



Crown Street Phase 3 and Plot D Statement of Consultation

June 2023

1. Introduction

- 1.1. This Statement of Consultation has been prepared by Deloitte LLP in support of two separate Planning Applications within the Great Jackson Street Development Framework Area for a residential led, mixed-use development. The first application relates to Plots C (part) and Plot E (collectively referred to as Crown Street Phase 3) with the second application relating to Plot D. The respective sites are identified in Figure 1.1 below.
- 1.2. The two applications are submitted at the same time by the same Applicant; and, therefore, consultation was undertaken for both applications concurrently.
- 1.3. This Statement sets out in detail the pre-application consultation that has been undertaken for both applications, the feedback received and how that has been considered and addressed within the final proposals where appropriate.

The Site

- 1.4. The first application is bound by Silvercroft Street and Plot B of the Great Jackson Street Framework to the north, Melbourne Street and Plot F of the Great Jackson Street Framework to the south, Owen Street and Deansgate Square to the east and Crown Street Phase 2 (under construction) to the west. The Site currently comprises a cleared site at Plot E and Renaker Marketing Suite, Gaddum House and temporary site cabins on Plot C.
- 1.5. Plot D is bounded by Great Jackson Street to the northeast, the A57(M) Mancunian Way to the South, Melbourne Street to the northwest, public footpath to the east and a warehouse beyond this. The Site currently comprises a temporary concrete batching plant.

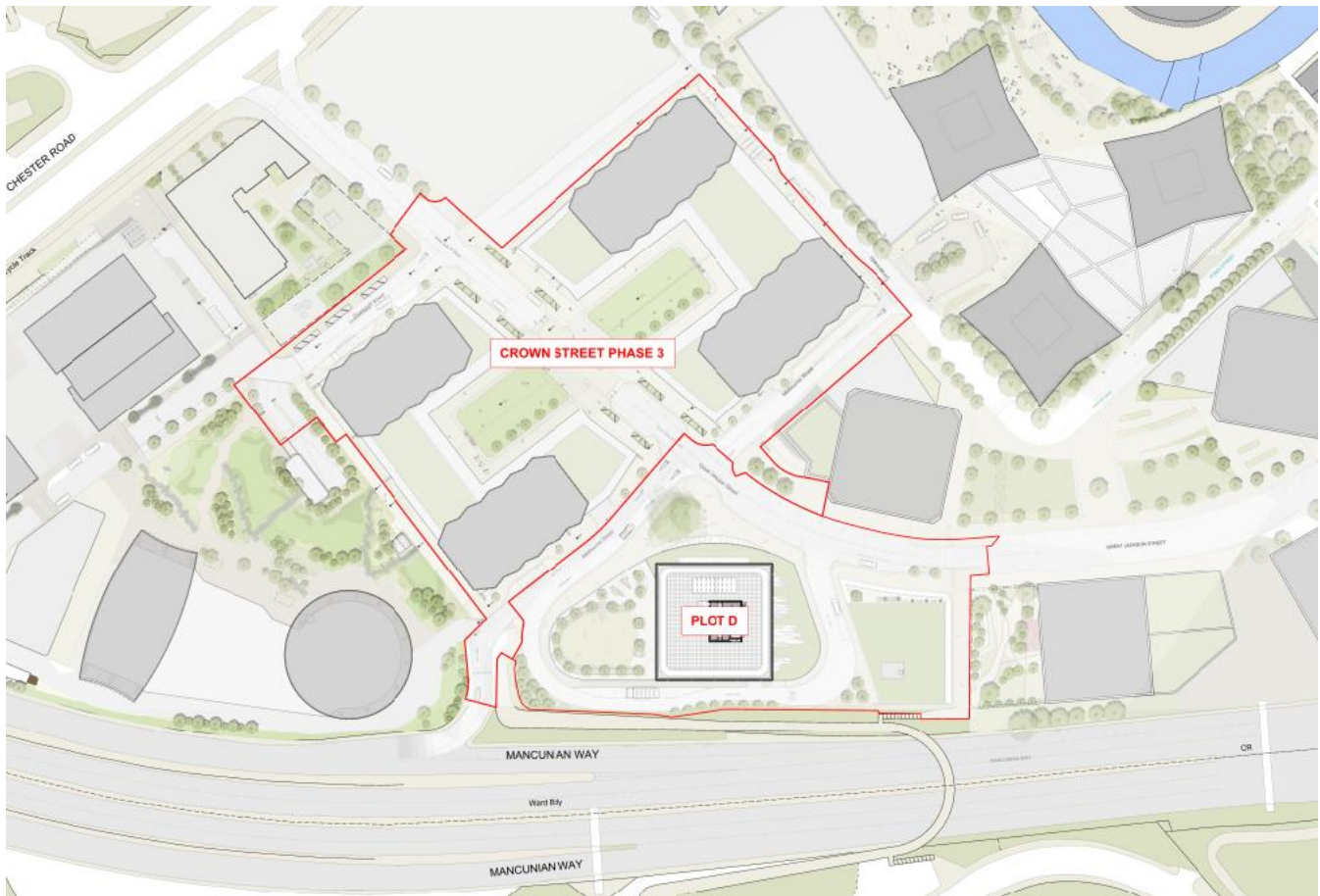


Figure 1.1: Site and surrounding context. (Red line for identification purpose only and not indicative of final red line site location plan) (Source SHP)

The Proposals

- 1.6. Crown Street Phase 3 comprises the erection of 1,746 homes across four towers, ranging from 47 to 51 storeys in height, providing a mix of 1, 2 and 3 bed properties, residential amenity spaces, a new public square and commercial spaces at ground levels. 473 car parking spaces and 1,746 secure cycle parking spaces (representing 1:1 cycle parking provision) will be provided.
- 1.7. Plot D comprises 642 homes across one 71 storey tower, providing a mix of 1, 2 and 3 bed apartments, resident's amenity space, public realm improvements, a restaurant. 214 car parking spaces and 642 secure cycle parking spaces will also be provided Along with a separate 3 storey office building.

Phasing and Programme

- 1.8. The Proposed Developments will be phased in order to facilitate delivery process of each part of the scheme. Identified phases of development are as follows:
 - Phase 1: Plot D2 Office Building;
 - Phase 2: Crown Street Phase 3 Plot E2;
 - Phase 3: Crown Street Phase 3 Plot E1;
 - Phase 4: Crown Street Phase 3 Plot C8;
 - Phase 5: Crown Street Phase 3 Plot C7; and
 - Phase 6: Plot D1 Residential Tower.

