Deloitte.

Block C, Plot 11, First Street

Statement of Consultation

November 2023

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1. Introduction

1.1. This Statement of Consultation accompanies an application for Full Planning Permission, submitted to Manchester City Council (MCC) by Downing Living (Manchester South) Limited Partnership Incorporated (hereinafter referred to as 'the Applicant').

1.2. The planning application relates to Block C, Plot 11, First Street South (hereinafter 'The Site'). The Site is located within Manchester City Centre, and within the First Street Development Framework ('FSDF') area.

1.3. The description of the 'Proposed Development' is set out below:

> *"Erection of a 28-storey (+ ground) building comprising purpose-built student accommodation (Sui Generis) and other associated works including public realm, secure cycle parking and servicing arrangements."*

1.4. This Statement 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 proposals, where appropriate.

1.5. The following documents have been included within this report as evidence to support the statements that have been made:

- Site Location Plan (Appendix 1);
- Consultation Leaflets (Appendix 2);
- Consultation Boundary (Appendix 3);
- Consultation Webpages (Appendix 4); and
- Consultation Boards (Appendix 5).

Site Description

1.6. The Site comprises approximately 0.23ha hectares of brownfield land and is currently vacant (save for the siting of construction compounds

1.7. The Site is located in the south of Manchester City Centre and is bound to the north and northeast by land that is currently being redeveloped to deliver a co-living scheme of up to 45 storeys (pursuant to Planning Permission Ref. 125573/FO/2019 (as amended)). The Site is bound to the south east by Parkway Gate and New Medlock House; to the south by Mancunian Way; and to the west by Medlock Street.

Site Context

1.8. The Site is part of the FSDF Area, located within the Regional Centre and City Centre, and the Oxford Road Corridor. The FSDF is a document that sets out environmental, social, design and economic objectives relevant to the regeneration of the First Street area. It guides the content of planning applications so that they consider wider objectives and ambitions for First Street. The FSDF includes three distinct development areas: First Street North, First Street Central, and First Street South. The Site is located within Plot 11, FSS. The nearest residential properties to the Site are at Loxford Court, which sits approximately 60m to the south of the Site.

1.9. The First Street Masterplan has several plots, including Plot 9a, which received planning permission for a nine-storey 'net-zero' office building, and Plot 10a, which received planning permission for a highly sustainable office development. Plot 10b received planning permission for a 14-storey PBSA development comprising 576 bedspaces and a new 'food-hall' on the ground floor.

1.10. The Site is located within the Deansgate Ward and is located to the north of Hulme. The pedestrian route linking to Newcastle Street to the north, beyond which is the wider Plot 11 development, is to be enhanced. Within Hulme, the nearest residential properties to the Site are at Loxford Court, which sits approximately 60m to the south of the Site. Hulme is largely severed from the city centre by Mancunian Way; albeit there is an established pedestrian crossing under Mancunian Way at the junction of Clarendon Street and Newcastle Street.

1.11. Further information on the site and surroundings can be found in Section 2 of the Planning and Tall Building Statement.

The Proposed Development

1.12. The proposals for Block C are summarised in **Table 1.1,** below.

1.13. Further details can be found within the submitted Planning and Tall Building Statement prepared by Deloitte, and the Design and Access Statement prepared by Simpson Haugh.

Table 1.1: Proposed Development

Details of Proposed Development	
Student Accommodation	*555 student bedspaces (Use Class Sui Generis), split between:* • *288 studios* • *215 standard cluster bedrooms (x1 seven bed cluster and x26 eight-bedroom clusters)* *Including:* • *20% (110 bed spaces) affordable units, all of which will be provided under a nomination agreement to MMU.* • *2% of studios will be suitable for those with accessibility needs, fitted out from the outset. 5% of the total bedspaces will be M4 (2) adaptable to be tailored to specific needs and when requested.*
Maximum Height	*Ground + 28 storeys (+120.625m AOD or +85.725m)*
Car Parking	*2 accessible car parking spaces.*
Cycle Parking	*86 secure cycle parking spaces each with bicycles for hire within the building for use by residents and 12 visitor spaces (Sheffield stands) within the public realm. An additional 30 spaces will be provided for those with their own personal bikes.*

Pre-Application Consultation

1.14. Prior to the submission of the planning application the Applicant has undertaken an extensive stakeholder engagement strategy to ensure that the objectives and details of the emerging proposals have been clearly communicated and discussed with statutory consultees and interested parties.

Consultation on the First Street SDF

1.15. First Street is a long-standing strategic development area. Each of the Development Frameworks endorsed by the City Council in the area have been subject to public consultation undertaken by the City Council. The most recent consultations on the FSDF took place in 2018 and 2020.

Public Consultation

1.16. Public engagement was carried out during October – November 2023. The objectives for pre-application engagement were to:

- Communicate the vision for the next phase of development at First Street and generate support for the Proposed Development;
- Gather feedback on the key issues and address any potential concerns that relate to the Proposed Development; and
- Make people aware of the timescales for the upcoming planning application and keep them informed about progress with regard to the development of the proposals.

1.17. Throughout the duration of the public consultation period, members of the public had access to the First Street public consultation website, which provided details of the site history, context, project objectives and emerging scheme proposals. The website also provided visitors with the opportunity to provide any comments or raise questions (which were subsequently addressed by the project team during the pre-application period).

1.18. A press release regarding the consultation was also distributed which was picked up by numerous media outlets.

1.19. The following activities, set out in detail in Section 3 of this Statement, have been undertaken with the public, to support this overall ambition for the consultation process:

- 19 October 2023: A total of 4,062 postcards (Appendix 2) were delivered to the local businesses and residential community (as defined by the consultation boundary area in (Appendix 3)) to notify them of the public consultation and to direct them to the consultation website.
- October – November 2023: The consultation ran for approximately 3 and a half weeks between 19 October 2023 and 12 November 2023. Over the consultation period the website (Appendix 4) received approximately 608 unique visitors. The majority of the respondents were local residents.
- 1st November 2023: A physical public consultation event was held at HOME between 4pm and 7pm, allowing the public to discuss the proposals with the project in-person. The event received 16 attendees.

1.20. Overall, local community consultation ran over a period of 3 and a half weeks across a range of accessible mediums - both virtual and physical, giving the opportunity for the local community to provide insight and ensure local priorities were considered within development proposals. A full account of all public engagement undertaken, the headline responses received, and the Applicant's response to each is set out in full within Section 3.

Stakeholder Consultee and Key Stakeholder Engagement

1.21. Pre-application consultation with Statutory Consultees and other key stakeholders has informed the development and evolution of proposals to date.

1.22. Consultation activity undertaken during the pre-application period has included:

- Pre-application discussions with Senior Planning Officers at Manchester City Council, which has taken place throughout the design development process over a period of over 16 months;
- Greater Manchester Police (via the Design by Security team) has been consulted, and their advice in terms of security has been addressed in the application proposals;
- Local Ward Councillors were provided with a direct briefing of the project prior to the start of public consultation and were invited to attend the public consultation events;
- An Environmental Impact Assessment Scoping Report was submitted to MCC on 3 November 2023. As part of this, the key statutory stakeholders were consulted by MCC including:

- Manchester City Council (MCC);
- MCC Highways;
- MCC Flood Risk Management;
- MCC Environmental Health;
- Environment Agency;
- Greater Manchester Ecology Unit (GMEU);
- Manchester Airport Safeguarding;
- Natural England, and
- Historic England;

1.23. Full details of all pre-application engagement with statutory consultees and key stakeholders and the response provided by the submission is provided in Section 3 of this Statement.

Report Structure

1.24. The remainder of this Statement is structured as follows:

- Section 2 – sets out the relevant planning policy and requirements.
- Section 3 – provides details of the consultation undertaken, summarises the feedback received and provides a response where relevant.
- Section 4 – presents the summary and conclusions.

2. Policy Context

2.1. National and local planning policy and guidance with regards to consultation and pre-application engagement is set out 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:

1 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:

2 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 most of the persons who live at, or otherwise occupy, premises in the vicinity of the land.

3 The person must consult each specified person about the proposed application.

2.7. Subsection (4) outlines the requirements regarding publicity of applications:

4 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 proposals 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

2.10. The Department for Communities and Local Government published the amended NPPF in July 2018, February 2019, July 2021 and most recently in September 2023. 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 46 address pre-application engagement and front-loading. Paragraph 39 observes that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. It goes on to state that good quality pre-application discussion enables better co-ordination between public and private resources and improved outcomes for the community.

2.12. Paragraph 40 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, paragraph 126 sets out how Local Planning Authorities should have regard to early, proactive and positive engagement with the local community and their views.

2.14. The NPPF also promotes the use of the Local Planning Authority pre-application service to encourage a partnership approach to applications. It is considered that early engagement with the Local Planning Authority is often conducive to the best result for the application, as it highlights where further work is required.

National Planning Practice Guidance

2.15. In March 2014, the Government issued the National Planning Practice Guidance as an on-line resource, which is designed to bring together planning practice guidance for England in an accessible and usable way. The Guidance was amended in line with the recent 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. The 'Consultation and pre-decision matters' identifies that:

- In line with the policies of the NPPF, statutory consultees have an important role to play in the pre-application stage and should be engaged early; and,
- Pre-application consultation with the local community is encouraged where it adds value to process and outcome.

Local

Manchester City Council Statement of Community Involvement

2.17. 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. Appendix 1 of the SCI provides guidance on developer-led early engagement.

2.18. 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.

2.19. 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.

2.20. 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

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

3. Consultation Strategy and Responses

3.1. This section describes the consultation that has been undertaken by the Applicant and the project team. It includes an outline of the consultation strategy and the outcome of the consultation process.

3.2. The consultations outlined below have underpinned an iterative design process that has sought to identify the optimum viable use for the Site that responds to the site's physical and historic context, whilst delivering sustainable development that maximises the social, economic and environmental benefits of development.

Manchester City Council

Local Planning Authority

3.3. During the design development stages undertaken prior to the submission of this planning application, regular dialogue has taken place with MCC Planning Officers to present the proposals, understand and address the City's strategic objectives and to discuss and address feedback. A series of pre-application meetings were held between July 2022 and November 2023.

3.4. The overall feedback from pre-application discussions has been positive, with MCC supporting the principle of development (in consideration of the guiding principles of the FSDF), as well as the design of the Proposed Development.

3.5. The following key considerations have been discussed with Senior Officers over the course of the pre-application period and addressed within the planning application submission:

- The Principle of PBSA: Early discussions focused on the suitability of the Site for PBSA. The Applicant explained that whilst Blocks A/B and D were being constructed as per the extant planning permission, due to the quantum being delivered there was insufficient funding appetite to bring forward further co-living at Block C. It was explained that, owing to the identified need for PBSA across Manchester, and given the Sites highly accessible location (in close proximity to key transport nodes, the City Centre and university campuses), the Site would be more appropriate for PBSA.
- Architectural Design Quality: The design of the proposed development has been informed by extensive engagement with senior officers at MCC, which included detailed discussions regarding height, scale and massing; the quality and durability of the materials; and detailed design elements. The submitted Design and Access Statement illustrates how the design of the Proposed Development has evolved in response to pre-application feedback received.
- Height, Scale and Massing: The height of the Proposed Development has been the subject of detailed discussion with officers. Of key importance to the Applicant is the need to design a viable and deliverable scheme, which makes the most efficient use of land (in accordance with Policy CC6) and delivers much-needed PBSA (including affordable bedspaces).

  The starting point for considering the design of the Proposed Development was understanding whether the extant planning permission (a 17-storey stepped form) for Block C could be adapted to accommodate PBSA. The Design Team quickly understood this to be unfeasible, owing to changes in emerging Building Regulations that would require additional staircases within the taller element of the building. Therefore, the approach taken was to use a similar form to Block D.

  Upon choosing a tall, curved building to match Block D, the height of the development was largely informed by studies of the surrounding area (in terms of determining what would be contextually appropriate) and perceived impacts upon Hulme residents. The range of 25-30 storeys was explored as this scale would allow for a sufficient step down in heights towards Hulme, whilst also still providing

a significant building marker that achieves the aims of establishing Block C as a Gateway Site at the Newcastle Street crossing. Key massing views were established early in the process to determine what height would be appropriate. A clear aim was to allow Block C to sit within the silhouette of Block D, and for the whole Plot 11 to read cohesively.

To justify a proposed development of this height, scale and mass, the Applicant was encouraged to ensure that the scheme was technically sound; and to actively explore impacts of the Proposed Development upon Hulme residents. In response to these points, this application is submitted alongside a suite of robust technical assessments, to demonstrate that the proposed development is policy compliant and will not result in adverse impacts to any local residents.

Best endeavours have also been taken to maximise the benefits to Hulme residents. As detailed within the Planning and Tall Building Statement, the proposed development will: act as a distinctive marker for the new route into the city centre; allow for a more pleasant route into the city (as opposed to people having to walk along the busy Medlock Street); provide a greater active frontage (leading to more passive surveillance and a safer walk to and from Hulme – City Centre); increase the size of public realm on their door step; and create a route through the new public realm that connects the existing crossing location to Hulme back to Newcastle Street.

