

20 February 2023

Planning and Development
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

FAO Angela Leckie

Dear Angela

**Planning Application Ref: 136043/FO/2023 – Plot 10a, First Street
Town and Country Planning (Environmental Impact Assessment) Regulations 2017 – Article 20: Submission
of an Environmental Statement**

We write on behalf of First Street Developments Ltd with regards to planning application ref. 136043/FO/2023, validated by Manchester City Council on 23 January 2023, for a 13-storey Grade A commercial office building on Plot 10a of the First Street masterplan.

Need for an Environmental Impact Assessment

The planning application has been submitted in tandem with a planning application for full planning permission for a 14-storey purpose-built student accommodation and foodhall building on the adjacent plot in First Street, Plot 10b. That application has been submitted today by House of Social 1 Ltd, a subsidiary of Vita Group.

On 26 January 2023, Manchester City Council provided a Scoping Opinion on the need for an Environmental Impact Assessment for the combined development proposals at Plot 10 First Street, comprising both the Plot 10a and Plot 10b developments.

Accordingly, as an application for Plot 10b was submitted on 17 February 2023, please find enclosed an Environmental Statement submitted pursuant to the Plot 10a application. This Environmental Statement has also been submitted with the Plot 10b application.

For the avoidance of any doubt, the Proposed Development on Plot 10a is unchanged from that validated on 31 January 2023. In this respect, please refer to the cover letter submitted in January 2023, which summarises the proposals, the consultation undertaken and the extensive range of benefits that will be delivered as part of these proposals.

Scope of the Environmental Impact Assessment

For the purposes of the Environmental Statement, these two planning applications are referred to as the 'Proposed EIA Development'. The two application boundaries, which are contiguous, are referred to collectively as 'the EIA Site'. To allow for proper consideration of each application in its own right, the ES has considered multiple scenarios to assess the individual effects of each application and the combined effect of the Proposed EIA Development as a whole.

The Environmental Statement comprises:

- Volume 1: Main chapters and supporting figures:
 - o Chapter 1. Introduction
 - o Chapter 2. EIA Methodology
 - o Chapter 3. EIA Site Description and Proposed Development
 - o Chapter 4. Alternatives and Design Evolution
 - o Chapter 5. Construction Phasing and Methodology
 - o Chapter 6. Air Quality
 - o Chapter 7. Climate Change
 - o Chapter 8. Daylight, Sunlight and Overshadowing
 - o Chapter 9. Human Health
 - o Chapter 10. Noise and Vibration
 - o Chapter 11. Socio-Economics
 - o Chapter 12. Townscape and Visual Impact
 - o Chapter 13. Wind Microclimate
 - o Chapter 14. Type 1 Cumulative Effects
 - o Chapter 15. Summary of Residual Impacts
- Volume 2: Technical Appendices:
 - o Appendix 1.1 - Site Location Plan
 - o Appendix 2.1 – ES Scoping Report
 - o Appendix 2.2 – Committed Developments

- o Appendix 2.3 – EIA Scoping Opinion
- o Appendix 5.1 – Plot 10a Construction Management Plan and TMP
- o Appendix 5.2 – Plot 10b Construction Management Plan
- o Appendix 6.1 - Air Quality Technical Appendix
- o Appendix 6.2 – Air Quality Figures
- o Appendix 7.1 –Plot 10a Whole Life Carbon Assessment
- o Appendix 7.3 - Plot 10b Whole Life Carbon Assessment
- o Appendix 7.2 – Climate Change Risk Assessment
- o Appendix 8.1 - 10A – Massing Images Baseline v Proposed
- o Appendix 8.2 - Window Maps
- o Appendix 8.3 - 10A Technical Analysis Results
- o Appendix 8.4 - 10B – Massing Images Baseline v Proposed
- o Appendix 8.5 - 10B Technical Analysis Results
- o Appendix 8.6 - 10A + 10B – Massing Images Baseline v Proposed
- o Appendix 8.7 - 10A + 10B Technical Analysis Results
- o Appendix 8.8 - Massing Images - Cumulative Scenario
- o Appendix 8.9 - Technical Analysis Results - Cumulative Scenario
- o Appendix 8.10 – Mirror Image Analysis
- o Appendix 8.11 – Façade Study
- o Appendix 10.1 – Plan of Sensitive Receptors
- o Appendix 10.2 – Noise Impact Assessment
- o Appendix 12.1 – Townscape and Landscape Baseline and Assessment Table
- o Appendix 12.2 - Visual Baseline and Effects
- o Appendix 12.3 – Figures
- o Appendix 12.4 – Viewpoints and Photography

