenance guide (Flagpole Installation IH Rev 1.0)
- Specifications for CCTV columns
 - CCTV column specification (ACC Datasheet v4.2)
 - CCTV column specification (Foundations - Modular Towers and Columns v4.3)
- CGI Image

Proposed Development

The proposed development comprises the installation of 2no. flagpoles and 2no. CCTV columns.

Figure 1, below, shows the location of the CCTV columns and flagpoles, within the site boundary of Plot 9a. The proposals are very minimal in nature and concentrated within small portions of the Site.

Flagpoles

The 2no. proposed flagpoles will be located at the entrance of the building, as per occupier requirements. The flagpoles are required by virtue of the building being let to GPA, who are obligated by central government to display flags outside of the building. One flagpole is to host the Union Jack flag and the other is to host the St George's flag. The proposed flagpoles will help to demarcate the entrance of the building; providing a more activate frontage onto River Street (to the north) and Newcastle Street (to the east).

The technical specifications are as follows:

- Product: Fibreglass flagpole by Flagpole Company Ltd.
- Material: white fibreglass
- Height: 12 metres

CCTV Columns

To address security requirements mandated by central government for GPA, two CCTV columns are proposed. One column will be strategically positioned at the main entrance, while the other will be located at the rear, facing Medlock Street. These columns offer a more practical and secure method for camera placement compared to attaching them directly to the building. This approach avoids potential maintenance concerns associated with affixing cameras to the precast concrete facade, which could necessitate frequent and costly repairs.

The technical specifications are as follows:

- Supplier: WEC
- Size: 7 metre height
- Material: steel
- Finish: powder coated to match lighting column
- RAL 9007 'Grey Aluminium' 20% gloss.

The positioning of the proposed flagpoles and CCTV columns has been carefully considered, from both an occupier requirement and design perspective. Regarding the latter, flagpoles and columns have been positioned to ensure safe and unimpeded pedestrian movement, and to preserve the aesthetic integrity of the building and surrounding landscaping.

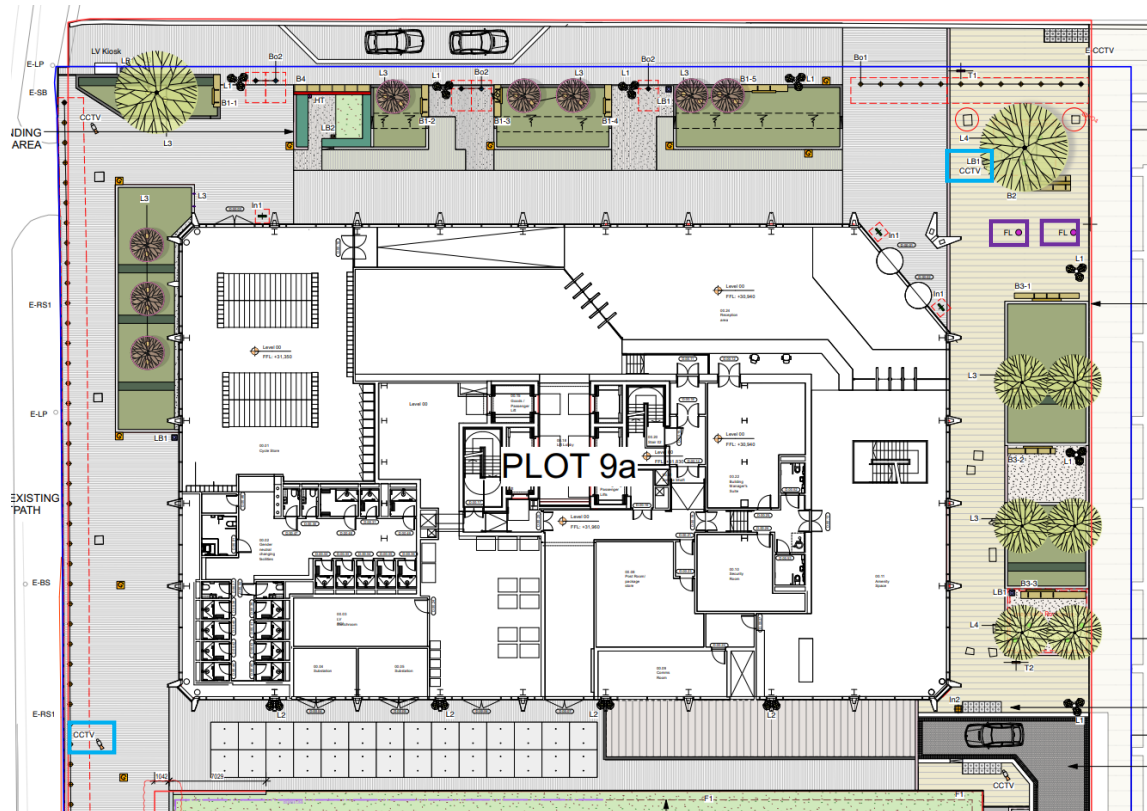


Figure 1: Site Plan. Flag Poles have been indicated in purple, and CCTV Columns in blue.

Pre-Application Consultation

The proposals have been subject to pre-application consultation with Manchester City Council Planning Officers throughout August - September 2024. Officers have confirmed that proposals should be subject to a Full Planning Application and have agreed the scope of supporting documents.