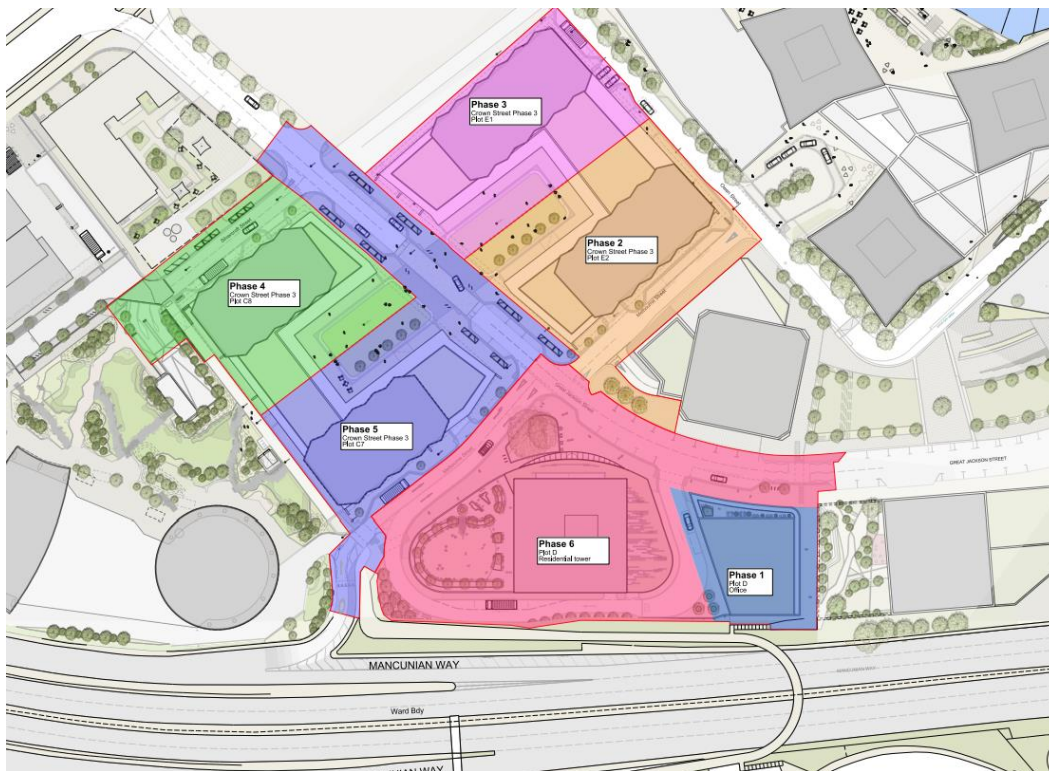


Figure 1.2 Phasing Plan for the Proposed Development

Pre-Application Consultation

- 1.9. Pre-application consultation has taken place to ensure both neighbouring residents and businesses as well as local stakeholders are fully informed of the Proposed Development.
- 1.10. This Statement explains in detail the programme of consultation that has been undertaken in order to ensure that issues could be considered and addressed as the proposals evolved. The approach has been designed to reflect guidance within Manchester City Council's adopted Statement of Community Involvement (2018) and the National Planning Policy Framework (NPPF) (2021). In addition, the scheme has been developed in consultation with the Local Planning Authority, Statutory Consultees, key stakeholders and adjoining owners and occupiers.
- 1.11. A summary of the pre-application consultation undertaken is provided below:
 - Ongoing liaison with the Local Planning Authority including meetings on 23 September 2022, 9 November 2022, 17 January 2023.
 - Several individual virtual Councillor briefing meetings with Deansgate and Hulme Ward Councillors on 18, 20 and 24 January 2023.
 - Pre-application public consultation was undertaken virtually via a consultation website, which included information about the GJS Framework, the Sites and the Proposed Development and invited members of the public to make comments. The consultation was publicised via a leaflet drop to 3,140 homes, businesses and landowners in the local area and via local press. The website was visited 5,140 times from 4,594 unique users and the comments received have been considered as part of the design development.
 - The consultation website included details of an open consultation webinar, which was hosted on 7 February 2023. The webinar comprised a presentation of the proposals and provided a forum for members of the public to raise questions for the project team to answer. The webinar was attended by 23 people.
 - Castlefield Forum was also invited for a briefing on the proposals, but no response was received.
 - Places Matter! Design Panel were consulted on 17 November 2022. A written response to the proposals was provided to the Applicant on 22 November 2022.
 - Manchester Airport was consulted via email in December 2022 to ascertain any impacts due to the proposed building heights.
 - Other organisations consulted during the pre-planning stages include MCC Environmental Health, MCC Highways and Transport for Greater Manchester (TfGM).

- Neighbouring developer landowners were also directly consulted during the pre-application process.
 - A pre-application meeting was also undertaken with Greater Manchester Police (GMP) to present the proposals and receive feedback on security credentials of the scheme.
- 1.12. Overall, pre-application engagement has indicated general support for the delivery of new residential developments in the Great Jackson Street area in line with the GJS Framework vision and objectives.
- 1.13. Technical queries raised during the consultation period have been addressed within this Statement of Consultation, the Planning Statement, and DAS and other submission information. Further statutory consultation will be undertaken on the proposals during the determination period and the Applicant will continue to engage with the Local Planning Authority as part of the on-going planning process.

Report Structure

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

2. Policy Context

- 2.1. Guidance and policy requirements with regard to consultation and pre-application engagement is set out at both the national and local level in this section.

National

Localism Act

- 2.2. The Localism Bill was introduced to Parliament on 13 December 2010, and was given Royal Assent on 15 November 2011, becoming an Act ("the Act").
- 2.3. The main aim of the Act is to shift power from Central Government back into the hands of individuals, communities and Councils. It includes five key measures as follows:
- Community rights.
 - Neighbourhood planning.
 - Housing.
 - General power of competence.
 - Empowering cities and other local areas.
- 2.4. Part 6 of the Act specifically deals with planning and Chapter 4 sets out requirements in relation to consultation before applying for Planning Permission.
- 2.5. Section 122 of the Act amends the Town and Country Planning Act 1990 to include a new section 61W that sets out a requirement to carry out pre-application consultation as follows:
- Where —
- a) a person proposes to make an application for planning permission for the development of any land in England; and
 - b) the proposed development is of a description specified in a development order, the person must carry out consultation on the proposed application in accordance with subsections (2) and (3).
- 2.6. Subsections (2) and (3) state:
- a) The person must publicise the proposed application in such manner as the person reasonably considers is likely to bring the proposed application to the attention of a majority of the persons who live at, or otherwise occupy, premises in the vicinity of the land; and
 - b) The person must consult each specified person about the proposed application.
- 2.7. Subsection (4) outlines the requirements in regard to publicity of applications:
- Publicity under subsection (2) must —
- a) set out how the person ("P") may be contacted by persons wishing to comment on, or collaborate with P on the design of, the proposed development; and
 - b) give such information about the proposed timetable for the consultation as is sufficient to ensure that persons wishing to comment on the proposed development may do so in good time.

- 2.8. The Act also sets out a duty to take account of the responses to consultation. Section 61X requires a developer to have regard to any comments or responses generated by the consultation undertaken in accordance with section 61W, when deciding whether to make any changes to 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 (2021)

- 2.10. The Department for Communities and Local Government published the amended NPPF in July 2021. 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, paragraphs 124 to 129 set out how Local Planning Authorities should have regard to early, proactive and positive engagement with the local community and their views, as well as addressing any comments received from design review panels.
- 2.14. The NPPF also promotes the use of the Local Planning Authority Pre-Application Service in order 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 March 2019 following updates to the NPPF.
- 2.16. The Guidance provides further detail to assist in the understanding of planning policies set out within the NPPF, including requirements for pre-application engagement.
- 2.17. The 'Consultation and pre-decision matters' identifies that:
- In line with the policies of the NPPF, statutory consultees have an important role to play in the pre-application stage and should be engaged early; and
 - Pre-application consultation with the local community is encouraged where it adds value to process and outcome.

Local

Manchester City Council Statement of Community Involvement

- 2.18. MCC adopted a refreshed Statement of Community Involvement (SCI) in June 2018. The SCI sets out how and when MCC will involve the community in relation to the preparation and revision of the Local Development Documents and in the process of making decisions on planning applications.
- 2.19. Appendix 1 of the SCI provides guidance on developer-led early engagement.
- 2.20. 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.
- 2.21. 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.
- 2.22. 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

- 2.23. This section has set out the relevant elements of Planning Policy that relate to the formulation of development proposals during the pre-application stage.
- 2.24. The following section of this report sets out, in detail, the amount of pre-application and engagement that has taken place with the local community, statutory and non-statutory consultees in line with the guidance and requirements set out above.

3. Consultation 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.

Proposed Development Consultation Strategy

- 3.2. Pre-application consultation has been focused upon providing an explanation of the Crown Street Phase 3 and Plot D, including the way in which the detailed design of the proposals has responded to the site context and the strategic and economic context.
- 3.3. This process has sought to address any specific site considerations, questions and comments that have been raised during the consultation process, which in summary comprised:
- Regular meetings throughout the design development process with Manchester City Council's Planning Officers.
 - Engagement with Greater Manchester Police.
 - Technical discussions related to the Environment Impact Assessment disciplines and stand-alone technical assessments.
- 3.4. The sections set out in subheadings below further describe the consultation activity undertaken in preparation of the Applications, provide a summary of the feedback received and how this has been addressed within the proposals.