- o Appendix 13.1 – Methodology
- o Appendix 13.2 – Results Figures
- Volume 3: Non-Technical Summary

Compliance with 2017 EIA Regulations

With specific regards to planning application ref. 136043/FO/2023, submission of this Environmental Statement has been publicised in-line with the requirements of Article 20 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.

This letter hereby confirms that the necessary notices have been posted on-site and published in the Manchester Evening News on 20 February 2023, as required by Article 20(6). Under Article 20(6)b) we confirm that a notice was posted on the land in compliance with the regulation on 20 February 2023, as shown in the attached photographs. The notice will be left in position for not less than 7 days of the 28 days immediately preceding today's date. If without any fault or intention on the Applicant's part, it was removed, obscured or defaced before 7 days had elapsed that the Applicant will take reasonable steps for its protection or replacement. Copies of the notice published in the Manchester Evening News and placed on-Site are enclosed with this letter.

Additional information

In addition, please note a factual error within the Daylight and Sunlight Assessment prepared by Proximity (page 35) and the Planning and Tall Building Statement prepared by Deloitte (page 38) submitted as part of the Plot 10a application.

The Proposed Development impact on the daylight amenity of Plot 11 First Street. Within that property, there are two fewer rooms with an appraised negligible reduction in NSL, one additional room which will experience a low magnitude reduction in NSL, and one additional room which will experience a high magnitude change of NSL. The resultant figures are as follows:

- 222 of the 275 (81%) rooms being appraised experiencing a negligible reduction in NSL
- 25 rooms (9%) of those appraised would experience a low magnitude of change in NSL
- 10 rooms (3%) of those appraised would experience a high magnitude of change in NSL

Given that the overall percentages of affected rooms remain unchanged, the overall conclusions of the submitted report remain valid. The correct figures are presented within the attached Environmental Statement and technical appendices.

We respectfully request that the local authority carry out its statutory duties with regards to consultation on the submitted Environmental Statement.

Yours Sincerely,

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

Deloitte LLP

Enc.

Copy of Notice

Notice included within the Manchester Evening News

Photographs of the Notices placed on Site

**The Town and Country Planning (Environmental Impact Assessment) Regulations 2017
NOTICE UNDER ARTICLE 20**

Proposed Development at land bounded by River Street and the River Medlock to the north, River Street and Cambridge Street to the east, Hulme Street to the south, and Plot 9 of the First Street masterplan to the west.

Take note that an application for planning permission was submitted by First Street Developments Ltd for planning permission to Manchester City Council, Town Hall Extension, Albert Square, M60 2LA on 23 January 2023 (Application Reference 136043/FO/2023).

An Environmental Statement pursuant to both this application and a separate planning application submitted on the adjacent plot was submitted to the Planning Authority on 20 January 2023.

The application seeks full planning permission for erection of a 13-storey office building (Use Class E) with associated public realm, external roof terraces (level 12 and 13) and other associated works including external amenity spaces.

A copy of the planning application, accompanying plans and documents, and the Environmental Statement are available for inspection until 26 March 2023 at the following address: Planning and Regeneration, Manchester City Council, Town Hall Extension, Albert Square, M60 2LA. Copies of the Environmental Statement may be obtained at that location, so long as stocks last.

Any person wishing to make representation about this application should make them in writing, before the 26 March 2023 to Manchester City Council at the address above.

