

27 April 2023

Angela Leckie
Planning and Highways Department
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

Dear Angela,

Plot 10b First Street, Manchester
Planning Application - 136170/FO/2023: Amended Ground Floor Layout

On 1st March 2023, an application (Ref. 136170/FO/2023) for Full Planning Permission was submitted to Manchester City Council (MCC) by House of Social 1 Ltd (the 'Applicant') in relation to forthcoming proposals for Plot 10b of the First Street Masterplan. The Description of Development for Ref. 136170/FO/2023 is as follows:

"Erection of 14-storey building comprising purpose-built student accommodation (PBSA) (Sui Generis) and ground floor foodhall (Sui Generis Use), and other associated works including external amenity spaces, public realm, secure cycle parking, access and servicing arrangements (Plot 10B)"

As required by 'Planning Gateway One' which came into force in August 2021 relevant high-rise residential developments should consider fire safety at the earliest stages. It requires developments involving high-rise residential buildings (including student accommodation) to submit a Fire Statement with the planning application and discuss the proposals with the Health and Safety Executive (HSE) as a statutory consultee prior to determination.

Prior to the submission, a pre-application meeting was undertaken with Design Fire Consultants (the 'Fire Consultant'), the design team (Tim Groom Architects) and HSE on 6th December 2022 to discuss the proposals. Immediately following the meeting HSE provided a formal record of advice (dated 13th December 2022) outlining the main discussion points and providing early advice helping to feed into application.

Following the submission of the application on 1st March 2023, HSE, as statutory consultee provided their formal response on the planning application following their detailed review of the information submitted (dated 28th March 2023). Overall, HSE had confirmed that following a review of the information provided in the planning application, HSE is satisfied with the fire safety design to the extent that it affects land use planning. A number of recommendations have, however, been outlined by HSE which would be subject to

later regulatory considerations. Namely, these surround the cluster flat layout, kitchens in cluster accommodation, means of escape and fire appliance access.

Since then, the design team, with support from the fire consultant have reviewed the building design in line with the recommendations made by HSE in order to address these specific points prior to determination and in anticipation of the later regulatory consideration.

1 Proposed Amendments

A full breakdown of the design changes has been set out below :

- Building Design:
 - 2 separate cores incorporated and located on West façade
 - Clusters recast due to core rearrangement – room numbers retained
 - All enhanced rooms increased in width to accommodate 900mm escape width
 - Structural grid reset to accommodate change in room widths, structural tolerances and acoustic linings
 - Building length increased by approximately 1125mm
 - Building footprint reset from Southern Gas easement.
 - Student accommodation entrance and amenity space rearranged at ground floor to accommodate new core arrangement – Bike store to West façade, bin store moved North West, and Laundry to East Façade.
 - Food Hall – Opportunity for a more prominent entrance facing SW
 - Food Hall – two store projection moved North by two grids in line with North facade
 - Food Hall – all kitchens moved to East façade
 - Food Hall – rearranged to enabled escape away from void
 - Food Hall – SW level 01 void filled in with dining accommodation
 - Roof plan – Core access moved N – access hatch provided into second core
- Landscape Design:
 - Additional proposed cycle stands along Wilmott Street
 - Additional arrival space at the entrance of House of Social with seating within soft landscaping
 - Extension of the food and beverage area along Wilmott Street in accordance with additional entrance to the Food Hall
 - Service access ramps reconfigured
 - Yorkstone paving extended further along Wilmott Street
 - 3 street trees along Hulme Street removed to avoid conflicting to gas easement
 - Addition of security screen to connect with 10a proposals to restrict access to the service area.

2 Effects of Proposed Amendments

The proposed amendments have been fully considered with regards to the approved Environmental Statement ('ES') and other supporting documentation. In February 2023, the proposed design changes have been shared with the technical team to confirm whether any impacts would arise as a consequence of the amendments.

For the majority of technical disciplines, the relevant technical consultants have undertaken a review of the proposed amendments and concluded that there is no material effect on the assessments or conclusions contained within the EIA Chapters or Technical Reports. There are no additional disciplines that would need to be scoped into the EIA, as a result of the proposed changes. Please see appendix for list of technical consultants who undertook the review.