- Planning Application and Consultation Strategy: The proposed planning strategy (comprising the submission of a drop-in Full Planning Application, followed by an amendment application (to carve out Block C from the 2021 Planning Permission)) was agreed. The approach to public consultation was also discussed and agreed. During the last pre-application meeting, the Applicant provided an overview of the public consultation carried out, outlined feedback received, and explained how the Proposed Development would respond to this feedback.

3.6. Further details of how the proposals address each of the above points are provided within the accompanying application documents.

3.7. The Applicant will continue to work positively and pro-actively with Officers during the determination of the Application, responding to any issues that are raised during the formal consultation process.

Local Ward Councillors

3.8. On 18 October 2023 a detailed email was sent to Ward Councillors in the Deansgate Ward and Hulme Ward to provide information of the emerging proposals ahead of the first phase of consultation.

3.9. The email outlined the Site, the background to the project, the consultation boundary, and the vision for Block C, including the proposed uses. The correspondence included the offer of a briefing to Members to explain the proposals in more detail.

3.10. A follow-up email was then issued on 25 October 2023, to inform Councillors that the public consultation website was now live, and to invite them to the public consultation event taking place on 1 November 2023.

3.11. A meeting was held with the Deansgate Ward Councillors on 16 November 2023. The meeting provided an opportunity to update the Ward Councillors on the outcome of the consultation event, and present evolving proposals. A meeting is being held with Hulme Ward Councillors on 6 December 2023. Note, this is the earliest date in which a meeting could be organised.

3.12. Comments raised during the discussions related to the key topic areas below and these are addressed within the planning application:

- Principle of development, including the increased number of students in the area.
- Construction impacts of the Proposed Development
- Public realm and landscaping
- Wind microclimate impacts
- Choice of materiality and podium level treatments
- Residential amenity

3.13. These comments are similar to those received from members of the public and are therefore addressed holistically below.

Statutory and Non-Statutory Consultees

3.14. The respective statutory and non-statutory consultees on the project who have been engaged prior to the application being made are set out under each subheading below. This summarises the timing and method of communication, information issued, comments received and how these comments have been incorporated into the planning application.

Greater Manchester Police

3.15. The project team liaised with Greater Manchester Police (GMP) throughout the pre-application stage, to inform their preparation of a Crime Impact Statement for the Site.

3.16. The CIS highlights that the Proposed Development will:

- Result in the redevelopment of an underutilised Site, which currently underperforms in its contribution to the vitality and viability of the neighbourhood.
- Continue to repopulate this part of the city centre and create activity through the day and at weekends.
- Generate a significant level of street activity as residents and visitors come and go.
- Promote activity and surveillance in the most appropriate areas, by virtue of the orientation of the building and uses within.
- Provide an appropriately located residents' entrance on the Newcastle Street elevation, with a well-placed reception desk (suitable to allow staff to monitor activity at the entrance).
- Provide a range of residents' amenity spaces and facilities, secure cycle hub, and suitable spaces for the safe storage of parcels and mail.

3.17. The CIS also identifies a number of recommendations to be considered during the fit out and management stages of the development. The design team will continue to work with officers from GMP through the detailed design stage.

3.18. The CIS also provided a number of standards and features both internally and externally to demonstrate a level of physical security acceptable to Design for Security, such as doors, windows, glazing, alarms and access control which will be considered as part of detailed design work post planning.

3.19. The CIS prepared by GMP is submitted with the application.

Manchester Airport Group

3.20. An email was issued to Manchester Airport Group on 8 November 2023, to notify them of the application to be submitted.

3.21. The email set out the planning background of the Site and relayed our understanding that the Proposed Development (by virtue of its height being less than Block D, for which a detailed Radar Mitigation Scheme had already been approved), would not result in any adverse impacts.

3.22. The email confirmed that we would be happy to arrange a meeting to discuss proposals or send across any further information.

3.23. On 23 November 2023, Manchester Airport Group responded to confirm that NATS do not have any concerns regarding revised proposals for Block C. Our attention was drawn to the notification procedure for cranes and tall equipment and aviation obstacle lighting

Public Consultation

3.24. Public consultation took place between October and November 2023.

3.25. On 25 October 2023, a website publicising the proposed development was launched. The website introduced the Applicant, provided background information regarding the Site, provided an update on construction works in relation to the wider Plot 11 development, and set out details of the Proposed Development (including in relation to design, public realm, parking, servicing and deliveries).

3.26. On 19 October 2023, consultation postcards were distributed to all residential and business addresses located within an agreed distribution area of approximately 4062 addresses. The A5 sized postcard introduced the proposals; and directed recipients towards the consultation website to find out more and provide their feedback, via the dedicated online feedback form or by email. The postcard also promoted the physical consultation event which took place on 1 November 2023. The consultation postcard is provided as **Appendix 2**.

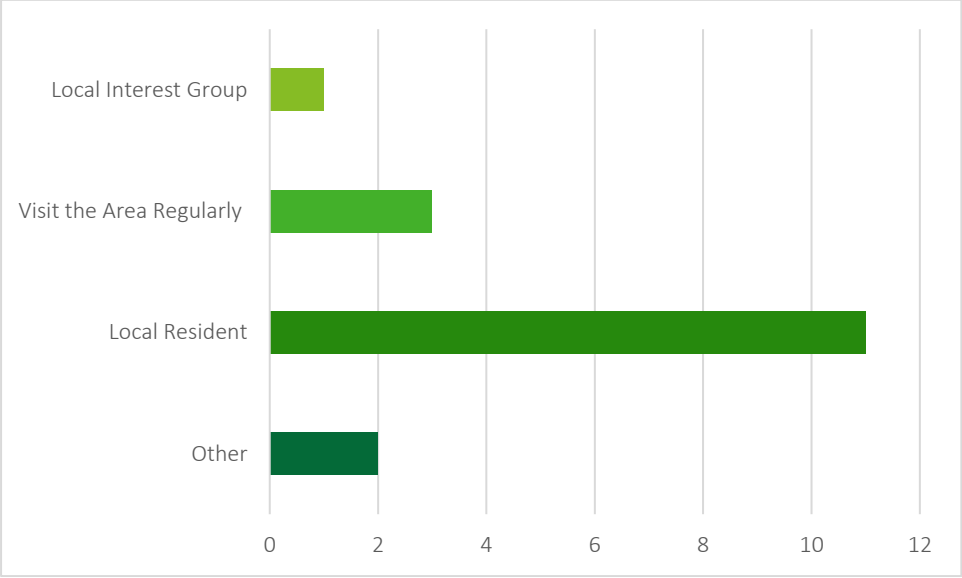
3.27. At the consultation event, a total of 6 boards were set up to outline the proposals and the project team were in attendance to answer any queries raised. A total of 16 people attended the drop-in event.

3.28. 17 completed feedback forms were submitted during the consultation period: 9 were submitted online and 8 hardcopy forms were submitted at the consultation event.

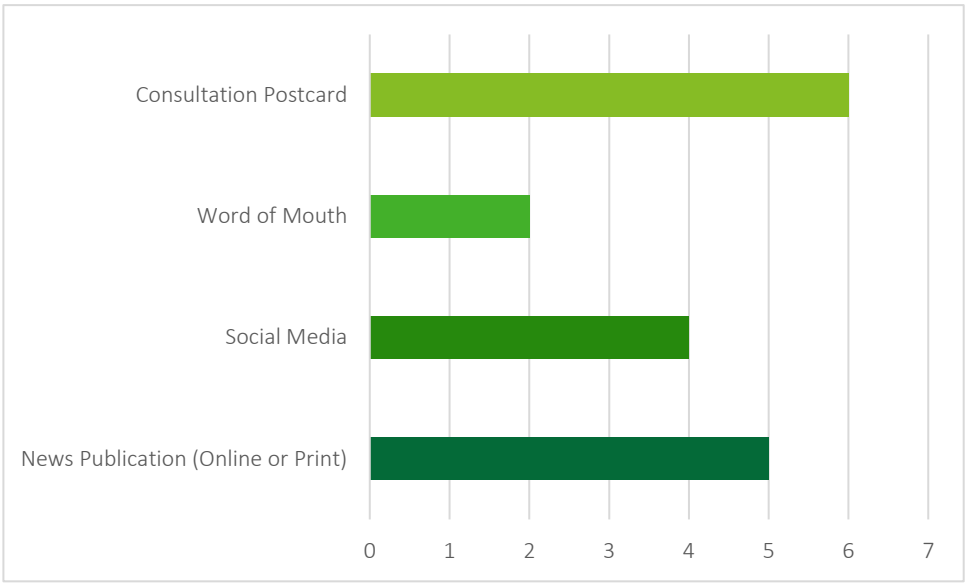
3.29. The majority of the responses received were positive towards the proposed development, and chiefly the proposed improved public realm offering.

3.30. These responses are set out below.

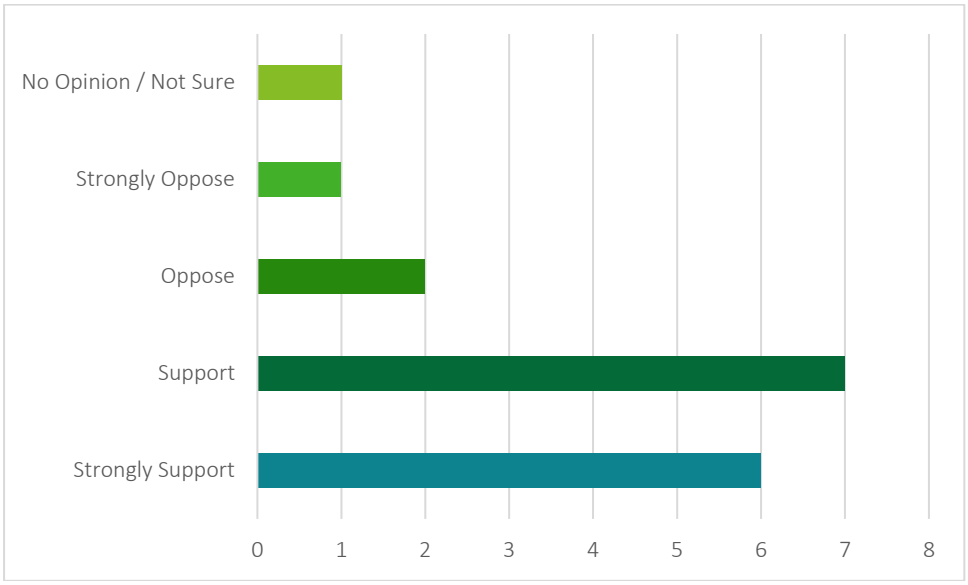
1. How would you describe your interest in First Street?



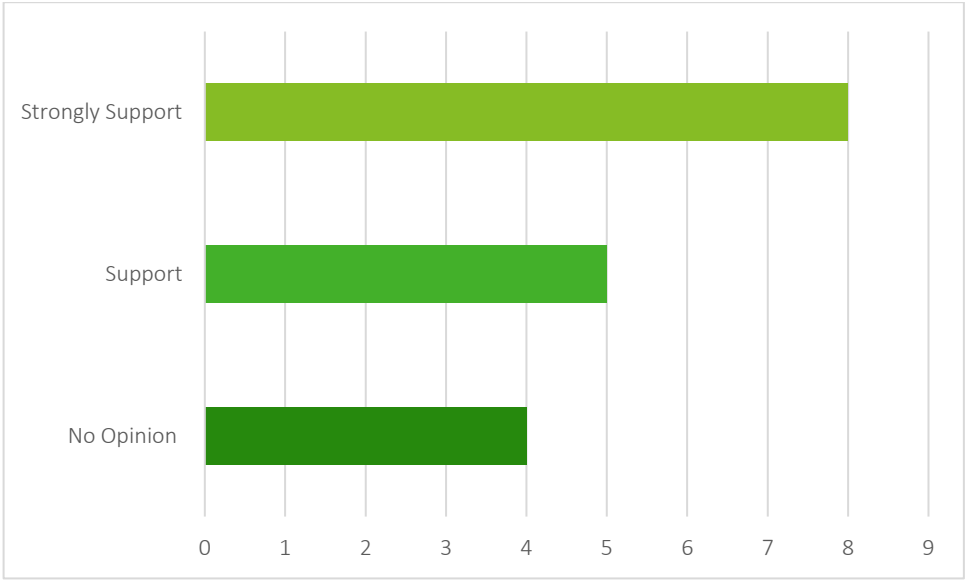
2. How did you find out about the consultation?



3. To what extent do you support our updated plans for Block C?



4. To what extent do you support the improved public realm offering which has been facilitated by our revised proposal for Block C?



3.31. In addition, the questionnaire included the question, *"Is there anything you'd like us to consider before we finalise our plans for Block C?"*. The comments received in relation to this question are summarised in **Table 3.1**, below.