Manchester Evening News

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Public Notices

Traffic & Roads

OLDHAM BOROUGH COUNCIL

THE OLDHAM - FOOTPATH 43 CHADDERTON TEMPORARY CLOSURE ORDER 2023
The Oldham Borough Council on 13th February 2023 made a Temporary Order under the Road Traffic Regulation Act 1984, as amended, the effect of which is to prohibit pedestrians from proceeding along that part of Footpath 43 Chadderton from the side of 24 Pinewood to the side of 139 Foxdenton Lane. The alternative route is via Foxdenton Lane/Footpath 23 Chadderton (Rochdale Canal Towpath) Footpath 77 Chadderton (rear of 24 Poppy Close to rear of 24 Pinewood). The Order is to be made to maintain public safety during construction works and will be in force for 5 months from 20th February 2023, or until the works have been completed, whichever is the earlier. A copy of the Order may be examined at my office between the hours of 8.40am and 5.00pm on Monday to Friday Civic Reception, Telephone 0161 770 4836 Ref: LJM/21979. Dated 20th February 2023 Paul Entwistle Director of Legal Services Oldham Council

OLDHAM BOROUGH COUNCIL

THE OLDHAM - EDITH STREET HATHERSHAW TEMPORARY PROHIBITION OF DRIVING ORDER 2023
The Oldham Borough Council intend to make a Temporary Order under the Road Traffic Regulation Act 1984, as amended, the effect of which will be to prohibit vehicles from proceeding along that part of Edith Street Hathershaw 7 metres from Urmson Street for 13 metres generally south. The alternative route will be via Urmson Street/Ashton Road/Dowry Street. The Order is to be made to allow underground sewer repairs and will be in force for 2 weeks from 27th February 2023, or until the works have been completed, whichever is the earlier. A copy of the Order may be examined at my office between the hours of 8.40am and 5.00pm on Monday to Friday Civic Reception, Telephone 0161 770 4836 Ref: LJM/ 21951. Dated 20th February 2023 Paul Entwistle Director of Legal Services Oldham Council

OLDHAM BOROUGH COUNCIL

THE OLDHAM CARRIAGEWAY RESURFACING ORDER TEMPORARY PROHIBITION OF DRIVING ORDER 2023
The Oldham Borough Council intend to make a Temporary Order under the Road Traffic Regulation Act 1984, as amended, the effect of which will be to prohibit vehicles from proceeding along the full length of the following highways:- Albert Street Fallsworth Ashdene Close Chadderton Blackthorne Road – Hollinwood Blueberry Drive Shaw Byron Street Hollinwood Chaucer Street Royton North Nook Austerlands Parkfield Avenue Hollinwood Thorpe Lane Whitcroft Avenue Shaw. The Roads will only be closed for the duration of the works and signs will indicate the date and length of the closure as and when. Local signs will show the diversion route. The Order is to be made to allow carriageway resurfacing works and will be in force for 18 months from 27th February 2023, or until the works have been completed, whichever is the earlier. A copy of the Order may be examined at my office between the hours of 8.40am and 5.00pm on Monday to Friday Civic Reception, Telephone 0161 770 4836 Ref: LJM/ 21944 Dated 20th February 2023 Paul Entwistle Director of Legal Services Oldham Council