Pre-application Consultation

- 3.5. As part of the options appraisal, pre-application discussions were undertaken to understand the various stakeholder priorities. The pre-application consultation has been focused upon providing an explanation of the proposed next phases of development within the Great Jackson Street Strategic Regeneration Framework area. As part of the consultation process, the way in which the detailed design of the proposals has responded to the Site's economic, planning and regeneration context has been explained.
- 3.6. As noted in Section 1, given the timing of the Proposed Development, and simultaneous submissions of the two applications, consultation for both schemes have been undertaken in tandem. The below therefore provides a summary for Crown Street Phase 3 and Plot D.

Manchester City Council

- 3.7. The proposals for both applications have been worked up in consultation and collaboration with the Local Planning Authority, with meetings held on 23 September 2022, 9 November 2023, and 17 January 2023.
- 3.8. The feedback received has been constructive and supportive in principle. The discussions have focussed on:
- Unlocking the next phase of development at Great Jackson Street Strategic Regeneration Framework area, to continue the process of positive regeneration in line with well-established regeneration objectives.
 - The potential for the Proposed Development to add to the existing residential offer and provide much needed homes on a brownfield site.
 - Creating buildings that are of high design quality that positively contribute to the wider placemaking of the area and townscape of the City
 - The opportunity to enhance the surrounding public realm, create high-quality spaces for residents and the wider community to enjoy, supported by commercial elements to attract people to this location throughout different times of the day and evening.
 - Ensuring strong links and legibility within and around the Site is provided to facilitate inclusivity and promote active and sustainable travel for new and existing residents including those in surrounding areas. This included providing a suitable level of cycle and car parking to meet the requirements of residents.
 - Agreeing the approach to technical reports, including the Environment Impact Assessment to ensure a technically robust assessment of the key planning and environmental considerations.

- The Council's ambitions and policy towards sustainability and net zero, ensuring this is considered and addressed across disciplines.
- Design, massing and scale of the towers, including consideration of microclimate disciplines to create a place that is safe, comfortable and futureproofed for future generations

Technical Officers

- 3.9. The technical team has engaged with relevant technical and statutory consultees.
- 3.10. This has included relevant Highway and Environmental Health Officers at MCC to agree the scope of Environmental Statement, supporting statements and conclusions to ensure a robust and acceptable approach has been taken throughout the development and assessment process.
- 3.11. Furthermore, an Environmental Scoping Report was issued to Manchester City Council on 14 March 2023 which detailed the scope of the assessments. At the time of submission, no response had been received.

Local Ward Councillors

- 3.12. Several individual virtual Councillor briefing meetings took place with Deansgate and Hulme Ward Councillors on 18, 20 and 24 January 2023. The purpose of these meetings was to outline the emerging proposals, offer the Councillors an opportunity to share their views and discuss how they relate to existing communities and the wider area within which the Proposed Development, as identified in the two applications, will sit.
- 3.13. Key comments and discussion points raised in the Councillor meetings in regard to accessibility and sustainable transport were as follows:
- Query regarding if the free bus could extend further towards the Framework Area.
 - Discussion regarding potential for enhanced cycle routes through the Framework Area, to increase connectivity to and from both Hulme and the City Centre.
 - Shared thoughts on the potential to see more pedestrianisation in the Framework Area such as weekend road closures, events spaces, creation of community spaces that would be adaptable to change.
 - Discussion regarding the importance of the existing pedestrian and cycle bridge across the Mancunian Way as a key link between Hulme and the City - with there being an opportunity to build on and promote active travel and stronger connections from Hulme to Deansgate and beyond.
 - Queried if the link bridge could take the extra demand and conflict between cyclists and pedestrians. Outlined it is important to make sure the landing from the bridge remains safe during construction and at night.
 - Request for Silvercroft Street to have positive pedestrian experience too –this as a key link from Deansgate Square to the Park and school as part of Crown Street Phase 2.
 - Asked if there was an opportunity for Bee Bike provision.
- 3.14. Key comments and discussion points raised in the Councillor meetings in regard to public realm and landscaping were as follows:
- Discussion regarding retention of existing trees and the long term management and maintenance of the proposed public realm improvements.
 - Generally supported Renaker progressing with the final components of the masterplan and was positive about four towers, green space in the middle and colonnade.
 - Positive feedback on the square and colonnade and outlined the lawn was a nice feature. Queried the impact of wind, how much sunlight the new square would get, and how functional the green space would be.
- 3.15. Key comments and discussion points raised in the Councillor meetings in regard to socio-economic impacts were as follows:
- Queries regarding the benefits that could be brought to Hulme as a result of the Proposed Development. Discussion also focused on the existing benefits that Hulme offers in terms of open space, education facilities etc. and how positive linkages with Hulme could be created.
 - Asked what the housing mix would be and the approach to Affordable Housing and whether this is to be provided on-site.
 - Noted a loss of art space in Hulme (*separate to this development*) and asked whether there was an opportunity to provide replacement for art space.

- Query regarding the social value to the area and the provision of social infrastructure.
- Queries regarding how the development would help the Council's targets towards Net Zero Carbon.
- Outlined that the servicing for Plot D should be properly landscaped so as not to appear as 'back of house'

3.16. Overall, individual Councillors consulted were supportive of the proposals with positive discussions taking place in relation to specific elements of the Proposed Developments. Responses to the Councillor comments raised are addressed in the tables 3.1 and 3.2.

Places Matter! Design Review Panel

3.17. The proposals for Phase 3 and Plot D were presented to the Places Matter! Design Review Panel on 17 November 2022.

3.18. Overall, the panellists provided positive feedback:

"Life at street level within Phase 3 seems to be "coming together well... Overall, there is a very generous public realm at the core of the development in Phase 3 with the colonnade surrounding this and framing the space."

" As the tallest tower with a public function, it is vital that the 'Lighthouse' is better connected to the wider development at street level."

3.19. The written comments from the PlacesMatter! Panel are found in Appendix C and a full response is included in the Design and Access Statement prepared by SHP.

Manchester Airport Safeguarding Group

- 3.20. Manchester Airport Safeguarding Team (MAG) and National Air Traffic Services (NATS) were contacted regarding the proposals.
- 3.21. Manchester Airport was consulted in December 2022. They noted that the building will infringe the Outer Horizontal Surface by 74m, but there is no expected impact on the IFPs. No objection was made to the Proposed Development.
- 3.22. Consultation with NATS confirmed requirements to update the radar system and Standard Building Mitigations, which is expected for development of this height. No objection was made to the Proposed Development.

Historic England

- 3.23. Historic England was e-mailed on the 21 of November 2022 providing details of the Crown Street Phase 3 and Plot D proposals alongside a request for further pre-application consultation. They responded on the 28 of November confirming no further consultation was needed.

Community Consultation

- 3.24. One of the most important aspects of the consultation strategy is wider community consultation. The Site is located in an area that is in the process of substantial regeneration.
- 3.25. During COVID-19, public consultation on adjacent and nearby sites was undertaken virtually in the form of an online consultation web page. This method proved successful in increasing the number of people who visited the website and also, providing an opportunity for interested parties to listen to a presentation from the design team.
- 3.26. Following this success, an online exhibition in the form of a consultation website, followed by a webinar briefing session, was considered the best way to engage with the existing residential and business community, as it provided the opportunity to view, comment and ask questions around the Proposed Development, which in turn attracts wider audiences. Online consultation websites are a useful way of engaging wider participation in discussions about designs and plans, and to gauge feedback from the community.

Advertisement

- 3.27. Leaflet invites to the exhibition were delivered to over 3,140 homes, businesses and landowners within the vicinity of the Site. A copy of the leaflet is available in Appendix A of this Statement.