Five disciplines have considered the design changes in more detail, including: Construction Management and Phasing (Chapter 5 of the ES) Air Quality (Chapter 6 of the ES), Daylight and Sunlight (Chapter 8 of the ES), Wind Microclimate (Chapter 13 of the ES) and Transport (Transport Assessment, Travel Plan and Waste Management and Servicing Strategy).

- Air Quality

- The conclusions of the submitted ES Chapter, prepared by Cundall have stated that based on the predicted concentrations using worst case baseline (2023) emissions and backgrounds the impact of the operation on all traffic sensitive receptors is negligible, and therefore no mitigation measures are required.
- Cundall have confirmed that the design update results in the north-east corner of the ground and mezzanine floor extrusion being closer to the modelled road network. As such the model has been rerun with the north east receptor moved to the updated façade which has demonstrated that the conclusions of the ES Chapter do not change. Therefore, based on the predicted concentrations using worst case baseline (2023) emissions and backgrounds the impact of the operation on all traffic sensitive receptors is negligible, and no mitigation measures are required. Furthermore, the additional area in the north-east of the development is at ground and mezzanine floor only and air intakes for this mechanically ventilated area are to be at a higher level. The updated design does not change the layout of the proposed student accommodation, which is to be located on the 2nd to 4th floors.
- Further information can be found within the Air Quality Technical Note prepared by Cundall.

- Daylight, Sunlight and Overshadowing

- Proximity have undertaken a technical analysis of the revised massing of the proposed development for each of the 4 scenarios assessed in the EIA as the widening of the building has the potential to influence the daylight and sunlight impacts reported on in ES Chapter 6. Overall the analysis concludes that the changes to the massing result in negligible differences in daylight and sunlight amenity impact to the identified receptors and the conclusions regarding daylight and sunlight amenity impacts remain as reported in Chapter 6 of the ES.
- Full details of the conclusions of the assessment can be found within the Daylight and Sunlight Technical Note prepared by Proximity.

- Wind

- Arch Aero have reviewed the design changes in regards to wind microclimate. Subsequent to the submission of the wind microclimate report, the location of the outdoor seating and entrance to the food hall has been reconsidered in the interim scenario. For the scenario where Plot 10a is constructed first, it provides shelter to all the areas in question and conditions remain suitable for the proposed usages.
- In the scenario where Plot 10b is built out, but the 10a site remains empty, the proposed outdoor seating area is exposed. Without mitigation, it is expected that wind conditions would be in excess of the comfort criteria for outdoor seating. They have therefore recommended that around 4 trees be provided in planters close to the area to provide more shelter to this area and deliver conditions suitable for long-term seating in the summer months. These are reflected in drawing ref. 1471.3-PLA-ZZ-00-DR-L-001 Landscape General Arrangement Rev P09. These trees would only be provided in the scenario that Plot 10b is completed and Plot 10a is not under construction.
- Further information can be found within the Wind Microclimate Technical Note prepared by Arch Aero.

- Construction Management

- Separately to the design amendments highlighted above, Renaker (the proposed contractor for Plot 10b) have since progressed the logistics plan following coordination with the principal contractor for the adjoining Plot 10a development which was recently submitted (136043/FO/2023) on 23rd January 2023. This is reflected within the updated Plot 10b Construction Management Plan being submitted alongside this covering letter.

- Transport Assessment, Travel Plan and Waste Management and Servicing Strategy

- The above design amendments to the building layout and the landscaping scheme have resulted in the need to revise the submitted transport related documents. Furthermore, these have been updated to reflect consultee comments provided by MCC Highways on the submitted information. These changes have been captured in the revised reports and have been summarised below.
- Plans for all reports
 - Updated plans throughout including external layouts and a small change in the GIA referred to in all reports.
 - Annotations to confirm that, in the interim scenario where Plot 10a is under construction when Plot 10b is occupied, the service area will have temporary measures for access control bollards, tree pits and kerb details so that vehicles can run over them. These works would be completed when Plot 10a works are undertaken to deliver the full public realm.
 - Minor changes to the ramp detail within the service area. Retracked the service area to show the movement of Large HGVs (e.g. bin lorries) and vans. These show

larger vehicles reversing in from Hulme Street to the bottom of the ramp. Vans can make a 3 point turn and enter /leave by a forward gear.