Table 3.1: Feedback in response to *"Is there anything you'd like us to consider before we finalise our plans for Block C?"*

Topic	Feedback
Some respondents requested further information regarding design rationale. It was queried whether we could *"break up the tower"* to make the development *"less blocky"*.	Chapter 4 of the Environmental Statement (ES), and Chapter 3 of the Design and Access Statement provide an overview of the design evolution and rationale. In short, the starting point for considering the design of the Proposed Development was understanding whether the extant planning permission (a 17-storey stepped form) for Block C could be adapted to accommodate PBSA. We quickly understood this to be unviable, owing to changes in emerging Building Regulations that would require additional staircases within the taller element of the building. The alternative options were then considered to be: (1) introducing a new form / typology, or (2) designing a building to match Block D (immediately to the north). In testing of alternative forms and typologies, these felt too disparate from Blocks A/B/D and failed to feel part of the same collective of buildings. It was therefore decided that introducing a new typology was not the right strategy. Therefore, the approach taken was to use a similar form to Block D. It was considered that a slender curved tower form would work well in addressing the roundabout and in achieving the goals of the revised Block C brief in creating a distinctive marker building. Blocks C and D would now act as a pair, fronting Medlock Street, and acting as an arrival point into the city from Hulme and the Princess Parkway / Mancunian Way. Blocks A and B would similarly act as a pair, with broken-up stepped forms, and

Topic	Feedback
	height dropping towards the more historic settings of Macintosh Mills to the east.
One respondent referenced there being *"no communal or green space".*	To confirm, revised proposals for Block C allow for the creation of a larger public park at the centre of Plot 11. The size of the public realm has increased by 220 sq. m., and its layout has become more uniform and functional. Additional landscaping and smaller break out spaces are provided around the periphery of Block C. Overall, there will be an increase in the number of trees within the Block C red line boundary, as compared to the 2021 Planning Permission (from 33 to 38). For further information regarding outdoor amenity space, and landscaping, please refer to the accompanying Landscaping Strategy, prepared by OPEN.
One respondent queried whether it would be possible to include balconies as a form of amenity space, and to assist with ventilation.	The Proposed Development does not incorporate balconies as such spaces would be difficult to manage, from an operational perspective. If heavily used, particularly late at night, balconies could lead to unacceptable noise generation, which could impact upon the amenity of neighbouring residents. As detailed within the accompanying Ventilation Strategy, accommodation areas will be mechanically ventilated, with ventilation air supplied from an intake point at the rear of the building, away from the major pollution sources. Note, the proposed development incorporates a communal terrace at Level 01, which fronts onto the Plot 11 public realm. This is a high-quality outdoor space for residents to relax and socialise, and can be managed in terms of noise, and hours of use.
Some respondents requested further information regarding the proposed materiality of the building. One respondent requested that we avoid white cladding, and instead, use bricks or brick cladding to reflect the city's Victorian architecture. Another respondent suggested that we incorporate *"some kind of brick detailing to make the building visually interesting".*	Chapter 4 of the Design and Access Statement provides full details of the proposed materiality. In short, the podium will be clad in a green glazed brick, which is currently used sparingly on the lower sections of the ground floor of Blocks A, B and D. The green glazed brick will add visual interest to the streetscape and will play homage to nearby historic buildings (including Peveril and the Peak Public House, north of First Street). The tower will sit on the podium as a reflective volume, similar to the rest of Plot 11, with a glazed unitised facade. The material proposal defines the podium as one element, a solid 'grounded' base that takes its tones from the landscape and Blocks A, B & D. Whilst sitting in harmony with the overall architectural composition of Plot 11, introducing a different materiality adds texture and diversity to the streetscape, whilst also highlighting the fact that Block C has a different use as compared to the wider co-living development. Strong horizontal banding is introduced by way of ceramic fritting to help reinforce the steps in plan. Each glazed panel carries a common repeating ceramic frit pattern in a bold white colour. Where natural ventilation is need, an anodized metal panel is proposed. The opening door behind is proposed to be a glazed opening element to increase light and views out.

Topic	Feedback
	The same pattern used for the fritting is proposed for the vent panel covers, helping to unify the facades. The white banding produced by the frit patten wraps around the buildings on all sides, unifying the massing and giving the building a distinctive character when viewed from afar. When the frit reaches the northern facade of Block D a change in colour is introduced to the lighter frit, this is to maximise the reflections and light entering the centre of the overall masterplan and into the public square. The use of glass differentiates these new modern buildings from the nearby Macintosh Mill complex. The glass will be highly reflective, picking up the changes in the skyscape over the course of a day and year. The glass will provide clear views for occupants, and the white frit pattern would give the building a further contemporary edge.
One respondent asked for warning in relation to construction commencing.	The Construction Management Plan (CMP), prepared in support of this application, provides an anticipated construction programme. At present, it is anticipated that construction will commence in March 2025. As confirmed within the CMP, Downing Construction will liaise with neighbours throughout the construction period. Prior to the commencement of works, Downing Construction will issue a letter / bulletin to surrounding properties, notifying them of such. Once the project has started, Downing Construction will produce a quarterly newsletter for local residents and businesses. These updates will include: • Progress, achievements and upcoming activities on site. • Emergency contact details. • Provide a timetable/programme of works. • Information on the finished project. • Updates on any works that could possibly cause a disturbance. • Details of site staff and contacts if locals wish to raise concerns or have comments on the information provided. The project manager will then log any concerns so that they can be contacted and rectified. These updates/newsletters will also be displayed on hoarding outside the project so that not only residents can see updates but people visiting the area can see what the project is all about. DCL will plan, manage, and monitor the works so that they are carried out without risks to health and safety and thus minimise disruption. Deliveries will be planned and timed as reasonably as possible and will be controlled and monitored using Msite technology.
One respondent requested the incorporation of smaller retail units for independent or small businesses.	The Proposed Development does not include any standalone, publicly accessible retail units. This is owing to space requirements for PBSA communal areas and back of house areas. However, as per the 2021 Planning Permission, 1,581 sq. m. commercial floorspace will be provided across the ground and first floors of Blocks A and B. Downing is in the process of openly marketing these units. Furthermore, there are additional existing strong retail offer within the

Topic	Feedback
	surroundings, including at First Street North and along the Oxford Corridor to the east.
One respondent requested that we work with the Council to ensure that residents do not park on surrounding streets.	Working closely with the Council, the PBSA Management Team will manage the explicit requirement that there is to be no use of cars by students who reside at the property. As part of their tenancy agreement, students will be required to agree not to bring vehicles into the area during their occupancy period. Compliance with this requirement will be closely managed, with an escalating penalty process being imposed for any known breaches. As an ultimate sanction, tenancy agreements may be terminated for persistent offenders. For more information, please refer to the accompanying Student Accommodation Management Plan, and Transport Statement.
One resident raised concerns with regards to the increase in litter.	The management team will be responsible for ensuring that the exterior of the building is kept clean and tidy and that any graffiti or rubbish is removed at the earliest possible opportunity. A daily litter pick (Monday to Friday) will be undertaken to ensure that the accommodation presents at all times a neat, orderly appearance and that any external signage is kept clear and legible. They will also monitor contractors for the following items: • Grounds Maintenance – a maintenance contract will be procured to ensure that all external landscaped areas are kept swept and free of litter, weeds and other rubbish, and that they are well cared for. Litter picking, and the emptying of external bins and ashtrays will be carried out daily. Cleaning of the hardstanding areas will be carried out annually. • Pest Control – Regular inspections for evidence of pests will be undertaken, together with the implementation of a preventative and reactive pest control contract. • Waste Management • Parking – Only cars for disabled residents or service vehicles are permitted to park at the accommodation. For further information, please refer to the accompanying Student Management Plan.

4. Summary and Conclusions

4.1. Consultation has been undertaken in accordance with the requirements of national policy (the Localism Act and the NPPF) and Manchester's Statement of Community Involvement. The Proposed Development forms one of the final plots to be delivered with First Street and as such presents an exciting opportunity to achieve the ambitions set out within the FSDF. The engagement strategy has focussed on a wide range of consultees including residents, nearby landowners and occupiers.

4.2. To keep all interested parties up to date, the Proposed Development has been the subject of pre-application consultation with numerous organisations. This has involved the use of a number of consultation methods to engage effectively with the Local Planning Authority, local landowners and businesses, Ward Councillors, Greater Manchester Police, adjoining owners, other Statutory Consultees, and non-Statutory Consultees to identify and consider relevant issues prior to the submission of the application for Planning Permission.

4.3. A number of constructive responses were received from the local community during the consultation period and the main issues raised have been directly addressed within this Statement and where relevant have been incorporated into the final proposals. The Proposed Development and will support the ongoing economic development and physical regeneration of this regeneration area.

4.4. Moving forward with the project, the Applicant is committed to ensuring continued engagement with the consultation process, via the formal statutory planning procedure managed by the Local Planning Authority. Subject to planning permission being granted, the Applicant will continue to engage with the local community over the course of the construction and operational phases of the development.

Appendix 1 - Site Location Plan

This drawing is copyright
Do not scale off dimensions.
All dimensions to be checked on site by contractor.
Contractor to report any dimensional discrepancies, errors or omissions prior to commencing on site.

Planning boundary

Ownership boundary

First Street South, Block C, Manchester	10474-SHP-Z0-A-B5D8-G100-PL-XX-001	
PLANNING	28/11/2023	P01
Site Location Plan	10474	1 : 2500@ A3

simpsonhaugh
Manchester +44 (0)161 835 2345
London +44 (0)20 7549 4000

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Appendix 2 - Consultation Leaflets

Consultation on updated plans for

Plot 11, First Street

DOWNING students

Downing is a family-owned company and a leading property developer, constructor, operator and manager. With over 30 years of experience, we have an impressive track record in transforming city centre locations into high-quality places for people to live, work and enjoy life.

Having already been granted planning permission in 2021 for four new buildings (Blocks A, B, C and D), ranging from 10 to 45 storeys on plot 11, First Street, we are now bringing forward updated plans for one of these buildings (Block C) to reflect changing market demands. The initial plans for Block C included the delivery of co-living bedspaces, whereas our new plans look to deliver purpose-built student accommodation.

The revised plans for Block C have also enabled us to make improvements to the public realm we will deliver as part of the scheme. By increasing the size and layout of the public park, we have been able to increase the number of trees that will be planted, improve pedestrian and cycle routes and deliver a net increase in Biodiversity Net Gain.

Before we submit a planning application for our proposal, we are keen to hear your views.

Get Involved

The consultation on our updated plans for Plot 11, First Street, will be open until Sunday 12 November 2023.

You'll find more information on our updated plans and details of how to have your say on our consultation website: **www.firststreet-plot11.com**

You can also provide feedback or request further information by emailing us at: **info@firststreet-plot11.com**

All of the feedback we receive during the consultation period will be considered before we finalise our proposals and submit a planning application.

Consultation drop-in session

As part of this consultation, we'll be holding an in-person drop-in session. This will be an opportunity to find out more about our plans, talk to members of the project team and let us know your views.

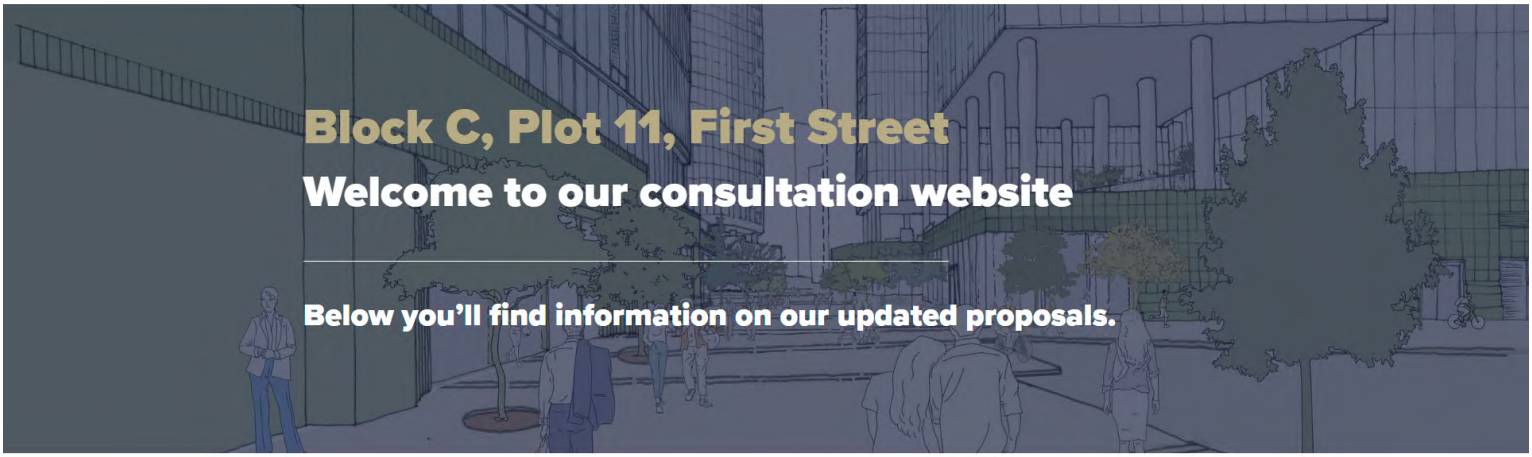
Location: **HOME** (2 Tony Wilson Place, First Street, M15 4FN)
Date: **Wednesday 1 November 2023**
Time: **4pm - 7pm**

Return address if undelivered:
Counter Context,
Colony Jactin House, 24 Hood Street,
Ancoats, Manchester, M4 6WX.