Figure 1.1 Consultation Boundary shown in shaded blue with red points defining edges

- 3.28. The Catchment Area, as defined in Figure 3.1, was derived taking into consideration the surrounding residential use to the north and south of Chester Road up to Deansgate, Medlock Street, Royce Road through Hulme to Princess Road and up to the Bridgewater Canal towpath.
- 3.29. The consultation area was sent to the local Hulme and Deansgate Ward Councillors on 11 November 2022 but no further comments were received.
- 3.30. A press release advertising the proposals also featured in Place North West on 30 January 2023.
- 3.31. It is considered that this represents a wide-reaching effort to effectively advertise the public exhibition. This is further evidenced by the strong number of website visits, as described below.

Online Consultation Website and Briefing

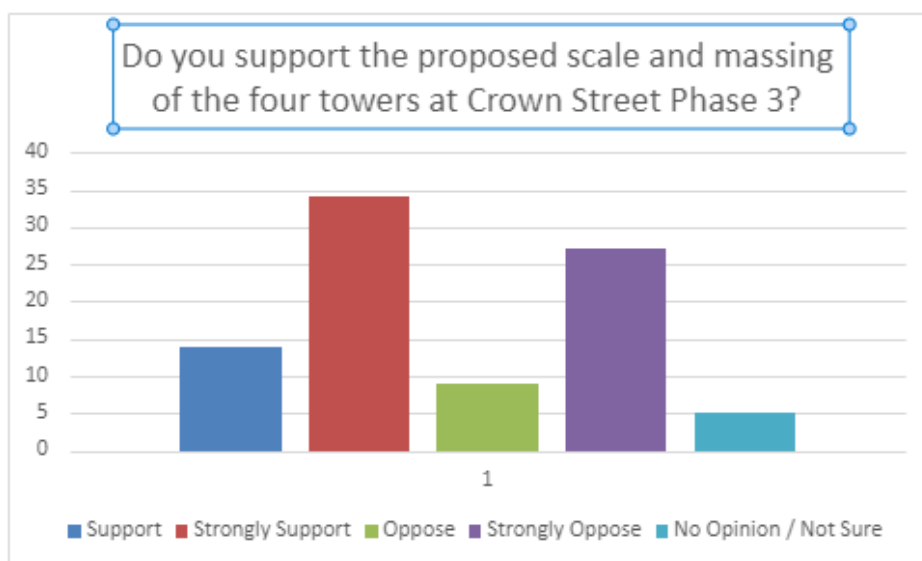
- 3.32. The dedicated website can be accessed here: greatjacksonstreet-consult.co.uk. The website went live on 30 January 2023 and a three-week period was allowed for comments to be made, until 20 February 2023. The consultation website has remained accessible since 20 February 2023 along with a recording of the webinar.
- 3.33. The website included the following information: the Applicant and the project team; the development opportunity; the Site, the strategic context within the GJS Framework area, and the proposals, including design evolution; layout; materials; servicing and deliveries; and public realm and connections.
- 3.34. A dedicated 'Have your Say' page was provided to enable members of the public to provide comments and ask questions via the website.
- 3.35. Copies of the website pages are available in Appendix B of this Statement.
- 3.36. As part of the consultation process, a zoom webinar was held on 7 February 2023 between 6pm and 7pm. The webinar included a presentation from the scheme architects and landscape architect followed by a Q&A session. It was primarily aimed at local neighbours, as an opportunity to find out more about the proposals and ask questions.
- 3.37. This was attended by the Applicant and members of the design team from Simpson Haugh and Partners (Architect), TPM Landscape (Landscape Architect), and Deloitte LLP (Planning Consultant). Where questions were asked in the chat function, the project team were available on video and audio to explain the proposals and answer any questions.

Comments Received

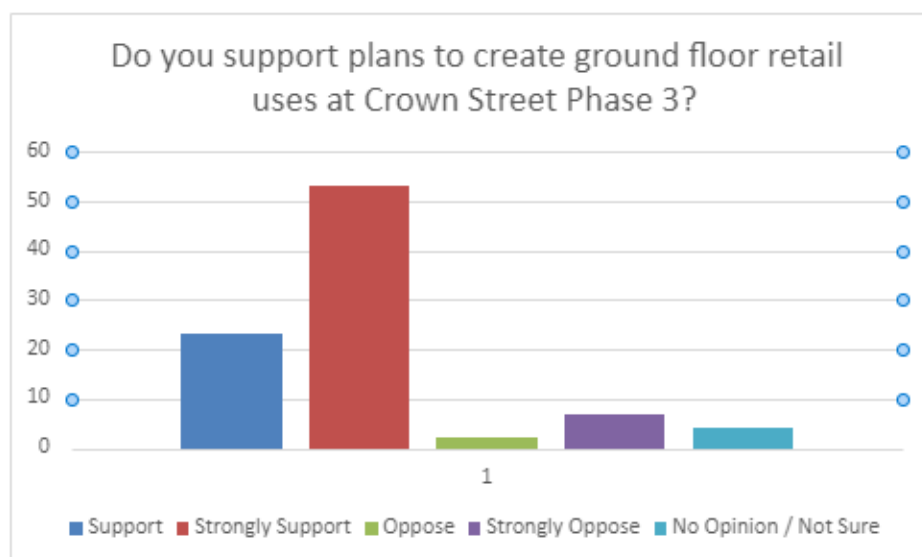
- 3.38. The website had a total of 5,140 visits which included 4,594 unique visits. In total 89 responses were received.
- 3.39. Comments and queries were also provided to members of the design team through the chat function at the zoom webinar briefing event.
- 3.40. The consultation website presented the following questions:
1. Do you support the proposed scale and massing of the four towers at Crown Street Phase 3?
 2. Do you support plans to create ground floor retail uses at Crown Street Phase 3?
 3. Do you support the proposed public realm and landscaping improvements at Crown Street Phase 3?
 4. Overall, do you support the residential-led redevelopment proposed at Crown Street Phase 3?
 5. Based on the information presented as part of our consultation on Crown Street Phase 3, is there anything else you'd like to tell us?
 6. Do you support the scale and massing of the proposed tower at Plot D?
 7. Do you support the principle of providing a high-quality estate office at Plot D?
 8. Do you support the proposed public realm and landscaping improvements at Plot D?
 9. Overall, do you support the plans to deliver residential-led redevelopment at Plot D?
 10. Based on the information presented as part of the consultation on our proposals for Plot D, is there anything else you'd like to tell us?
- 3.41. The below considers the responses to Phase 3 and Plot D separately.

Crown Street Phase 3 Responses

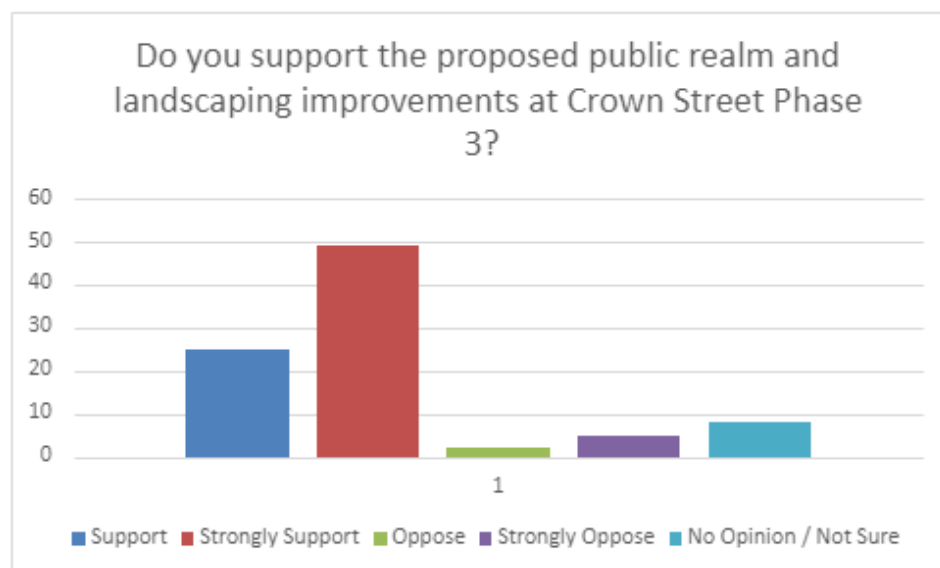
3.42. The responses to question 1 were as follows:



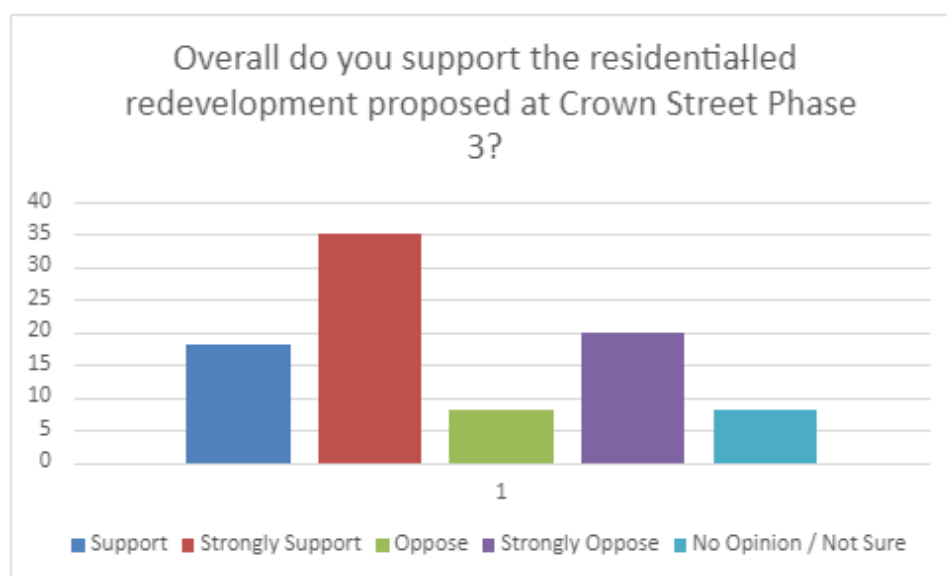
3.43. The responses to question 2 were as follows:



3.44. The responses to question 3 were as follows:



3.45. The responses to question 4 were as follows:



3.46. Responses to Questions 5 were centred around the following topics:

- Design, colour and architectural quality;
- Relationship to adjacent buildings and surrounding streets and public spaces;
- Height, along with the variety in heights and choice of materials;
- Green space provision, and the design as well as functionality of the open spaces.
- Ensuring these spaces are well-connected;
- Consideration of environmental effects during construction and operation, including sunlight and daylight, wind, and construction impacts on noise, dust and air quality;
- Traffic impacts for residents during operation and impact on surrounding streets;
- Impact on views from adjacent developments;
- Climate change;
- Housing need and need for affordable housing; and
- Security.

- 3.47. The project team's responses to the consultation comments are provided in Table 3.1 below.
- 3.48. A number of directly positive comments were made as follows:

"I'm eternally grateful to Renaker / Simpson Haugh for bringing Manchester into the 21st Century."

"I think it's [the Proposed Development] is great. This development will secure Manchester's status as the UK's second city."

"The plans look great, are definitely an improvement on what is there already and will unify the wider masterplan between Crown Street and Deansgate Square."

"As a resident of West Tower, the plans for the area look of exceptional high quality and I hope to still be living here when it's complete."

Table 3.1 Summary of comments received in relation to Phase 3 during the public consultation process

Theme	Comments Received	Response
Design, colour and architectural quality	Comments that it's important for Manchester's skyline to be outstanding for the history and future of the City and thus the design quality of the buildings should be paramount.	- A number of the comments received in respect of the proposed design were positive, which reflects the extensive iterative design process that has been undertaken by a team that is incredibly experienced at delivering this form of high-density residential building within a City Centre context. Furthermore, it is reflective of the consultation that has been undertaken with MCC Local Planning Authority and Places Matter! design review panel, which have both positively informed the design development through the pre-application process. - The overall approach for the elevational treatment of the towers has been designed to complement the emerging context of the GJS Framework area. - The design team has recognised that as a highly prominent location, the Site demands quality buildings of scale to act as an exciting entry.
	- Quality of the cladding system will be key to ensuring good design. - Comments that the cladding should be varied to differentiate the development from the other towers in the area, to create more interest. - Comments on the scale and design not being in-keeping with the wider surrounding context. - Supportive of the principle of high-rise development in the Framework area, but design is too similar to Deansgate Square. - Suggestion to use different coloured glass for the cladding.	- Renaker has demonstrated their ability to deliver buildings of exceptional quality in the GJS area. - The completed developments within the GJS Framework area, at Deansgate Square and at Crown Street, demonstrate Renaker's ability to deliver buildings and public spaces of exceptional quality. Each of the completed schemes is clearly differentiated through form, footprint and materiality - Deansgate Square's largely monochrome, crystalline towers contrast with Elizabeth Tower's formal gridded, bronze framed façade arrangement, the crisp reflective nature of the Blade and the darker curved form of the drum-shaped Three60.

Theme	Comments Received	Response
	• Supportive comments on the alignment of the building, with the suggestion of slanted or pointed roofs and suggestion of revolving rooftop. • Suggestion to use a wider variety of materials • Comments that the new development would be of a lower standard in comparison to neighbouring developments. • Suggestion for the use of brick as primary material instead of glass, to differentiate from the surrounding towers.	• At street level, the detailing of each completed scheme is also carefully considered so that each has a clearly individual identity - Deansgate Square's towers grow directly out of the landscaped riverside public space. The brick detailing to the podium to Elizabeth Tower/Victoria Residence gives the development a human scale and sets up a complementary relationship with the listed Bridgewater House adjacent. The horizontal emphasis of the podium to Three60 and the Blade has a sinuous flowing relationship with the new park, whilst using brickwork to complement Elizabeth Tower/Victoria Residence. • The designs for Plot D and Crown Street Phase 3 continue this approach of clearly differentiating individual buildings (this is a fundamental part of Renaker's development brief) whilst creating a complementary whole and maintaining the high standards of quality set by the completed developments. • Phase 3's sawtooth, tower form, which contrasts large glazed areas and silver/champagne coloured anodised panels, sits comfortably alongside the designs for Deansgate Square and Plot F adjacent whilst presenting an entirely new expression. The white precast concrete podium defines a collonaded square which creates a significantly different urban experience to Great Jackson Street's two other new public spaces, the riverside square and the park at Crown Street. • The cladding system proposed for Crown Street Phase 3 is of a very high standard and has been carefully and thoroughly designed as a critical element of the building design. The elevations of the towers have been developed to provide unique façade solutions for the Site, whilst containing a palette of materials to compliment the wider GJS Framework area. • The façades have been developed to ensure that the form of the buildings is reinforced – solid, textured and clear reflective elements have been used to emphasise the sawtooth plan. • The design of the building incorporates a rectilinear tower footprint with a sawtooth plan form, unique to this development within the GJS Framework area. The plan form is articulated through clear panels and textured solid panels on opposing facets. • The scale of the proposed buildings allows for a higher proportion of public realm and greater separation distances between buildings.