Notice is hereby given that Manchester City Council proposes to make **The City of Manchester (Bendix Lane, Mason Street, Rochdale Road, and Thompson Street Piccadilly) (Prohibition Of Waiting And Loading/Unloading And Goods Vehicle Parking Places and Amendment) Order 2023** under the Road Traffic Regulation Act 1984. The effect of the Order will be to introduce the following provisions: **No Waiting at Any Time on: Bendix St** - (i) NE side from 22m metres SE of its junction with Rochdale Rd S Easterly to 4m SE of its junction with Mason St (ii) NE side from Rochdale Rd S Easterly for 15m (iii) SW side from 4m NW of its junction with Mason St S Easterly to 10m SE of its junction with Mason St; and (iv) SW side Rochdale Rd in a S Easterly to 20m NW of its junction with Mason St **Mason St** - (i) both sides from Bendix St S Westerly 12 m; and (ii) both sides from its junction with Thompson St S Westerly to Bendix Street **Rochdale Rd** - SE side from its junction with Bendix St N Easterly to its junction with Thompson Street **Thompson St**- SW side from its junction with Rochdale Rd S Easterly to its junction with Mason St **No Waiting Mon-Fri 8am-6.30pm and Sat 8am-12.30pm on: Bendix St** - SW side from 10m SE of its junction with Mason St SE to its junction with Cross Keys St **Mason St** - SE side from 12m SW of its junction with Bendix St S Westerly to its junction with Goulden St **No Loading At Any Time on: Bendix Street**- (i) NE side from the north-east side from Rochdale Rd S Easterly for 15m (ii) SW sie from 4m NE of its junction with Mason St S Easterly to a point 10m SE of its junction with Mason St; and (iii) SW side from Rochdale Rd S Easterly for 15m **Mason Street** (i) both sides from with Bendix St N Easterly for 10m (ii) both sides from Bendix St S Westerly for 12m (iii) both sides from Thompson St S Westerly for 10m; and NE side from 10m NE of its junction with Mason St S Easterly to 4m SE of its junction with Mason St **Rochdale Rd** - SE side from Bendix St N Easterly to its junction with Thompson St **Thompson Street** - SW from Rochdale Rd S Easterly to its junction with Mason St **Goods Loading/Unloading Parking Place with width 2.7m 24 Hrs on: Bendix Street** from 15m SE of Rochdale Rd S Easterly for 12m. Existing Orders are to be amended so as to be consistent with the proposals. A copy of the proposed Order together with the plan showing the proposals and the Statement of Reasons may be inspected at the Customer Service Centre Ground Floor, Town Hall Extension, M60 2LA (for Sat. Nav. use M2 5DB) between the hours of 9am and 4.30pm on Monday to Friday inclusive. Alternatively, copies of the documentation may be requested via the email or postal addresses below. Any objections to the proposals must be sent to me in writing to phlegal@manchester.gov.uk or the address below, stating the grounds on which they are made, no later than 15 March 2023 Please quote reference L/STG/EVD2001/2010 Fiona Ledden, City Solicitor PO Box 532, Town Hall, Manchester, M60 2LA Dated: 20 February 2023.

Notice is hereby given that Manchester City Council proposes to make the following Orders under the Road Traffic Regulation Act 1984. The title and affect of the Orders will be as follows **City Of Manchester (Holland Street And Bourdon Street Area, Miles Platting) (Prohibition Of Waiting and No Loading/Unloading) Order 2023 Proposed No Waiting And No Loading At Any Time on:- Bourdon Street** - both sides from its junction with Holland Street for a distance of 10 metres in a north-westerly direction. **Holland Street** - the north-west side from a point 10 metres south-west of its junction with Raja Ahmed Street to a point 10 metres north-east of its junction with Holland Street for a distance of 10 metres in a north-westerly direction. **Raja Ahmed Street** - both sides from its junction with Holland Street for a distance of 10 metres in a north-westerly direction. **Manchester City Council (Holland Street And Bourdon Street Area, Miles Platting) (Proposed 20MPH Speed Limit) Order 2023** The order shall be to prohibit any person from driving any motor vehicle at a speed exceeding 20 M.P.H. on the following roads for their entire length unless otherwise stated; Bourdon Street, Kingsheath Street and Raja Ahmed Street. Copies of the proposed Orders together with the plans showing the proposals may be inspected at Customer Service Centre Ground Floor, Town Hall Extension, M60 2LA (for Sat. Nav. use M2 5DB) between the hours of 9.00am and 4.30pm on Monday to Friday inclusive. Due to Covid 19 restrictions please ensure that the Contact Centre is open before attending. If it is closed or you are unable to attend, a copy of the plan may be requested (without payment) by emailing phlegal@manchester.gov.uk or writing to the address at the end of this notice Objections to the proposals must be sent to me in writing to phlegal@manchester.gov.uk or the address below, stating the grounds on which they are made, no later than 13th March 2023 Please quote reference L/GS/EVD2001/1962 Dated: 20th February 2023