Appendix 3 - Consultation Boundary

Deansgate
Manchester Oxford Road
Hewitt St
Jordan St
River Medlock
City Rd E
Medlock St
Great Jackson St
Owen St
Jackson Cres
Humberstone Ave
Hummanby Ave
Rockcove Ave
Clarendon St
Kenilly St
Lees St
Stretford Rd
A5067
Royce Rd
Dearden St
The Sanctuary
Ellis St
Princess Rd
Birchall Way
Bonsall St
Epping St
Fenwick St
Boundary Ln
Higher Cambridge St
Boundary St W
Booth St W
Loxford St
Cambridge St
Hulme St
River St
Chester St
Brancaster Rd
York St
Charles St
Nobel Wy
Oxford Rd
Sidney St
A57(M)
A56
B6469
A5103

Appendix 4 - Consultation Webpages



Block C, Plot 11, First Street

Welcome to our consultation website

Below you'll find information on our updated proposals.

Introducing Downing

DOWNING

Downing is a leading property developer, constructor, operator and manager. A family-owned company founded over 30 years ago, we have a track record of success and many years of combined knowledge across the residential, commercial and educational property sectors. We pride ourselves on our ability to transform city centre locations into high-quality places for people to live, work and enjoy life.

Downing is the UK's longest-standing private PBSA provider. For over three decades, we have steadily built a residential portfolio, creating inspirational student and market residential accommodation facilities in leading university cities. With £1.4bn of developments successfully completed, we currently manage over 6,000 student bedspaces across the UK. Our commitment remains unwavering in providing exceptional student living spaces and making a positive impact in the communities we serve.

Background

The Site is located to the south of Plot 11 First Street South and is bound to the east by existing student accommodation (Parkway Gate and New Medlock House - operated by Unite Students); to the south by the A57; and west by Medlock Street.

Aerial image of the site (courtesy of Google Maps).

Policy context

The Site is located within the First Street Development Framework (FSDF) area. Manchester City Council adopted the latest FSDF in 2020, which provides a positive vision for the development of the First Street area and sets clear guidelines to ensure that all new development achieves the highest standards of

positive vision for the development of the First Street area and sets clear guidelines to ensure that all new development achieves the highest standards of quality and design.

First Street is in the process of undergoing extensive regeneration, with a range of retail, leisure, office, residential, and student accommodation schemes approved over recent years.

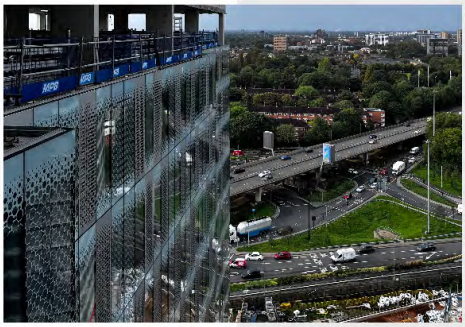
Plot 11, First Street

What's happened at Plot 11 so far?

Following a public consultation, planning permission was granted in March 2021 for the erection of four buildings varying from 10 storeys to 45 storeys on Plot 11, comprising 3,804 co-living bedspaces, associated amenity facilities and public realm. As part of this, Block C site received permission for a part-17, part-13, part-10 storey block comprising of 322 co-living bedspaces.

In March 2022, Downing began construction works in relation to the first two phases of development (comprising Blocks A, B and D).

Works in relation to Phase C (comprising Block C) have not started on-site, and we are now pursuing an alternative Purpose-Built Student Accommodation (PBSA) scheme for Block C.



Plot 11, First Street

Plot 11, First Street

Overview of our updated proposals

Our revised proposals for Plot C is a single 28-storey building, comprising 555 student bedspaces. The podium at lower levels of the building will include student amenity space and active frontages, which will be set within a larger area of public realm.

In summary, our updated proposals would:

- Deliver much-needed, high-quality student accommodation, in an accessible location.
- Help to free-up standard residential housing within the surrounding area.
- Ensure the full delivery of Plot 11; helping to achieve MCC's regeneration ambitions for the area.
- Secure qualitative and quantitative improvements to the public realm.
- Lead to a range of socio-economic benefits, including increased employment opportunities during construction, increased spend in the local economy.

Purpose Built Student Accommodation (PBSA)

The demand for PBSA in Manchester

Our updated proposals seek to diversify the residential offer within First Street through the delivery of PBSA within Block C, in place of the currently

approved co-living bedspaces.

There is an established need for high-quality PBSA across Manchester, and specifically in accessible locations such as this, in close proximity to the University of Manchester and Manchester Metropolitan University Campuses, public transport linkages as well as key services and amenities located within the City Centre.

As well as meeting an identified need, the proposed student use would free up standard residential homes within the surrounding area for families; and result in a range of socio-economic benefits (during construction and operation). The proposed development would also complete the development of Plot 11, which is currently being delivered at pace – helping to fulfil long-standing regeneration ambitions.

Managing PBSA

Downing is a well-known, reputable student accommodation developer and operator - we currently operate over 20 sites across the UK (providing 8,000 student bedspaces).

Downing understands the importance of preparing and implementing comprehensive student management strategies. Such strategies are imperative in supporting the wellbeing of student residents, as well as ensuring that future residents positively integrate with existing communities.

The development will be managed in a similar way to Downing's other PBSA developments:

The building will be monitored on a 24-hour basis, with a member of the management team in residence each weekday during working hours. Outside of these hours the management and monitoring of the site will be supplemented via a combination of in house wardens, security and a remote management team as required.

Anti-social behaviour by the students will not be tolerated and they will be required to adhere to a strict disciplinary code. As an ultimate sanction, tenancy agreements may be terminated for persistent offenders.

A CCTV system will supplement the on site staff and security presence.

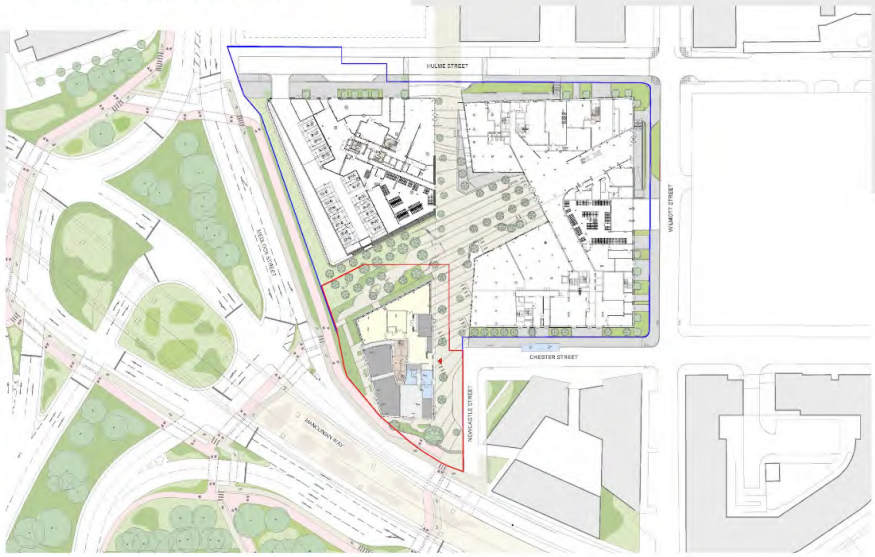
The congregation of students and the drinking of alcohol and smoking within the common outside areas of the building will be prohibited.

A full Student Accommodation Management Plan will be submitted alongside the planning application. The management strategy will set out Downing's commitment towards developing a constructive and harmonious relationship with the local community; and set out measures regarding breaches of acceptable behaviour. Local residents and members of the community will be afforded the opportunity to be able to link directly with the management team to discuss any issues arising and agree how best to resolve any ongoing problems.

Downing is fully committed to the long-term ownership, professional management and operation of the Downing Living proposals at First Street.

Design

The proposed development will accord with adopted planning policy, key principles set out within the FSDF, and MCC Planning Guidance. The application will provide full details in relation to the height, scale and massing, architectural design and landscaping design.

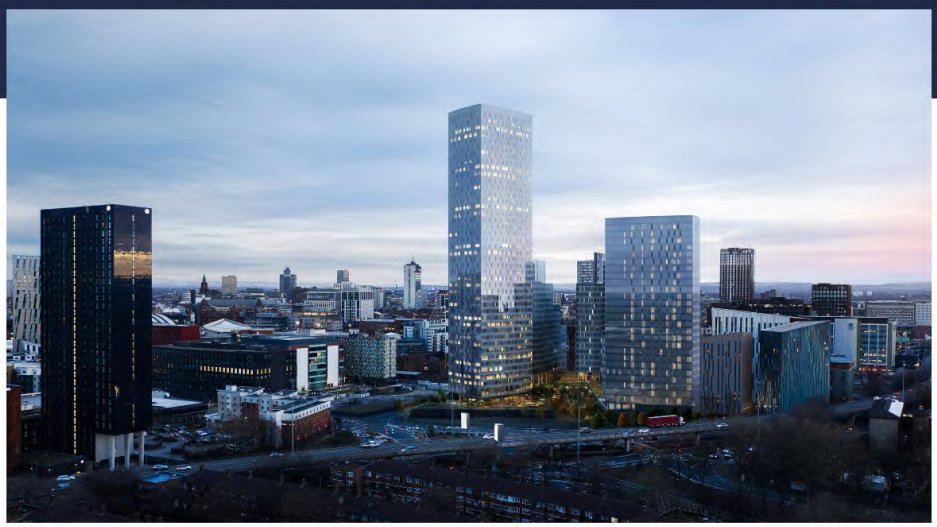


Block C Site layout

The proposed development will read cohesively with Blocks already under construction within Plot 11. The proposed development will have a stronger relationship with Block D to the north (the tallest element of Plot 11). Block D (45 storeys) and the revised Block C (28 storeys), together, will clearly demarcate the north to south route through the site. This route will act as an important, high-quality pedestrian and cycle connection between Hulme, First Street and the city core beyond.

Being at the southern edge of the Plot 11 masterplan, the scale and mass is intended to step down from the River St/One Medlock schemes on the other side of the roundabout, which in turn step down from the scale of the Great Jackson St masterplan. This reinforces the townscape of the city centre threshold to Hulme, stepping down and respecting the more residential areas to the south of Block C.

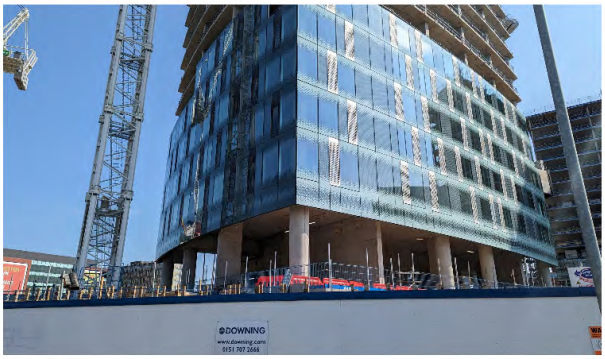
The positioning of the new Block C has been considered from key viewpoints in both the city centre and Hulme in order for it to sit within the overall silhouette of the consented massing of Buildings A, B and D currently being constructed.



CGI of Block C

Materiality

The materiality of the tower will match that of the rest of the masterplan with fritted glazed panels to the tower and a more grounded solid podium element. The orientation of lighter and darker faces of the tower will be considered to distinguish it against the backdrop of the rest of the masterplan.



Proposed materiality

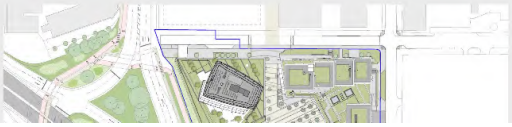
Daylight, sunlight and privacy

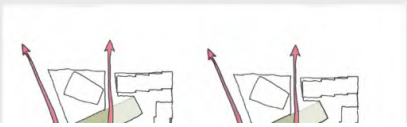
The application will be submitted alongside a robust Daylight, Sunlight and Overshadowing Assessment, as well as a Solar Glare Assessment. Initial assessments show that the proposed development will adhere to BRE Guidance, with no material differences as compared to the extant scheme. This is owing to the fact that the proposed building will fall within the silhouette of Block D (45 storeys), to the north.

In terms of privacy, the Block C is shielded from nearby residential units by other Plot 11 buildings, currently under construction. The nearest habitable rooms can be found at the Unite student development (25m to the east), and Loxford Court (68.5m to the south). Both are considered to be a sufficient distance away to maintain high levels of privacy. With regards to Loxford Court specifically, this is separated from Block C by the A57(M).