Theme	Comments Received	Response
		- The design of the buildings has evolved to incorporate a subtle difference in finish between the two towers on the Plot E portion of the Site and those on the Plot C portion. The towers proposed for Plot C, will feature an anodised champagne finish to the aluminum panels, complementing the towers in Phase 1 and Phase 2. The towers on the Plot E Site will feature silver anodised panels complementing Deansgate Square and Plot F. - The proposed materials are appropriate for the scale of the buildings. Precast concrete is proposed at the podium levels, providing robust, high quality materials at the human scale. The towers incorporate clear glazing and perforated aluminum panels. - The proposed development follows an onerous brief in terms of design quality, incorporating provision of: high quality public realm; amenity spaces; and residential apartment commensurate with other developments within the Framework area. - The rectilinear plan form of each tower provides a point of contrast to the predominantly square plan form towers within the GJS Framework area. - The sawtooth form of the Proposed Development creates a 'pinch' to the gables, allowing a slenderer elevation to be presented back to the city on the east and west elevations of the building. - A high performance unitized curtain wall system is suitable for this type and scale of building. Unitised curtain walling can be installed safely from the tower floorplates and can achieve the required thermal and acoustic performance, whilst residents benefit from floor to ceiling glazing. Solid elements are formed from perforated anodised aluminum panels, which will contrast with the glazed elements and emphasise the form of the towers.
Height	- Comments that the Proposed Development could have used a step-up approach between Deansgate Square and Blade and Three60 developments. - Comments that the buildings are taller than those anticipated previously. - Comments that the height could be more varied between the four towers	- Within the 2018 GJS Framework, the Site was located within the allocated areas of Plot C and Plot E. The Framework proposed five buildings at the Site, which were proposed to be 32, 18, 26, 27 and 21 storeys each. - It should be noted that in 2018, separate proposals were being progressed by another developer for Plot E, therefore the Framework represented those proposals. Renaker's subsequent ownership of Plot E, and Gaddum House, has meant that the number, orientation, separation of the buildings has been reviewed with a focus on providing usable public space.

Theme	Comments Received	Response
		- The Proposed Development will now comprise two 51-storey and two 47-storey towers, rather than five towers. This design move results in a more deliverable proposal and delivers substantially greater public benefits at street level, due to the extensive usable public realm and enhanced pedestrian and cycle connection through the Site. - It is considered that this approach is consistent with the vision and principle of height established in the Framework. This has been discussed with the Local Planning Authority, as part of pre-application discussions. - The consistency in height is considered to create an effective view and skyline and a consistent cluster which, when viewed from different point and distances, appear to have an interesting variation in depth and height. - The podium relates to the scale of the immediate surrounding context of Castlefield, as well as the developments at Crown Street Phase 1 and 2, as well as having a defined character of its own. - Further details on the design evolution can be found within the Design and Access Statement prepared by Simpson Haugh. - The proposed height and massing have been tested and assessed within the Townscape Impact Assessment through a series of accurate rendered key views. It is considered to have a beneficial impact on the townscape.
Relationship to adjacent buildings and Impacts on views and privacy	- Comments that the proposed buildings are very close to those within Deansgate Square. - Comments that Proposed Development will block views from the existing surrounding towers. - Comments that the proposals will undermine the high-quality homes created as a part of Crown Street Phase 2. - Comments that the proposed buildings are situated too close together and this will have an impact on existing and future occupiers' privacy. - Comments that residents were not made aware that their views would be blocked, when purchasing apartments within the Framework area.	- The buildings have been specifically designed to have a minimum 20m separation distance between facing elevations of adjacent buildings, but this is often greater due to the orientation and form of the proposed buildings. This is in line with the guidance set out within the Manchester Residential Quality Guidance (2017). - At Crown Street Phase 3, the reduction in the number of towers to four, from the five that were allocated within the 2018 GJS Framework document, have allowed for the separation distances between the buildings to increase. - The overall site area of Plot C (portion of Phase 3 site area) of the GJS Framework, has now increased significantly with the inclusion of the Gaddum House site, allowing for larger buildings with greater separation.

Theme	Comments Received	Response
	Queries on how the Proposed Development will impact on views from the existing towers within the GJS Framework area.	- The impact of the Proposed Development on existing private views is not a planning consideration, nonetheless, slender rectilinear forms have been utilised for the towers to maximise separation distances between facing building and to maximise viewing corridors through the development. - In principle, the GJS Framework supports the development of tall buildings in this location, which has consistently envisaged buildings of scale within this location and has been subject to extensive consultation in its own right. All new development within the GJS Framework area has come forward in line with the principles established in the Framework.
Relationship to surrounding streets	- Commercial units should have a greater focus within the development to integrate low density buildings into a high density development, giving the development a greater community atmosphere. - Suggestions that there would be value in the creation of a more direct route from the site to the City Centre. - Positive comments on the addition of greater commercial units in the area. - Comments on the quality of the design of the ground floor commercial uses.	1,103 sq m of ground-floor commercial space is proposed as part of the Proposed Development. The commercial units will contribute towards the level of activity at ground level particularly fronting the new area of public realm. Space is provided for the commercial units to spill out under the podium further activating the space. - Ground level activity will also be provided through the creation of a significant quantum of high quality and accessible public realm, which is proposed to be a key pedestrian and cycle route through the Framework area to the City Centre and Hulme.
Green space and Public Realm	- Queries that with the large number of high-rise developments in the area, will there be enough greenery space. - Need to create more greenery such as a public park. - Importance of maximising green space given increase in properties in the area. - Comments relating to the joining up of public realm within the development to the wider area. - Suggestion of more trees within the public realm, akin to Media City's Blue Peter Garden.	- The design of the public space has been carefully considered to provide a space that is different to that provided in Deansgate Square (a predominately hard landscaped area fronting the River) and Crown Street Phase 2 (an open park space). - The Proposed Development will bring forward a significant amount of high quality accessible public realm, which has been designed to be accessible and welcoming to all members of the public. The public realm will include significant greenery, including shrub and tree planting and will include places for people to enjoy and relax. Currently there is no public realm provided on-site.

Theme	Comments Received	Response
		- As established within the GJS Framework there is the desire to create several connected public realm spaces, including green links through the centre of the Site. The public realm has therefore been designed to create an informal green space for residents within the neighbourhood and the wider City. Areas of open lawn and informal pathways, in immediate proximity to the commercial units, will seek to encourage users to stop and stay within the area. - The Proposed Development has been specifically designed to connect in with existing green and blue infrastructure as well as green infrastructure within the Framework area. Overall, the Proposed Development will improve connections through the Site and the GJS Framework area, between Hulme and other neighbourhoods of the City including towards Deansgate and the rest of the City Centre, and across to First Street. - A total of 27 trees are proposed within the public realm – 17 of which are street trees and 10 of which are formal trees. The street trees will complement the trees already planted on Deansgate Square and Silvercroft Street as a part of previous phases of development, whilst the formal trees will be integral to the core public realm. - The character seen at Media City will be akin to the parkland character delivered at Phase 2. It is considered that providing a range of green spaces with differing characters, across the Masterplan area will benefit the users.
	Comments relating to impact of development on extant green space at Hulme Park, including the degradation of the space due to blocking sunlight and overcrowding of the park.	- Hulme Park is located to the south of the Proposed Development and therefore will not be impacted by overshadowing. - A significant amount of public open space is included as part of the Proposed Development and within the Framework area for use by residents across the City including Hulme.
Impact on existing residents during construction	- Comments on the importance of noise barriers for surrounding neighbourhoods. - Comments on the impact of the Proposed Development on road and parking conditions.	- The Environmental Statement outlines the construction method for the Proposed Development. - A requirement for a detailed Construction Management Plan will be attached to any decision notice issued by MCC. This will need to be issued to the Local Planning Authority and approved prior to works starting on Site. This document will go into more detail on construction traffic mitigation measures, noise, vibration and environmental management.