- Transport Statement:
 - Included a clarification on Disabled Parking that there are 3 on street disabled parking spaces on River Street and 28 in First Street QPark. Also updated to provide confirmation that the need for a disabled parking space will be reviewed through the Travel Plan and if a need is identified then a disabled parking space will be secured with QPark (note at their expense).
 - Amendment of the external cycle parking to include 12 spaces in Sheffield stands at the northern end of the Wilmott Street public realm.
 - Provided confirmation that pedestrians have no need to access the service area.
 - Clarification provided that large vehicles will need to reverse in from Hulme Street. It is estimated that about 4 vehicles a day would be large vehicles and this can be done safely. Other vehicles such as large vans can enter and leave in a forward gear.
- Travel Plan:
 - Updated to incorporate the changes set out above.
- Waste Strategy:
 - Update to reflect the servicing matters set out above.
 - Clarification on arrangements for any online courier deliveries from the Foodhall.

In summary, the amendments proposed will not materially alter the massing, quantum, quality, car parking or cycle parking provision, or proposed use of the approved development. Minor amendments to the landscaping are also required (as discussed above), but this will not affect the overall quality of the scheme.

Furthermore, the proposed changes will not materially alter the conclusions of the ES or technical documents submitted within the Application. On this basis a short technical note for Air Quality, Daylight and Sunlight and Wind Microclimate has been provided with the additional information outlined above has been provided and sits alongside the existing ES.

It can therefore be concluded that the proposed changes to the development do not materially alter that which was previously submitted and we consider there is no need to re-consult on the application.

3 Superseded Drawings

With regard to the revised building design, a number of plans are required to be updated. The table below summarises all the revised drawings being submitted, which supersede the originally submitted drawings on the 1st March 2023.

Table 1: Schedule of revised drawings (revision no. in **bold**)