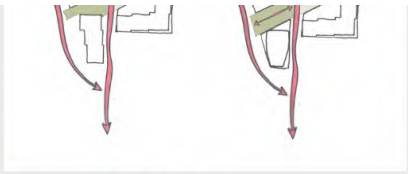
Public realm

In comparison to our previous plans for Block C, the revised building plan will have a smaller footprint, allowing for improvements to the quality and quantity of public realm.





Plan showing the previous footprint of Block C (red boundary) in comparison to the new footprint (blue boundary)



Improved connections through the park

The major benefit of the new proposal is an increase to the public park within the masterplan, which also allows us to increase the number of trees planted, improve pedestrian and cycle routes and deliver a net increase in Biodiversity Net Gain.

Improved public realm alongside Block C

New public square at Plot 11, First Street

The increased aspect of the park will allow it to become a key entry point into the city centre, while also having significant benefits to the connections to and from Hulme.

Both Medlock Street and Newcastle Street will also benefit from significant increase in passive surveillance and active frontage making the routes from the city centre to the new crossing points into Hulme safer and more enjoyable.

Parking, servicing and deliveries

Owing to the Site's accessibility, and as per the extant scheme, the development will be car-free (other than 2 blue badge bays on Chester Street). All residents taking up accommodation will be informed of the car parking limitations and restrictions in place within the surrounding area. This information will be provided as part of the travel information pack sent to each resident before the start of their tenancy.

The proposed development comprises 86 cycle parking spaces (equating to 15% provision) – with a mix of standard racks, and those available via a cycle hire scheme. This level of provision reflects the accessible nature of the area, as well as anticipated levels of demand.

In terms of servicing and deliveries, there is expected to be a decrease in the number of HGV trips, resulting from the proposed development. Under the extant scheme, Block C was anticipated to generate 3 HGV's per day, and under the current scheme, the only HGV's will be refuse vehicles which would visit the site 2 days per week. There is anticipated to be 13 light goods / smaller service vehicle trips per day; and the impact of this upon the local highway is considered negligible. The proposal includes a servicing and deliveries layby on Newcastle Street (on the site frontage), as approved under the extant scheme. A Transport Assessment (considering the net transport impacts of the proposal) and Travel Plan will be submitted alongside the forthcoming application.

Have your say

This consultation is now closed.

While the deadline to submit feedback on the proposals has now passed, if you have any questions you can still get in touch with us via email: **info@firststreet-plot11.com**

Consultation drop-in session

As part of this consultation, we held an in-person drop-in session. This was an opportunity to find out more about our plans, talk to members of the project team and let us know your views.

Location: HOME (2 Tony Wilson Place, First Street, M15 4FN)

Date: Wednesday 1 November 2023

Time: 4pm - 7pm

The event display can be viewed by clicking here.

Timescales

Following the conclusion of the consultation, all of the feedback received will be taken into account by the team and a Statement of Community Involvement, which details how comments have been considered and responded to, will be submitted as part of the planning application. An application for the Proposed Development is due to be submitted to Manchester City Council in November 2023.

Once the application has been submitted, you will also have the opportunity to make comments directly to the Planning Authority.

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Accept

Appendix 5 - Consultation Boards

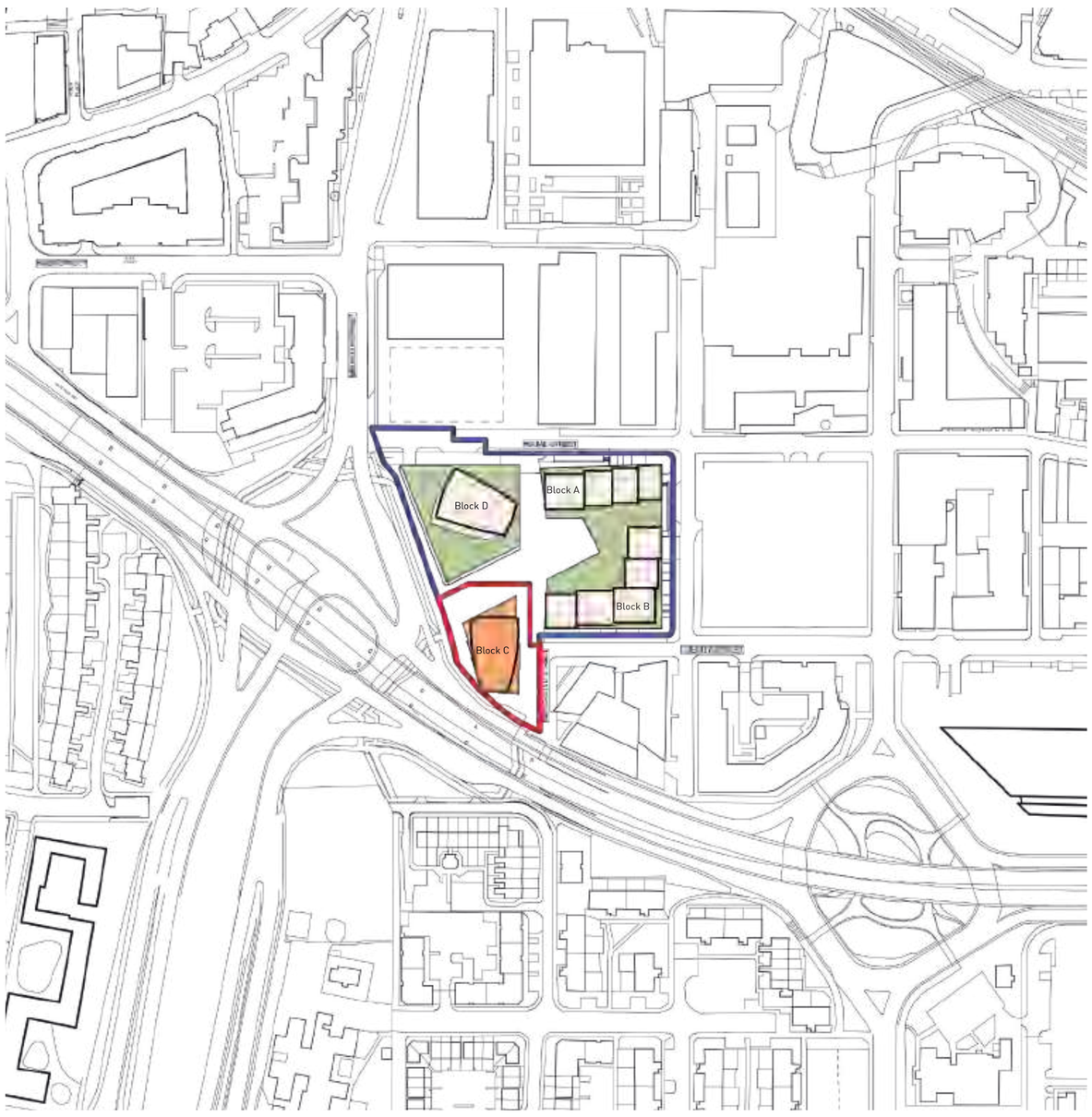
Block C First Street
1. Site Context

Welcome, and thank you for taking the time to come and visit us regarding the future development of the remaining land at Plot 11, First Street, formerly known as 'Block C' in the 2021 Consented Planning scheme. Today, we are presenting our ideas for the site which have been developed by SimpsonHaugh as the architect and Downing as the applicant.

We would be grateful if you could either fill in a form at today's exhibition or alternatively you can email us your thoughts at:

info@firststreet-plot11.com

Site Location



Site boundary Extent of 2021 consented scheme excluding Block C

Views Of The Site (2023)

View from the North West, site currently occupied by site cabins for the construction of blocks A, B and D.

2018 First Street Masterplan

The Site is located within First Street South, where the vision set out within the First Street Development Framework (FSDF) is to be a "truly outstanding residential area, a neighbourhood of choice, which is distinctive and attracts the best talent who want to live in a vibrant urban environment".

2021 Planning Permission

The 2021 Consented Scheme was for 2224 Co-Living bed spaces across four blocks each with their own podium, private roof gardens and public realm across the whole site. As part of the public realm a pocket park will be brought forward in between block C and D connecting Medlock St and Newcastle Street. Blocks A,B and D are currently under construction and can be seen in the images below and the Aerial above.

2021 Consented Masterplan

The planning consent for Block C is for a 17 storey Co-Living block with a form stepping up towards the south to Hulme containing 322 bed spaces.

Current Site Progress of Block's A/B/D

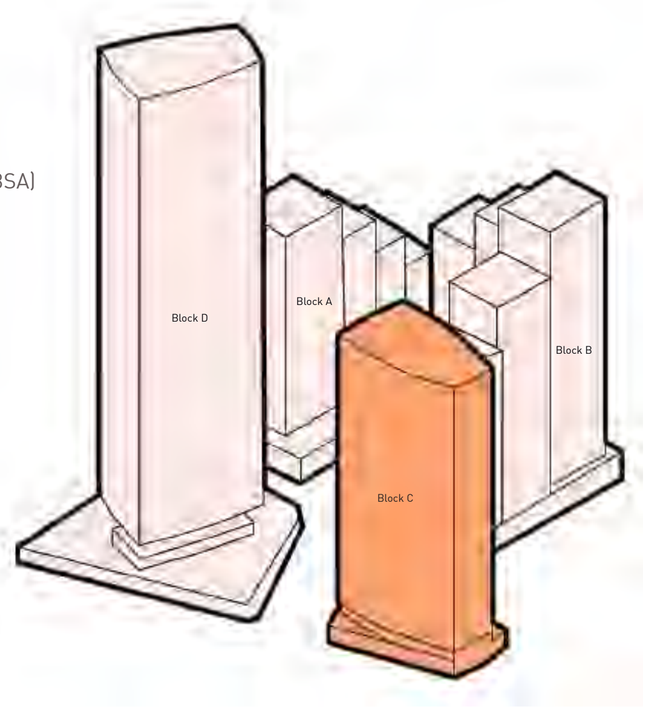
Aerial photo highlighting the current construction on site of blocks A, B and D in the foreground of the image.

Eye level image taken on site in Autumn 2023, showcasing the current progress of the facade on blocks A and D.

Masterplan

Co-living (Consented)

Student (PBSA) (Proposed)

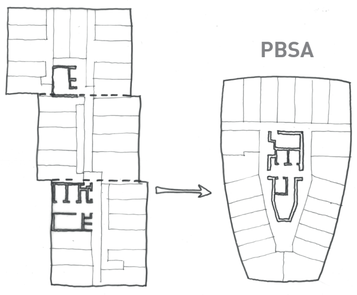


simpsonhaugh open optimised environments Deloitte.

Block C First Street
2. Concept and Development

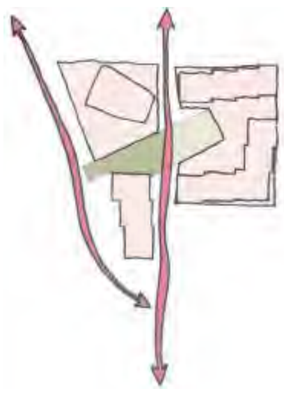
Key Principals

Co-living

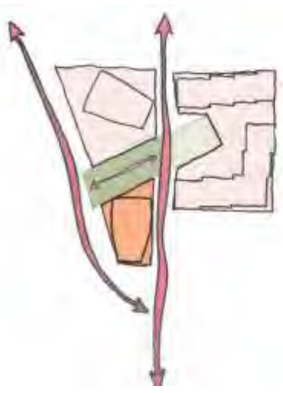


Change to PBSA
- Smaller footprint
- Updated to meet new / emerging regulations
- Diversify demographics on site
- Increase in height from 17 storeys to 28 storeys

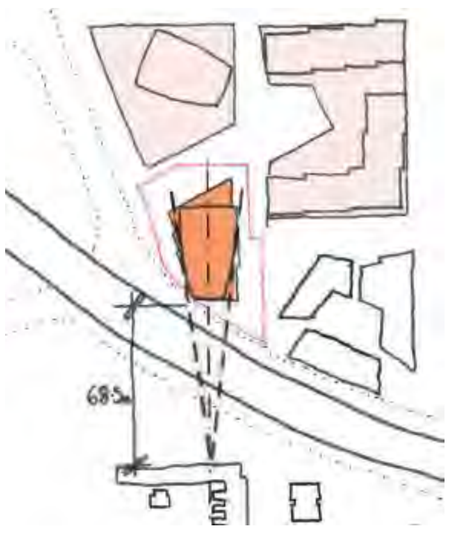
Co-living



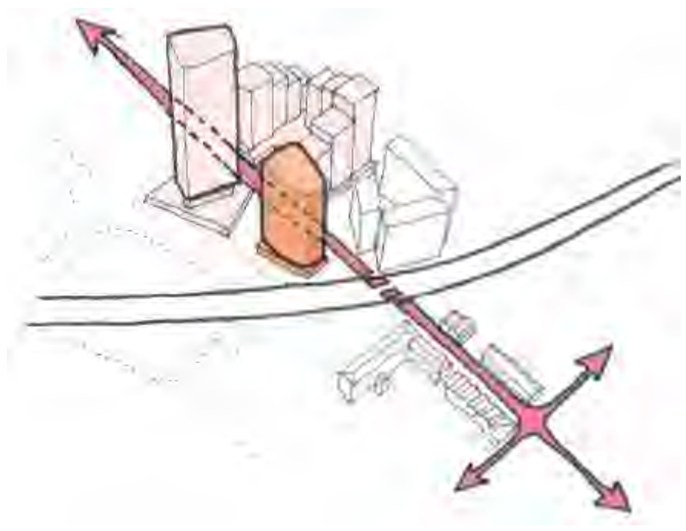
PBSA (Proposed)