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OLDHAM BOROUGH COUNCIL

THE OLDHAM - ASCROFT STREET AREA TEMPORARY TRAFFIC ORDER 2023
The Oldham Borough Council intend to make a Temporary Order under the Road Traffic Regulation Act 1984, as amended, the effect of which will be to prohibit vehicles from proceeding along that part of Ascroft Street from Firth Street to 56 metres east of Peter Street and Harrison Street at its junction with Ascroft Street. The alternative route will be via Greaves Street/Yorkshire Street/St Mary's Way/Rochdale Road/King Street/Union Street/Silver Street. One way traffic restrictions will be introduced on Peter Street from Silver Street to Union Street – North to South direction Clegg Street from Union Street to Printer Street – South to North direction Firth Street from Clegg Street to Greaves Street – West to East direction For the duration of the Order and works the current one way traffic restriction on Peter Street (Ascroft Street toUnion Street), Ascroft Street, Printer Street & Clegg Street (entire lengths) and the loading bay on Silver Street (18m south west of Peter Street to 18m north east of Brunswick Street) shall be suspended. The Order is to be made to facilitate demolition and associated building works and will be in force for 15 months from 27th February 2023, or until the works have been completed, whichever is the earlier. A copy of the Order may be examined at my office between the hours of 8.40am and 5.00pm on Monday to Friday Civic Reception, Telephone 0161 770 4836 Ref: LJM/21961. Dated 20th February 2023 Paul Entwistle Director of Legal Services Oldham Council

Planning

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017

NOTICE UNDER ARTICLE 20 Proposed Development at land bounded by River Street and the River Medlock to the north, River Street and Cambridge Street to the east, Hulme Street to the south, and Plot 9 of the First Street masterplan to the west. Take note that an application for planning permission was submitted by First Street Developments Ltd for planning permission to Manchester City Council, Town Hall Extension, Albert Square, M60 2LA on 23 January 2023 (Application Reference 136043/FO/2023). An Environmental Statement pursuant to both this application and a separate planning application submitted on the adjacent plot was submitted to the Planning Authority on 20 January 2023. The application seeks full planning permission for erection of a 13-storey office building (Use Class E) with associated public realm, external roof terraces (level 12 and 13) and other associated works including external amenity spaces. A copy of the planning application, accompanying plans and documents, and the Environmental Statement are available for inspection until 26 March 2023 at the following address: Planning and Regeneration, Manchester City Council, Town Hall Extension, Albert Square, M60 2LA. Copies of the Environmental Statement may be obtained at that location, so long as stocks last. Any person wishing to make representation about this application should make them in writing, before the 26 March 2023 to Manchester City Council at the address above.

Alcohol & Licensing

Notice of Application for a Premises Licence under the Licensing Act 2003
Name of Applicant: Bhavinkumar Inamdar
Address of Premises: Appleberry Foods Ltd Unit 242, Apex Self Storage - Sport City, Riverpark Trading Estate, Riverpark Road, Manchester, M40 2XP. Proposed licensable activities to be carried on at the premises: sale of alcohol, (off-sales, no public access), Mon-Sun: 00:00-23:59. Representations shall be made in writing to the below address on or before the following date: 14/03/2023. Premises Licensing, Level 1 Town Hall Extension, Albert Square, Manchester, PO Box 532, M60 2LA Or by e-mail to: premises.licensing@manchester.gov.uk. The Licensing register and Record of application are available for inspection at the above office by appointment only. For further details e-mail premises.licensing@manchester.gov.uk. It is an offence to knowingly or recklessly make a false statement in connection with an application under the Licensing Act 2003. A person guilty of such an offence is liable on summary conviction to an unlimited fine. For more information you can also contact info@easylicences.co.uk

Licensing Act 2003
Notice of application to Manchester City Council for the Grant of a Premises Licence by DNA Escape Ltd in respect of DNA VR, Units 1&2.The Core, 30 Brown St, Manchester M2 1DH to allow the Sale by Retail of Alcohol 1200 to 2230hrs Monday to Friday, 0900 to 2230hrs Sat & Sunday. Representations shall be made in writing on or before 9 March 2023 to Premises Licensing, Level 1 Town Hall Extension, Albert Square, Manchester PO Box 532, M60 2LA or by e-mail to premises.licensing@manchester.gov.uk. The Licensing Register and record of application are available for inspection at the above office by appointment only or via www.manchester.gov.uk/licensing. It is an offence knowingly or recklessly to make a false statement in connection with an application punishable with an unlimited fine on summary conviction.