Submitted Drawing	Revised Drawing
1172- TGA-XX-XX-DR-A-95020 Existing Site Plan Rev P06	1172- TGA-XX-XX-DR-A-95020 – Existing Site Plan Rev P07
1172- TGA-XX-XX-DR-A-95021 Proposed Site Plan Rev P04	1172- TGA-XX-XX-DR-A-95021 Proposed Site Plan Rev P06
1172- TGA-XX-00-DR-A-95030 General Arrangement - Level 00 (Ground Floor) Rev P03	1172- TGA-XX-00-DR-A-95030 General Arrangement - Level 00 (Ground Floor) Rev P05
1172- TGA-XX-01-DR-A-95031 General Arrangement - Level 01 Rev P02	1172- TGA-XX-01-DR-A-95031 General Arrangement - Level 01 Rev P04
1172- TGA-XX-ZZ-DR-A-95032 General Arrangement - Level 02-03 Rev P02	1172- TGA-XX-ZZ-DR-A-95032 General Arrangement - Level 02-03 Rev P03
1172- TGA-XX-ZZ-DR-A-95033 General Arrangement - Level 04-13 (Typical upper floor layout) Rev P02	1172- TGA-XX-ZZ-DR-A-95033 General Arrangement - Level 04-13 (Typical upper floor layout) Rev P03
1172- TGA-XX-14-DR-A-95034 General Arrangement - Roof Level Rev P02	1172- TGA-XX-14-DR-A-95034 General Arrangement - Roof Level Rev P03
1172- TGA-XX-15-DR-A-95035 General Arrangement - Plant Level Roof Rev P02	1172- TGA-XX-15-DR-A-95035 General Arrangement - Plant Level Roof Rev P03
1172- TGA-XX-XX-DR-A-95040 General Arrangement - Section AA Rev P02	1172- TGA-XX-XX-DR-A-95040 General Arrangement - Section AA Rev P03
1172- TGA-XX-XX-DR-A-95041 General Arrangement - Section BB Rev P02	1172- TGA-XX-XX-DR-A-95041 General Arrangement - Section BB Rev P03
1172- TGA-XX-XX-DR-A-95042 General Arrangement - Section CC Rev P02	1172- TGA-XX-XX-DR-A-95042 General Arrangement - Section CC Rev P03
1172- TGA-XX-XX-DR-A-95050 General Arrangement - North Elevation Rev P02	1172- TGA-XX-XX-DR-A-95050 General Arrangement - North Elevation Rev P03
1172- TGA-XX-XX-DR-A-95051 General Arrangement - East Elevation Rev P02	1172- TGA-XX-XX-DR-A-95051 General Arrangement - East Elevation Rev P03
1172- TGA-XX-XX-DR-A-95052 General Arrangement - South Elevation Rev P02	1172- TGA-XX-XX-DR-A-95052 General Arrangement - South Elevation Rev P03
1172- TGA-XX-XX-DR-A-95053 General Arrangement - West Elevation Rev P02	1172- TGA-XX-XX-DR-A-95053 General Arrangement - West Elevation Rev P03
1172- TGA-XX-XX-DR-A-95056 General Arrangement - Context Elevation North Rev P02	1172- TGA-XX-XX-DR-A-95056 General Arrangement - Context Elevation North Rev P03
1172- TGA-XX-XX-DR-A-95057 General Arrangement - Context Elevation East Rev P02	1172- TGA-XX-XX-DR-A-95057 General Arrangement - Context Elevation East Rev P03
1172- TGA-XX-XX-DR-A-95059 General Arrangement - Context Elevation South Rev P01	1172- TGA-XX-XX-DR-A-95059 General Arrangement - Context Elevation South Rev P02
1172- TGA-XX-XX-DR-A-95060 General Arrangement - Context Elevation West Rev P01	1172- TGA-XX-XX-DR-A-95060 General Arrangement - Context Elevation West Rev P02
1172- TGA-XX-XX-DR-A-95210 Typical Bay Study - Ground Floor Food Hall Rev P02	1172- TGA-XX-XX-DR-A-95210 Typical Bay Study - Ground Floor Food Hall Rev P03
1172- TGA-XX-XX-DR-A-95211 Typical Bay Study - Ground to Level 01 Rev P02	1172- TGA-XX-XX-DR-A-95211 Typical Bay Study - Ground to Level 01 Rev P03
1172- TGA-XX-XX-DR-A-95212 Typical Bay Study - First Floor to Level 10 Rev P02	1172- TGA-XX-XX-DR-A-95212 Typical Bay Study - First Floor to Level 10 Rev P03
1172- TGA-XX-XX-DR-A-95213 Typical Bay Study - Level 11 to Level 13 Rev P02	1172- TGA-XX-XX-DR-A-95213 Typical Bay Study - Level 11 to Level 13 Rev P03
1172- TGA-XX-XX-DR-A-95214 Typical Bay Study - Level 11 to Level 13 West Elevation Rev P01	1172- TGA-XX-XX-DR-A-95214 Typical Bay Study - Level 11 to Level 13 West Elevation Rev P02

Submitted Drawing	Revised Drawing
1471.3-PLA-ZZ-00-DR-L-001 Landscape General Arrangement Rev P07	1471.3-PLA-ZZ-00-DR-L-001 Landscape General Arrangement Rev P10
1471.3-PLA-00-00-DR-L-003 Softworks Rev P02	1471.3-PLA-00-00-DR-L-003 Softworks Rev P05
1471.3-PLA-00-00-DR-L-004 Furniture Rev P02	1471.3-PLA-00-00-DR-L-004 Furniture Rev P05
1471.3-PLA-00-00-DR-L-005 Levels and Drainage Rev P02	1471.3-PLA-00-00-DR-L-005 Levels and Drainage Rev P05
1471.3-PLA-00-00-DR-L-006 Lighting Rev P02	1471.3-PLA-00-00-DR-L-006 Lighting Rev P05
1471.3-PLA-00-00-DR-L-007 Hardworks Rev P02	1471.3-PLA-00-00-DR-L-007 Hardworks Rev P05
New drawing.	1471.3-PLA-ZZ-00-DR-L-009 General Arrangement with Levels Rev P03

4 Planning Policy

The key Development Plan documents remain the 2012 Manchester Core Strategy and Saved Policies of the Manchester Unitary Development Plan. The latest National Planning Policy Framework (NPPF), published in 2021 is a key material consideration in regard to this application. The proposed changes will result in the same Proposed Development being delivered, albeit with slight design alterations in order to increase the building's response to fire safety, and as such the application remains in accordance with the relevant planning policy.