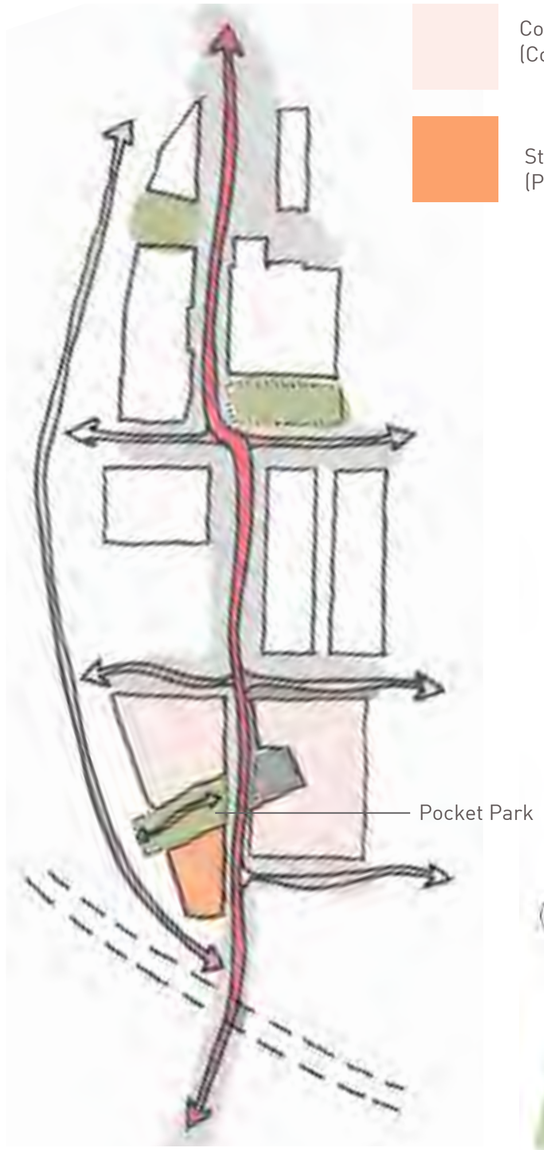
Improved Public Realm
- New footprint allows for 220m² increase to public park
- More meaningful connection from new public square on Newcastle Street through to Medlock Street
- Greater passive surveillance
- Improved threshold from Hulme to city centre



Orientation
- Orientated towards Hulme to minimise visual impact
- Silhouette of Block C sits within that of Block D behind from key views along Newcastle Street

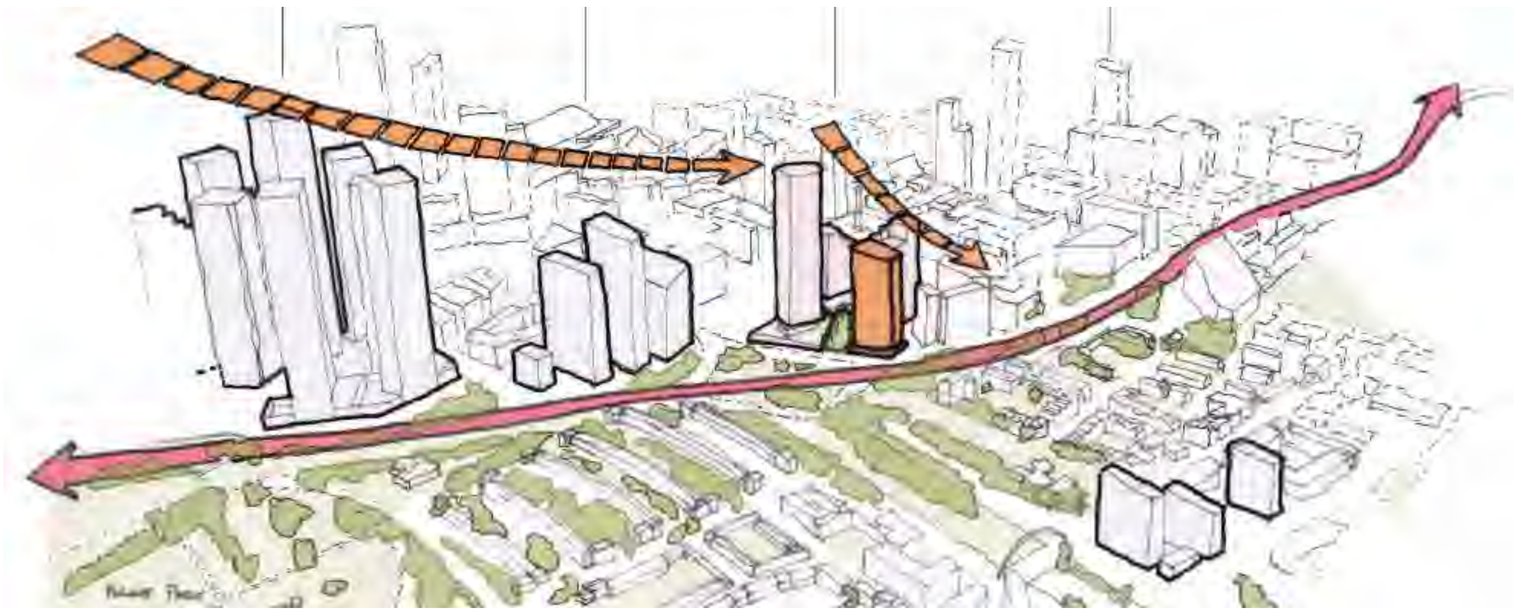


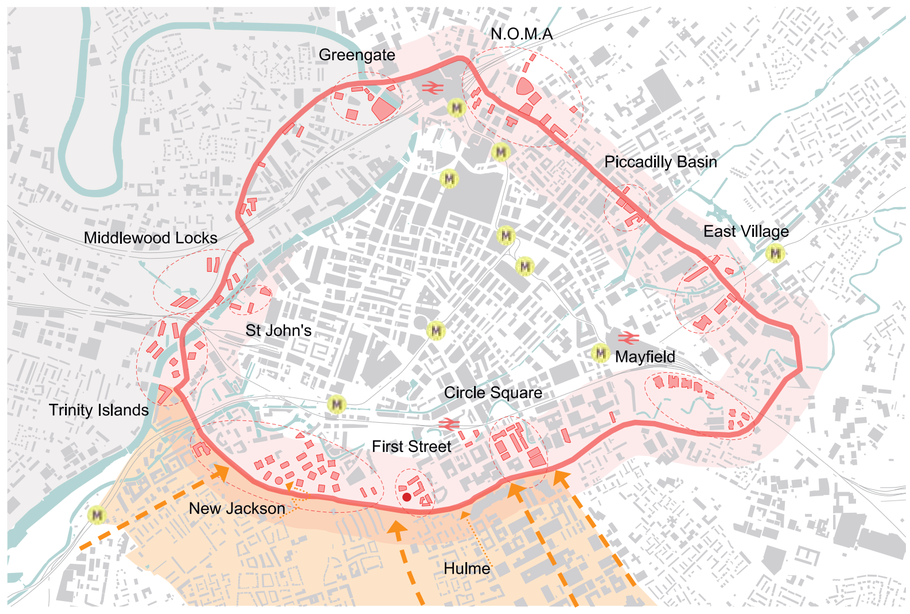
Distinctive Marker Of Crossing
- Block denotes a key crossing / route from Hulme to the city centre.
- Block C is orientated along axis of Newcastle Street to reinforce route.



Connectivity
- Establishes the connection through to Hulme via Newcastle Street
- Pocket park as key entry marker to City Centre

Threshold to Hulme





Emerging Context On Ring Road Boundary Line With Hulme

Crown St - Phases 1&2

Deansgate Square

River Street

One Medlock Street

Consented Downing Co-Living Scheme

Threshold to Hulme

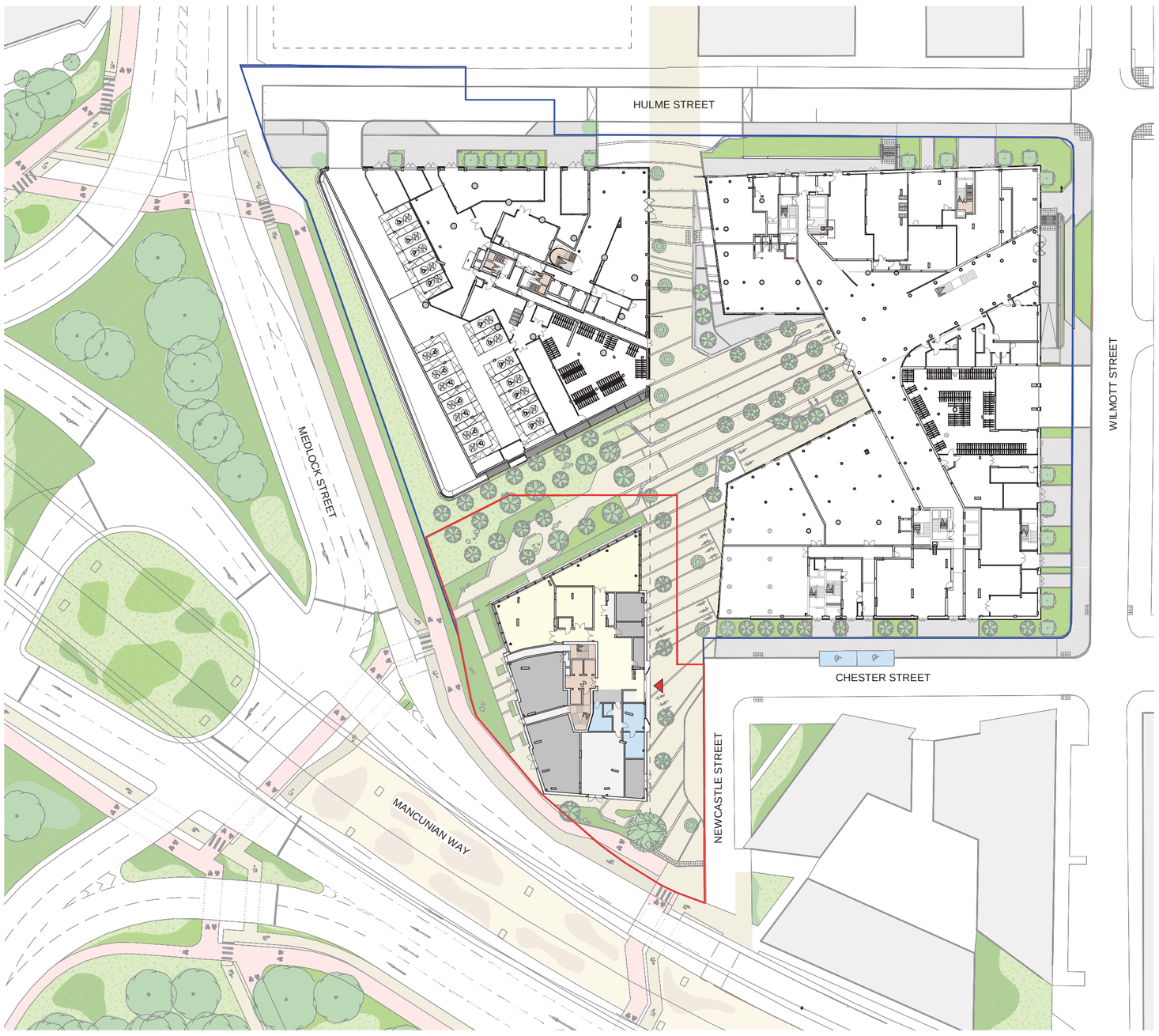
Selected Key Views Along Princess Street