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**The Town and Country Planning (Environmental Impact Assessment) Regulations 2017
NOTICE UNDER ARTICLE 20**

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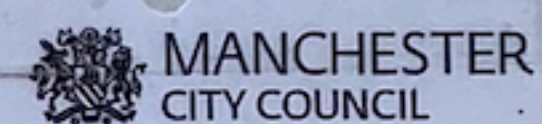
Take note that an application for planning permission was submitted by First Street Developments Ltd for planning permission to Manchester City Council, Town Hall Extension, Albert Square, M60 2LA on 23 January 2023 (Application Reference 136043/FO/2023).

An Environmental Statement pursuant to both this application and a separate planning application submitted on the adjacent plot was submitted to the Planning Authority on 20 January 2023.

The application seeks full planning permission for erection of a 13-storey office building (Use Class E) with associated public realm, external roof terraces (level 12 and 13) and other associated works including external amenity spaces.

A copy of the planning application, accompanying plans and documents, and the Environmental Statement are available for inspection until 26 March 2023 at the following address: Planning and Regeneration, Manchester City Council, Town Hall Extension, Albert Square, M60 2LA. Copies of the Environmental Statement may be obtained at that location, so long as stocks last.

Any person wishing to make representation about this application should make them in writing, before the 26 March 2023 to Manchester City Council at the address above.



PLANNING APPLICATION

Town & Country Planning (Development Management Procedure) (England) Order 2015 (as amended)
The Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended)

PLEASE TAKE NOTE that an application has been submitted by First Street Developments Ltd for planning permission for determination by Manchester City Council.

Application Number: 136043/FO/2023

Proposal: Erection of 13-storey office building (Use Class E) with associated public realm, external roof terraces (level 12 and 13) and other associated works including external amenity spaces.

Location: Land Bounded By River Street To The North, Plot 10B To The East, Hulme Street To The South And The Development Plot 9A To The West
Manchester

The application, plans and any other documents may be viewed and commented upon by members of the public via the Council's website at manchester.gov.uk/planning/publicaccess or by using the online system at any library during all reasonable hours. Scan the QR code below to go directly to the application on our mobile site or alternatively you can use the above stated application number at home on the full desktop site.

Any persons wishing to make representations about the proposals must do so either using the online service or in writing to the Director of Planning, Building Control & Licensing at the following address: Planning, Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA within 21 days of the date of this notice quoting the application number.

Julie Roscoe
Director of Planning, Building Control & Licensing



Date: 30th January 2023



The Town and Country Planning (Environmental Impact Assessment) Regulations 2017
NOTICE UNDER ARTICLE 20

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Any person wishing to make representation about this application should make them in writing, before the 26 March 2023 to Manchester City Council at the address above.



PRIVATE LAND
TERMS & CONDITIONS
DOWNING

LIVE CCTV
DETECTION

DOWNING

DOWNING

PLANNING APPLICATION

Town & Country Planning (Development Management Procedure) (England) Order 2015 (as amended)
The Planning (Listed Buildings and Conservation Areas) Regulations 1990 (as amended)

PLEASE TAKE NOTE that an application has been submitted by Ask Real Estate Ltd for planning permission for determination by Manchester City Council.

Application Number: 135987/FO/2023

Proposal: Excavations and landscaping works to return footpaths and road surfaces associated with works to divert existing sewer.

Location: Plot 10A And 10B,
First Street,
Manchester

The application, plans and any other documents may be viewed and commented upon by members of the public via the Council's website at manchester.gov.uk/planning/publicaccess or by using the online system at any library during all reasonable hours. Scan the QR code below to go directly to the application on our mobile site or alternatively you can use the above stated application number at home on the full desktop site.

Any persons wishing to make representations about the proposals must do so either using the online service or in writing to the Director of Planning, Building Control & Licensing at the following address: Planning, Manchester City Council, P O Box 532, Town Hall, Manchester M60 2LA within 21 days of the date of this notice quoting the application number.

Julie Roscoe
Director of Planning, Building Control & Licensing



Date: 25th January 2023

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017
NOTICE UNDER ARTICLE 20

Proposed Development at land bounded by River Street and the River Medlock to the north, River Street and Cambridge Street to the east, Hulme Street to the south, and Plot 9 of the First Street masterplan to the west.

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Any person wishing to make representation about this application should make them in writing, before the 26 March 2023 to Manchester City Council at the address above.