5 Application Documentation

This covering letter is supported by the following documentation:

- Air Quality Technical Note, prepared by Cundall
- Daylight, Sunlight and Overshadowing Technical Note, prepared by Proximity
- Wind Microclimate Technical Note, prepared by ArchAero
- Updated Transport Statement, Travel Plan and Waste Strategy, prepared by SLR
- Updated Design and Access Statement, prepared by Tim Groom Architects
- Updated Landscape Design and Access Statement, prepared by Planit-IE
- Updated Plot 10b Construction Management Plan, prepared by Renaker Build Ltd
- Drawings as set out above in Table 1.

We trust you have all the information required to make a decision on the proposed amendments but please don't hesitate to contact me or my colleagues Niall Alcock, [Ellen Sanderson-Clark](#) or Cameron Radford if you require anything further.

Yours sincerely

Deloitte LLP

Deloitte LLP

DRAFT

Appendix 1

Discipline	Technical Consultant	Outcome of Review
Proposed Application Drawings – Proposed Plans, Elevations and Sections	TGA	Superseded drawings required to show the design changes.
Landscape Plans	Planit-IE	Superseded drawings required to show the design changes.
Planning Statement and Tall Building Statement	Deloitte	No change.
Statement of Consultation	Deloitte	No change.
Design and Access Statement	TGA	Updated to show the design changes.
Landscape Design and Access Statement	Planit-IE	Updated to show the design changes.
Written Scheme of Investigation	Pre-Construct Archaeology	No change.
Blue and Green Infrastructure Statement	Deloitte	No change.
Broadband Connectivity Assessment	G-Tech	No change.
Crime Impact Statement	Greater Manchester Police - Design for Security	No change.
Phase 1 and 2 Ground Conditions	RoC Consulting	No change.
Ecological Appraisal	Penny Anderson	No change.
Energy Statement	Ridge Consultants	No change.
Environmental Standards Statement	Ridge Consultants	No change.
BREEAM Pre-Assessment	AA Projects	No change.
Gateway One Fire Statement	Design Fire Consultants	No change.
Lighting Strategy	TPM Landscape Architects	No change.
Local Benefits Proposal – Statement of Intent	Vita Group Ltd	No change.
Heritage Statement	Deloitte	No change.
Student Residential Management Strategy	Vita Group Ltd	No change.
Food-hall Management Strategy	Vita Group Ltd	No change.
Transport Statement	SLR	Minor updates in line with design changes and MCC Highways comments.
Travel Plan	SLR	As above.
Waste Management and Servicing Strategy	SLR	As above.
TV Reception Survey	G-Tech	No change.
Ventilation Strategy	Ridge Consultants	No change.

Environmental Statement		
Chapter 5 - Construction Management, Programme, Methodology and Phasing	Renaker Build Limited	No changes as part of revised design. Following coordination with contractor for adjacent Plot 10a an updated CMP is being submitted.
Chapter 6 - Air Quality	Cundall	No changes to conclusions of ES Chapter as confirmed by Air Quality Technical Note.
Chapter 7 - Climate Change	Cundall	No change.
Chapter 8 - Daylight, Sunlight and Overshadowing	Proximity	No changes to conclusions of ES Chapter as confirmed by Daylight and Sunlight Technical Note.
Chapter 9 – Human Health	Enfusion	No change.
Chapter 10 – Noise and Vibration	Cundall	No change.
Chapter 11 – Socioeconomic Issues	Ekosgen	No change.
Chapter 12 – Townscape and Visual Impact	Planit-IE	No change.
Chapter 13 – Wind Microclimate	Arch Aero	No changes to conclusions of ES Chapter as confirmed by Wind Microclimate Technical Note.
Chapter 14 - Residual Impacts	All EIA Consultants	No change.
Chapter 15 - Type 1 Cumulative Effects	Deloitte with input from All EIA Consultants	No change.