Selected Key Views Along Newcastle Street

Proposed PBSA Block C

Block C First Street
3. Design Proposal

Ground Floor Site Plan



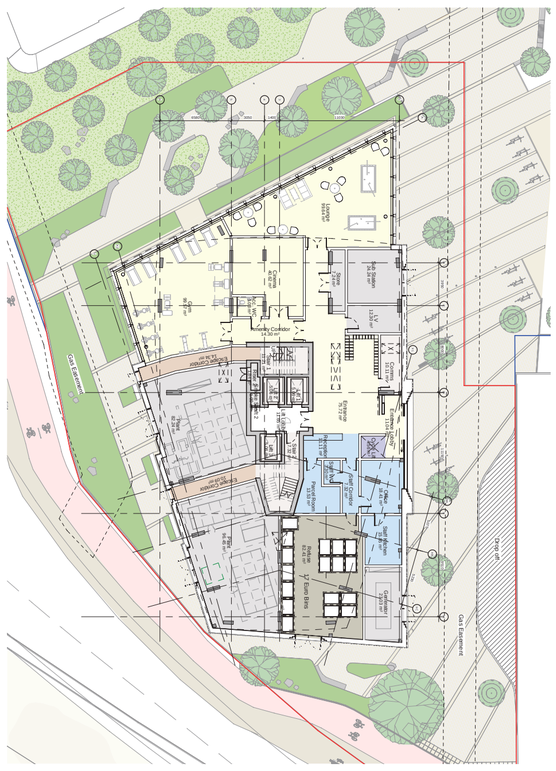
Level 00

Active Frontage and Route Analysis

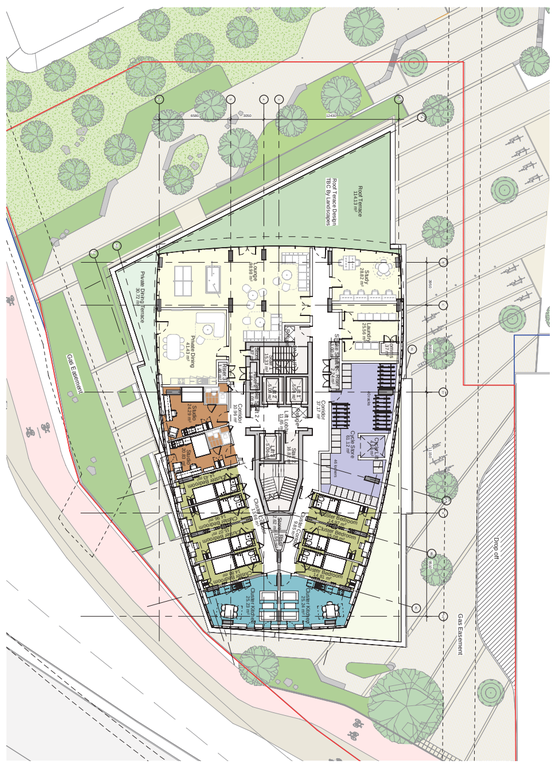
Consented Scheme

Proposed Scheme

Floor Plans

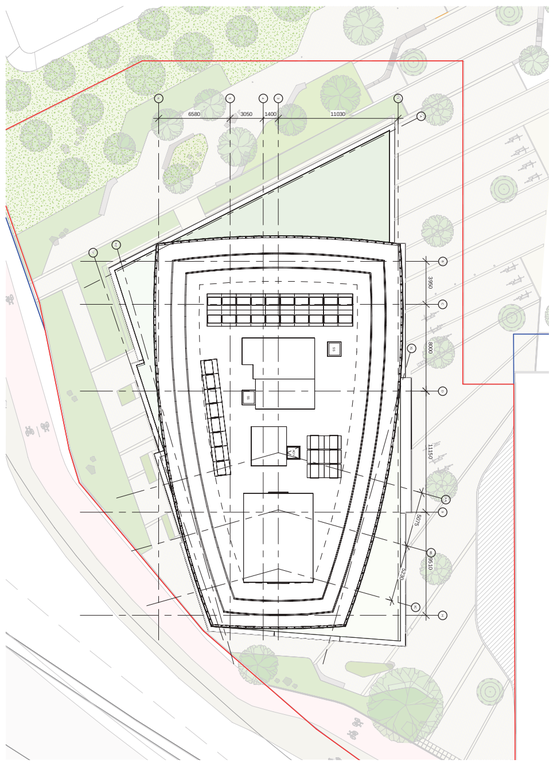


Ground Level (Proposed)



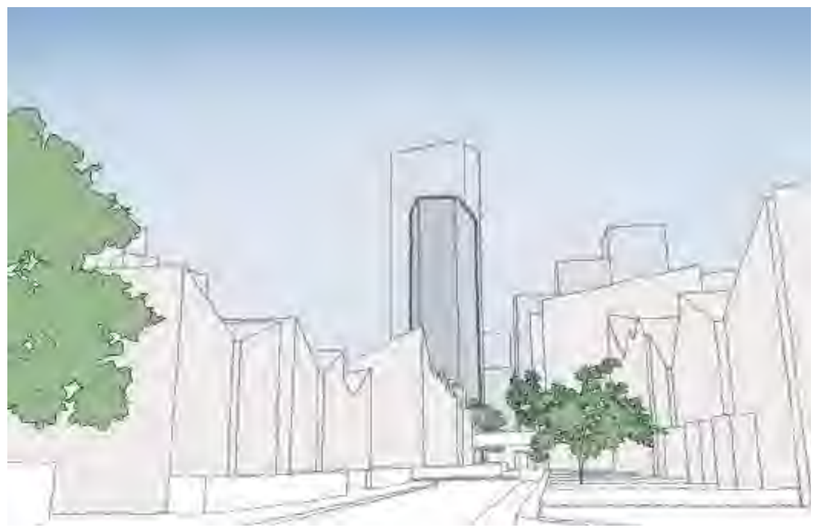
Level 01 (Proposed)

Level 02-27 (Proposed)



Roof (Proposed)

Key Massing Views



View along Newcastle Street from Hulme

View along Chester Street from Oxford Road

View on Medlock Street from the North West

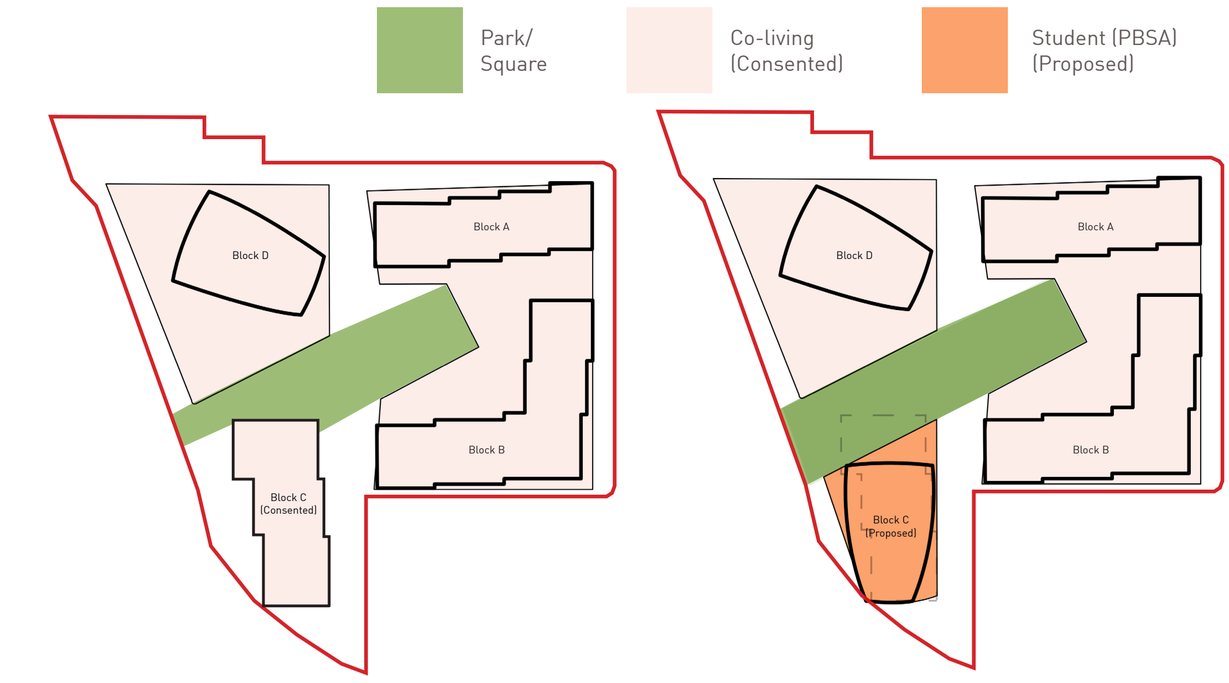
View from junction of Rockdove Avenue/ Princess Street

Block C First Street
4. Public Realm

View of Urban Park Looking South Along Medlock Street Towards Hulme

Public Realm Proposal

Public Realm Improvements

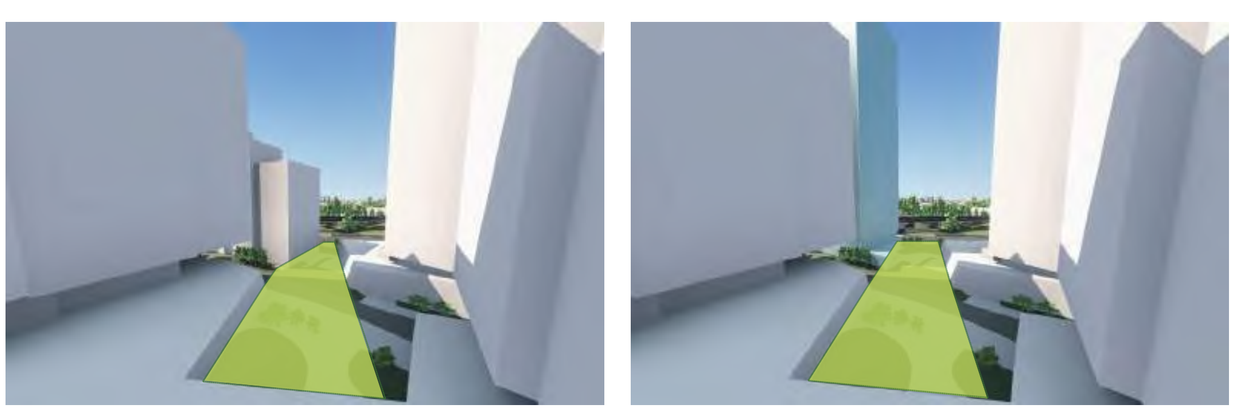


First Street South - Consented Scheme
Total Area- 1,212m2

First Street South - Proposed
Area - 1,440m2

Images of the Proposed Public Realm

Image of Block C PBSA Proposal

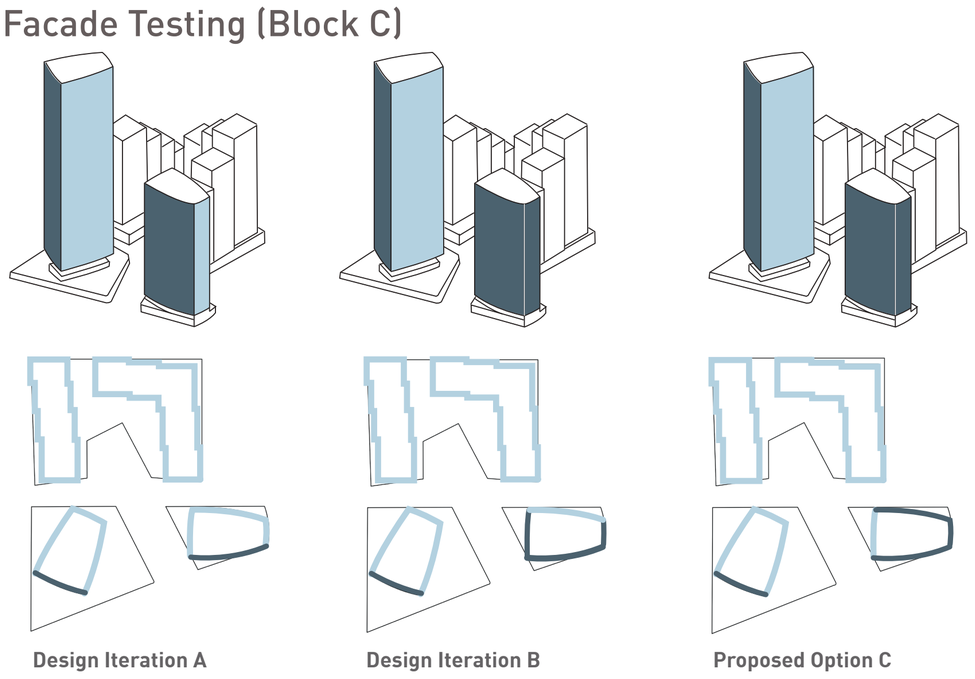


(2021 Consented Scheme)

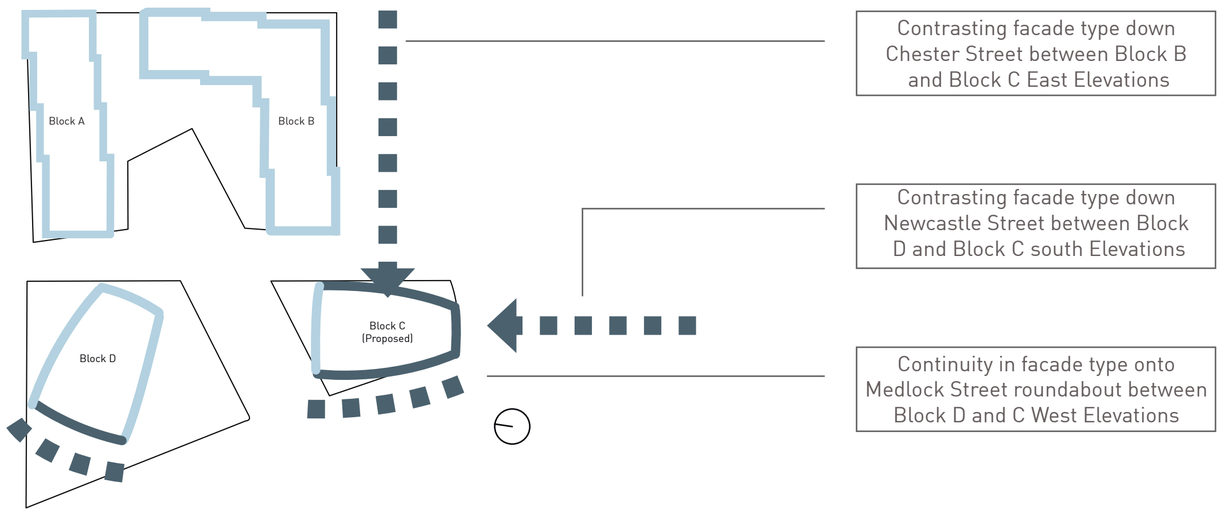
simpsonhaugh open optimised environments Deloitte.