Theme	Comments Received	Response
		- Construction works such as excavation, piling, cutting, breaking out and plant movements which cause noise, vibrations or dust will be monitored and planned to minimise impacts. - Further measures include low noise options, noise attenuation techniques and carrying out certain activities during agreed hours of the day, as well as regular contact with local residents and community groups to ensure they are kept up to date with general progress on the Site. - In view of the above, it is considered that any temporary issues arising from the construction of the Proposed Development can be suitably addressed through appropriate mitigation in order to minimise any impact on the occupiers of surrounding properties. - There will be some visitor and key staff parking within the compound area. Site personnel will be encouraged to utilise the extensive public transport options available to them. Any personnel required to attend by car will be asked to avoid parking in residential areas and instead utilise formal surface car parks within and near to the Great Jackson Street area. - The contractor will ensure that regular contact is made with local residents and community groups to ensure they are kept up to date with general progress on the Site. This is especially important for major work elements such as piling and tower crane erection due to our close proximity to adjacent residential schemes. Renaker will display a contact number on hoardings which will be answered 24/7.
Environmental Effects during Operation	- Comments that the position of the buildings will limit the levels of sunlight into Deansgate Square apartments. - Comments that the proposals will undermine the quality and level of sunlight entering Blade and Three60 buildings (Crown Street Phase 2).	- Sunlight, daylight and overshadowing have been key considerations to the design of the Proposed Development. A Sunlight, Daylight and Overshadowing Assessment has been undertaken and is submitted in support of the planning application. This includes an assessment of the impact on Deansgate Square. The Environmental Statement outlines the findings of the assessment and the impacts on the surrounding environment. - Although the Proposed Development will inevitably have a level of impact on surrounding properties, the Assessment found that the effects on sunlight, daylight and overshadowing are not significant, including for Deansgate Square, Blade and Three60 towers.

Theme	Comments Received	Response
Traffic and Highways	• Queries that given the level of existing and proposed development in the area on whether a plan will be in place to ensure that there will not be major traffic congestion. • Concerns over number of car parking spaces proposed, for City Centre development, with some respondents commenting too much car parking and others not enough. • Comments that green space will be overshadowed • Suggestion to remove all on-street car parking spaces along Great Jackson Street, to make the entire street more of a pedestrian-friendly boulevard. • Concerns over the number of entrances to the car parking basement. • Concerns over the lack of charging points proposed. • Comments on the pavement quality within the Site and surrounding areas.	• A Transport Assessment has been prepared by Curtins and submitted in support of this planning application. It found that the Site is located within a highly accessible location by a range of sustainable transport modes, which are also usable by those with limited mobility and wheelchair accessibility. The surrounding area exhibits good levels of pedestrian and cycling infrastructure, and there are a large number of public transport opportunities within walking distance of the Site. • The Proposed Development includes 472 car parking spaces which is considered appropriate for this location. 1,746 cycle parking spaces will also be provided. • An assessment of existing and future traffic flows at the Site shows that the traffic will disperse quickly across a number of junctions in the study area; however, some junctions will experience a modest increase. Notwithstanding, junction capacity assessments show that all the junctions on the local highway network operate well within practical capacity during peak hours. • Additionally, a Framework Travel Plan has been prepared by Curtins and is submitted in support of this application. The Framework Travel Plan seeks to promote active travel and other forms of sustainable modes of transport. • The Proposed Development includes a circa 30% parking provision, which reflects the highly accessible location of the Site in terms of opportunities for active and sustainable travel. This level of provision, which is similar to other city centre schemes, supports the sustainability ethos of the Proposed Development and the Council's aim of making Manchester a zero-carbon city by 2038. Furthermore, this is supported by a 100% cycle parking provision for the residential element of the buildings. • The on-street Pay and Display bays are owned and managed by the Council. On this basis, it is not within the control of the Applicant to remove them. • Each tower will have a single access to the basement car park. This is standard practice and in line with other developments in the city centre. • The scheme will facilitate up to 20% EV charging points, which will also be provided on a demand-led basis through the apartment sales process. • The pavement within the Site and its surroundings will be improved as a part of the public realm proposals.

Theme	Comments Received	Response
		- The Site is situated within a c. 550m walking distance to Whitworth Street West, which is one of the calling points of the Number 2 Manchester free bus route. This is above the recommended distance of 400m to a bus stop, however, given it is a free service, it is likely that future residents are more likely to travel a further when no payment is required. - Existing Bee Bike provision is provided within walking distance at Deansgate Square and Garwood Street.
Climate Change	Comments that the towers should be designed to be carbon zero.	- The impacts on climate change have been key consideration to the design of the Proposed Development and best practice has been followed by the design team from the outset in terms of design, layout and function of the buildings. Sustainable design features have been incorporated into the design, including designing to avoid the need for mechanical cooling, low carbon technology such as high efficiency heat pumps, a full electric heating strategy, and capacity for electric vehicle parking. - A Climate Change: Green House Gas assessment has been undertaken and is included in the ES. This assesses the whole life embodied carbon emissions of the Proposed Development, operational carbon emissions and operational transport emissions. Both the whole life carbon and operational emissions meet the relevant RIBA targets. Transport emissions are the biggest contributor to carbon emissions, to help reduce this mitigation is focused on active travel and the provision of EV charging points throughout the lifetime of the development. - An Environmental Standards Statement has been prepared by Element Sustainability and is submitted in support of this planning application which describes the Applicants response to Climate Change in greater detail. It outlines that: - The BREEAM Pre-Assessment demonstrates that the non-residential aspects of the scheme are expected to achieve an indicative BREEAM rating of 'Very Good' in accordance with Core Strategy Policy DM1. - Water consumption of the development will be minimised below 105litres/person/day through the specification of efficient water fixtures. - The proposed scheme location promotes access to sustainable transport options and the design has prioritised pedestrians and cyclists over the private car. Provision of cycle storage and access to regular busses will contribute towards creating a highly connected and sustainable development.

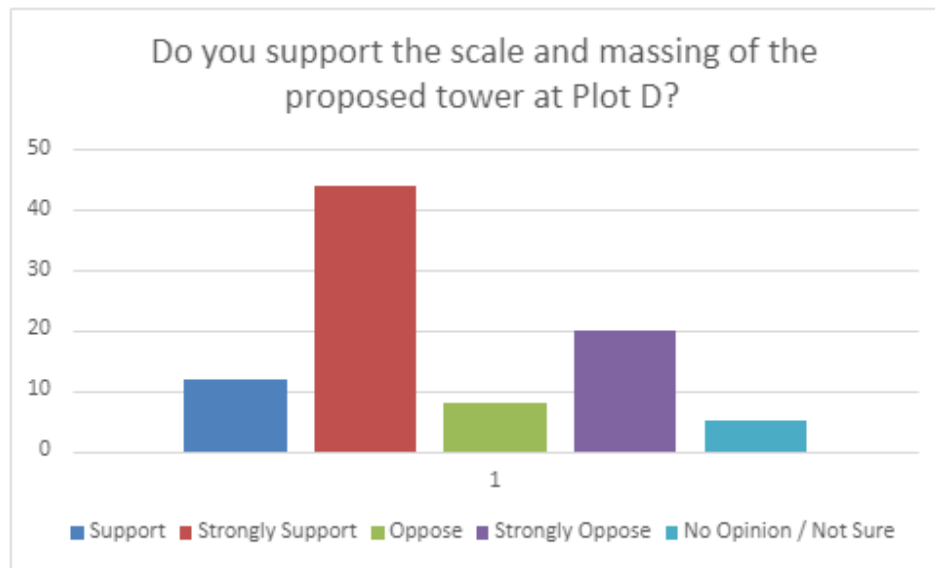
Theme	Comments Received	Response
		○ The development site is located within Flood Risk Zone 1. Post development surface water run-off rates will be managed and mitigated through the implementation of SUDs where applicable, in accordance with CS Policy EN14. ○ Waste arising during construction and occupation/operation will be minimised through the implementation of a Site Waste Management Plan (SWMP) in accordance with CS Policy EN19. The SWMP will be used to ensure that there is adequate management and storage of construction waste in line with the Council's policies. Opportunities for the possible recycling of construction from excavation works will also be considered in line with best practice. ○ A refuse management strategy has been developed to manage waste and recyclables from the operational phase of the development in accordance with CS Policy EN19. Source segregation and the provision of refuse areas will encourage individuals to recycle and divert waste away from landfills. ○ Materials are proposed to be responsibly and locally sourced where practically feasible. Material selection will be carefully considered to avoid the use of toxic materials and materials with VOCs. ○ The developer has committed to implement ecological enhancement measures in accordance with CS Policy EN15.
Security	• Comments that there are extant security issues in the Deansgate Square area. • Need for well-lit public realm, particularly between the bridge over the Mancunian Way and the Proposed Development. • Positive comments relating to the provision of ground-floor amenity and the safety provided through overlooking.	• The Proposed Development has been designed in consultation with Greater Manchester Police which has had a direct impact on the security measures proposed. A Crime Impact Statement (CIS) has been prepared and is submitted in support of this planning application. It outlines the security credentials and provides recommendations for further improving the security aspects of the Proposed Development. These recommendations have been considered through the design process. • A highly secure and high-quality access control system will be implemented across the development, which will include fob entry into the building, into the lift core area and other residential amenity spaces. Access is also controlled into the car park and cycle store areas, with fob access required to the lift and stairs from the basement car parking to avoid any security threats from tailgating.