The Development Plan

The Local Development Plan for Manchester City Council comprises:

- Places for Everyone (2024);
- Manchester Core Strategy ("the Core Strategy") (2012);
- Manchester Proposals Map (2012);
- Saved Policies of the Manchester Unitary Development Plan ("the UDP") (2005);
- Greater Manchester Joint Waste Development Plan Document (2012); and
- Greater Manchester Joint Minerals Plan (2013).

Other Material Considerations include:

- National Planning Policy Framework (2023);
- First Street Development Framework (2018)
- Design for Access 2 (2003); and
- Guide to Development in Manchester SPD (2007)

The 2024 update to the National Planning Policy Framework is currently undergoing consultation and will be a material consideration for this application.

Planning Policy and Site-Specific Considerations

Principle of Development

There are no planning policies specifically relating to flagpoles or CCTV columns; however, planning policy at all levels supports the delivery of high-quality, fit-for-purpose office accommodation, tailored to operator requirements.

Relevant policies are as follows:

National Planning Policy Framework

- **Paragraph 96** states that policies and decisions should aim to achieve healthy, inclusive and safe places. Part (b) specifically references the requirement for all buildings to be safe and accessible, so that crime and disorder, and the fear of crime, does not undermine the quality of life or social cohesion. The proposed CCTV columns seek to ensure a sufficient level of surveillance across the site; enhancing public safety.
- **Paragraph 101** notes that planning decision should promote public safety and take into account wider security and defence requirements. Part (a) notes that the layout and design of development should be informed by the most up-to-date information available from the police and other agencies about the nature of potential threats and their implications. This includes appropriate and proportionate steps that can be taken to reduce vulnerability, increase resilience and ensure public safety and security. The proposed CCTV columns are an operational requirement of GPA, a government agency, who have strict requirements in terms of safety procedures and safety infrastructure.

Core Strategy

- **Policy SP1 (Spatial Principles)** notes that the design of a development (including elements such as layout, surveillance and security) can “*contribute considerably to reducing crime and the fear of crime*”. The proposed CCTV system aligns directly with this principle of crime prevention.
- **Policy EC1 (Employment and Economic Growth in Manchester)** highlights the importance of maintaining the attractiveness of employment locations for businesses and occupiers. A key aspect of this is meeting operational needs, especially those that promote long-term occupancy and the development of secure, high-quality workspaces. Whilst minor in nature from a planning

perspective, these proposals are of the upmost importance to GPA, who require installation prior to opening.

- **Policy DM1 (Development Management)** emphasises the importance of incorporating good design and functionality into all projects. Specifically, it highlights "*community safety and crime prevention*" as a crucial consideration. The proposed measures directly address this requirement by prioritizing safety and security enhancements.

First Street Development Framework

- **Paragraph 3.33** of the First Street Development Framework suggests that First Street Central should have the capacity and flexibility to respond positively to the operational needs of potential occupiers looking for innovative office spaces.

Design Considerations

The proposed elements will be of a high-quality, contextually appropriate design, in accordance with the following policies:

National Planning Policy Framework

- **Paragraph 135** states that developments should add to the overall quality of the area over the lifetime of the development. They should be visually attractive and be sympathetic to the surrounding built environment. It should create places that are safe, inclusive and accessible, promoting wellbeing, with a high standard of amenity for existing and future users, ensuring crime and fear of crime does not undermine the quality of life. The proposed development will not detract from the visual appearance of the office building, rather, it will create a more activated frontage. Furthermore, proposed CCTV columns will enhance public safety.

Core Strategy

- **Policy SP1 (Spatial Principles)** advocates for the development of well-designed spaces that enhance character. The proposed flagpoles will contribute to a more vibrant and engaging streetscape along River Street and Newcastle Street. This visual enhancement will reinforce the Site's identity as a government building and further establish First Street as a thriving office destination.
- **Policy CC9 (Design and Heritage)** explains that all buildings should be of the highest standard in terms of appearance and function. It is understood that all development must contribute to a coherent and integrated physical environment. The proposed flagpoles and CCTV columns have been designed to seamlessly integrate with the high-quality landscaping around the periphery of the Site. Pedestrian movement will remain unimpeded.

In summary, these policies have been carefully considered in the development of proposals. The proposed flagpoles are designed to enhance the streetscape by creating a more active and visually appealing frontage, drawing attention to the prominent office building. Their design seamlessly integrates with the surrounding landscaping and physical environment. The decision to prioritise freestanding CCTV columns, rather than attaching CCTV infrastructure to the building facade, demonstrates a commitment to

minimising maintenance issues, preserving the high-quality architectural finish, and ensuring a lasting design integrity.

Summary and Conclusions

A detailed assessment of the proposals has been undertaken against planning policy and relevant guidance at all levels as set out within the body of this letter. Taking all of this into account, it can be concluded that, when considered as a whole, the proposed development is supported by the Development Plan and other material considerations.

The requisite fee of £363 has been paid online via Planning Portal. The Planning Portal reference for this application is PP-13345088.

If you have any queries regarding this submission, please do not hesitate to contact me or my colleague Kelly McCann (kmccann@deloitte.co.uk / +44 161 455 6671).

Yours sincerely

A handwritten signature in black ink that reads "Deloitte LLP". The signature is written in a cursive, slightly stylized font.

Deloitte LLP