Block C First Street
5. Appearance and Materiality

Facade Testing (Block C)

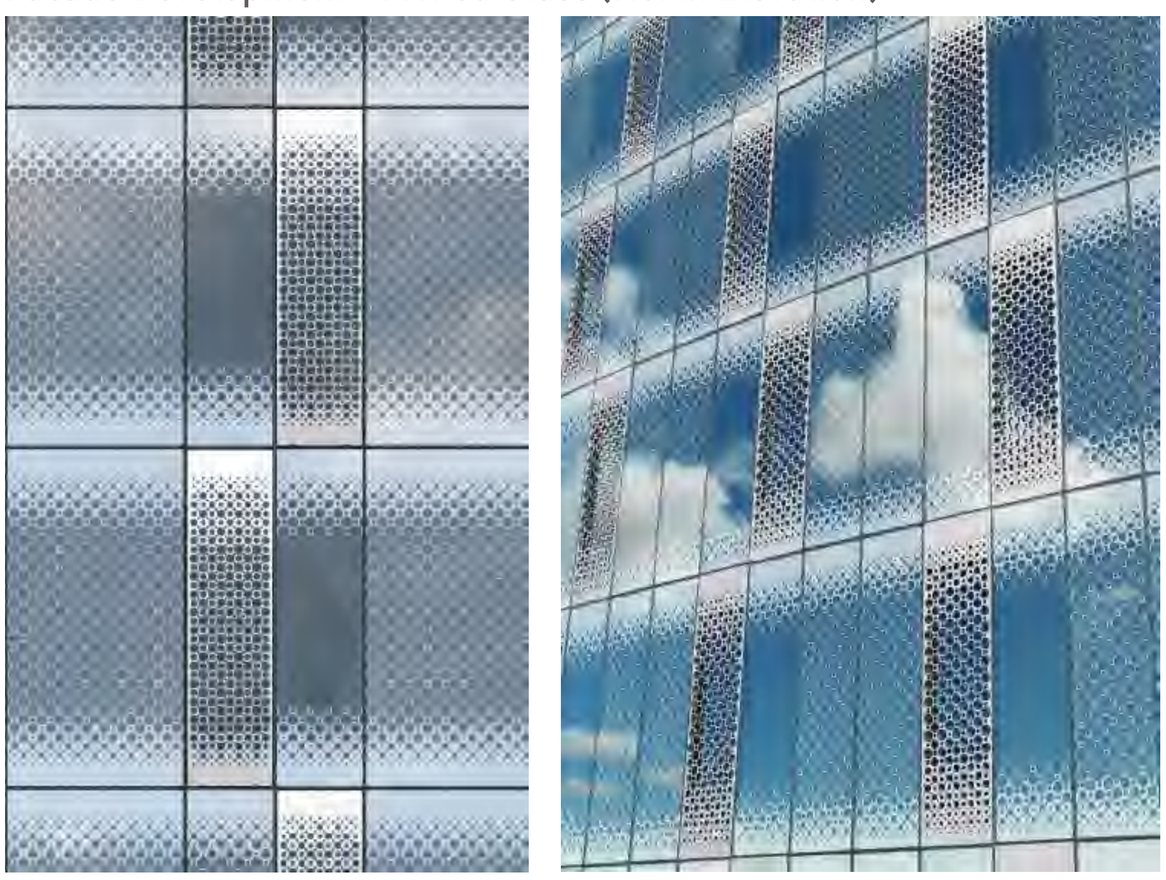


Facade Strategy



The proposed facade mirrors that of the emerging consented scheme. The photographs below depict the current facade designs in the process of construction. The proposed facade for Block C utilises two different facade types to provide visual contrast or continuity dependent on the orientation. Alongside the Mancunian Way, Block D and Block C utilise a darker facade to provide visual cohesion, whilst the remaining façades use contrasting tones compared to it's context, giving Block C a subtle distinction in colour when viewed against the backdrop of the consented scheme.

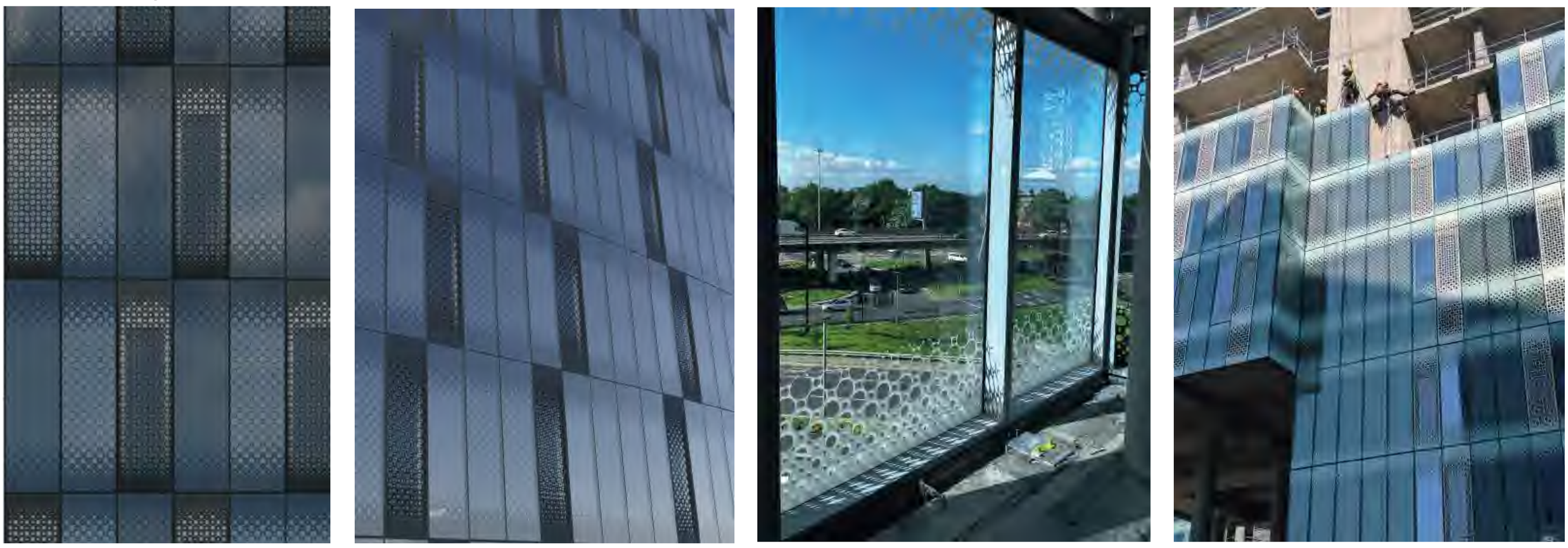
Facade Development - Fritted Glass (North Elevation)



Facade Type 'A'

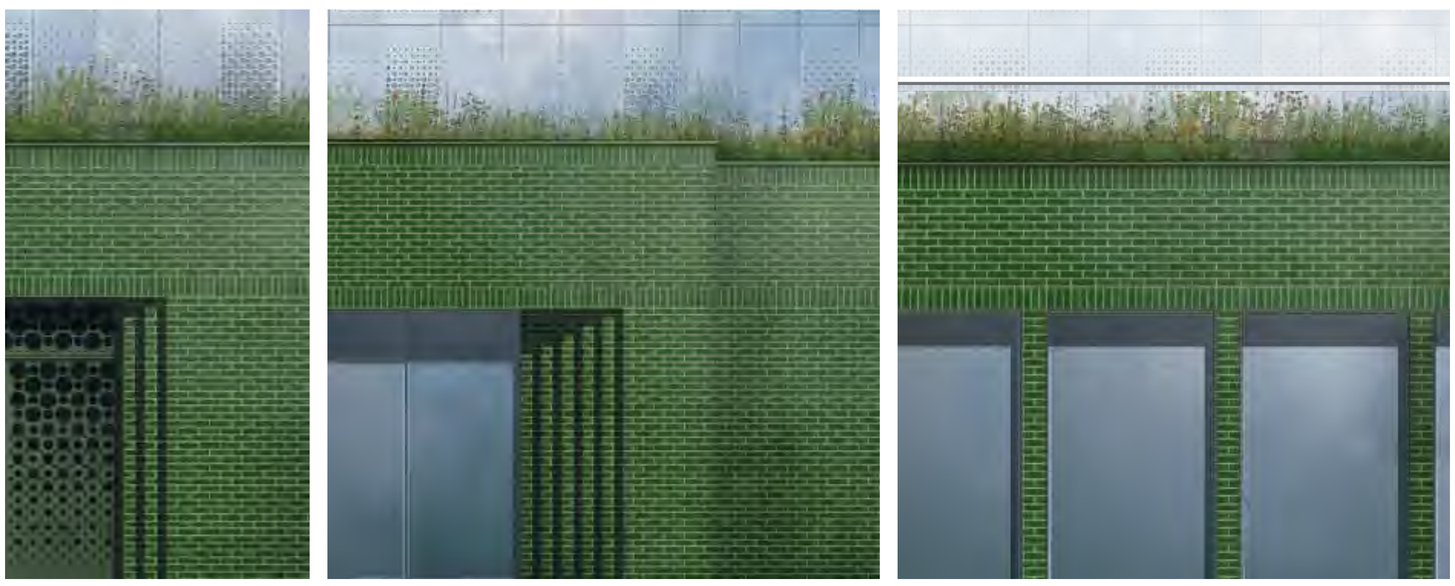
Phase 1 Facade - Fritted Glass (Block D)

Facade Development - Fritted Glass (South, East and West Elevation)



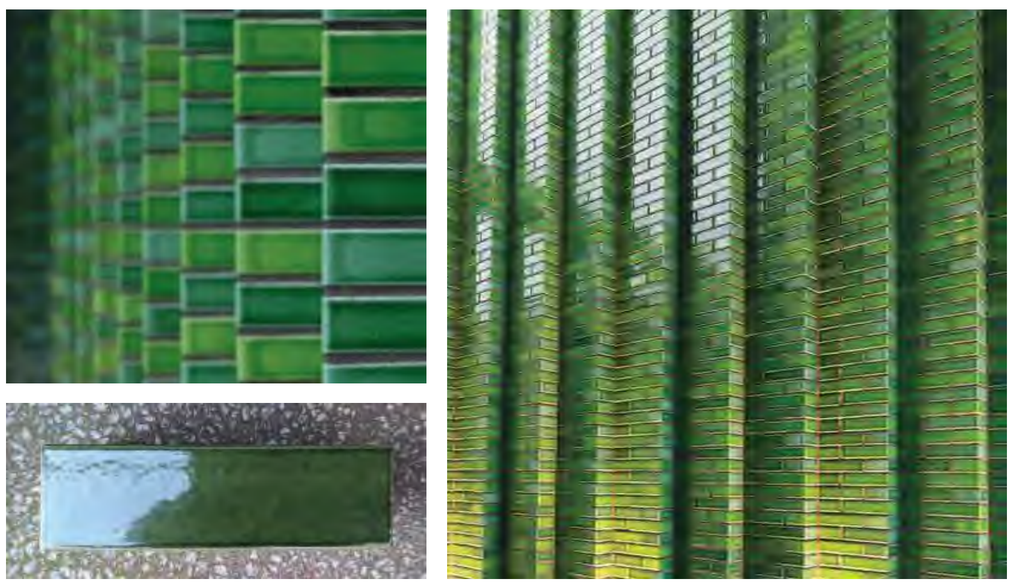
Facade Type 'B'

Facade Development - Ground Floor Glazed Brick



Proposed Elevations

Proposed Material Precedent



Block C First Street
6. Visuals

View North Along Newcastle Street Into City Centre

View South Along Newcastle Street to Hulme

Deloitte.

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