Theme	Comments Received	Response
		Across the framework area a Neighbourhood Management Company has been established. This Management Company will be responsible for the security and maintenance of all the public spaces. An inspection regime and maintenance program will be in place to ensure the ongoing upkeep of these areas. The team will ensure that regular litter picks are carried out and an appropriate hard and soft landscaping regime will be in place to ensure that the areas are kept in good condition. Anti-social behaviour will be monitored and managed by the estate security personnel.
Community Benefit and Affordable Housing	Queries on whether anything in the Proposed Development will be accessible to local residents.	The Proposed Development includes the provision of a significant area of high-quality public realm, which will be maintained by the Applicant and management company, Zenith, but will be accessible to all members of the public. The extensive public realm provision will provide opportunities for community interaction amongst existing and future residents and will improve connections through the Site and the GJS Framework area between Hulme and other neighbourhoods of the City including towards Deansgate and the rest of the City Centre, and across to First Street.
	Comments seeking to maximise / increase the number of commercial units and facilities for residents	Commercial space has been maximised at the ground floor and focused on the public realm. This space is flexible and take-up of the space driven by occupier demand. Allowing the commercial units to spill out into the public realm will further maximise the use of this space.
	- Comments that the Proposed Development should support affordable homes. - Need for social housing instead of apartments aimed at investors.	The applicant has submitted a viability appraisal in support of the application. This will be independently reviewed during the course of the application to determine the extent to which the scheme can support affordable housing without prejudicing the achievement of other important planning or regeneration objectives.
Impact on local services	The development will cause population overflow, with a lack of facilities to support this growth and thus affecting the sustainability of the area.	A Human Health Assessment has been undertaken as part of this planning application and is detailed within the Environmental Statement. This identifies that the introduction of the Doctors surgery at Crown Street Phase 2 will elevate some of the pressure on GPs, in addition there are a number of schools within 1 mile of the Site and a new primary school is to be provided at Crown Street Phase 2. The assessment therefore concludes that the impact on GPs and educational provision is not significant.

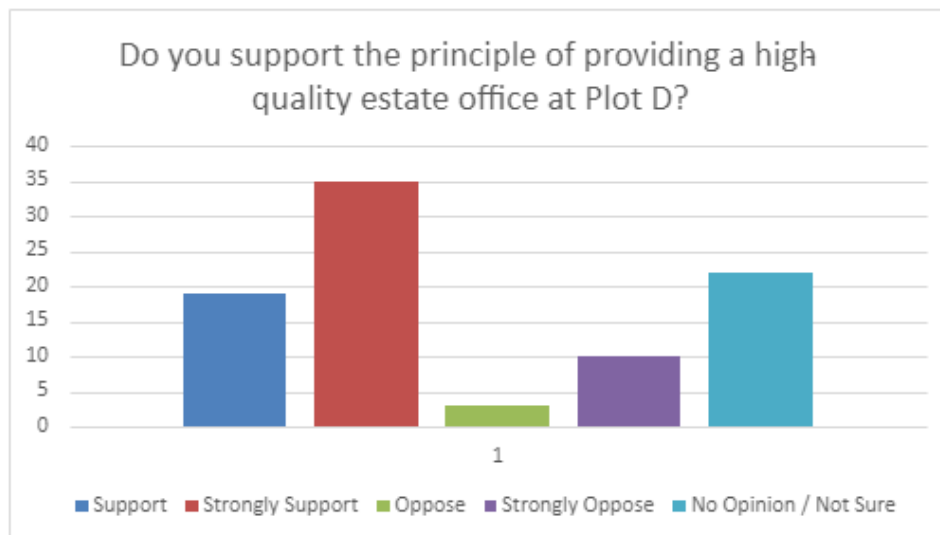
Theme	Comments Received	Response
		Local amenity facilities and commercial units are proposed as a part of the development. Overall, it is considered that there is suitable provision of local facilities in the GJS Framework area and many more facilities within a 15 minute walk from the Site.
Tenure	Query on tenure and whether the towers should be for private sale to individual buys, build to rent or to be sold to pension funds.	- The Proposed Development includes a range of residential unit sizes, providing 1, 2 and 3 bedroom apartments to appeal to a range of occupants. Tenure will be led by market demand. - Renaker has a proven track record of delivering high quality schemes in Manchester and has a market leading understanding of the City Centre residential market. - Market demand and local policies have dictated the mix of 1, 2 and 3 bed units as well as the size and density of the development. The Site is in the GJS Framework area, where high density development is promoted.
Other	Request for more information on surrounding developments in the area, particularly in terms of Chester Road.	Details in relation to surrounding developments are included in the committed development schedule included in the Environmental Impact Assessment. Further information can be found on the Council's Public Access website.
	- Suggestion to develop large scale retail or entertainment destinations. - Suggestions to include office and hotel uses	The GJS Framework envisages the area to be residential led and the proposals are in line with this vision.

Plot D Responses

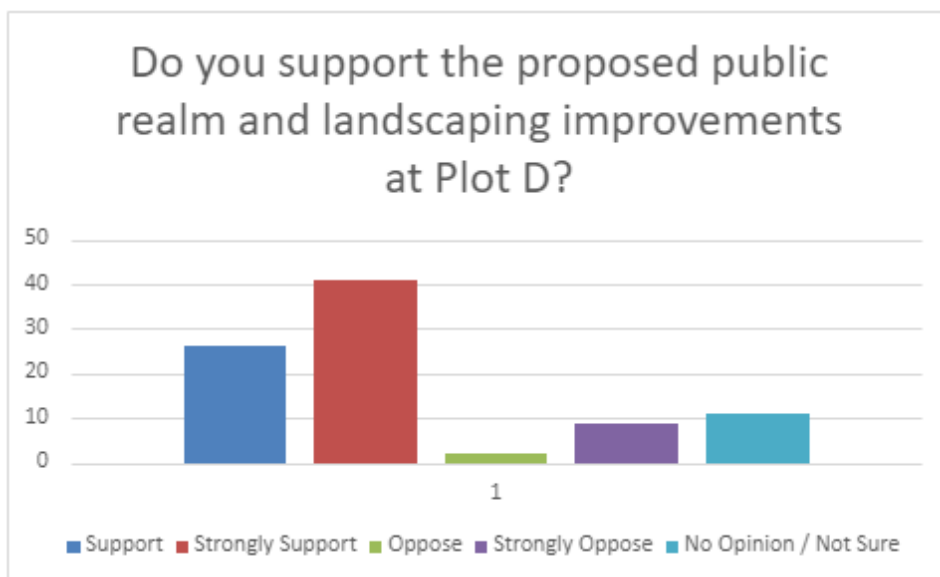
3.49. Responses to Questions 6 were as follows:



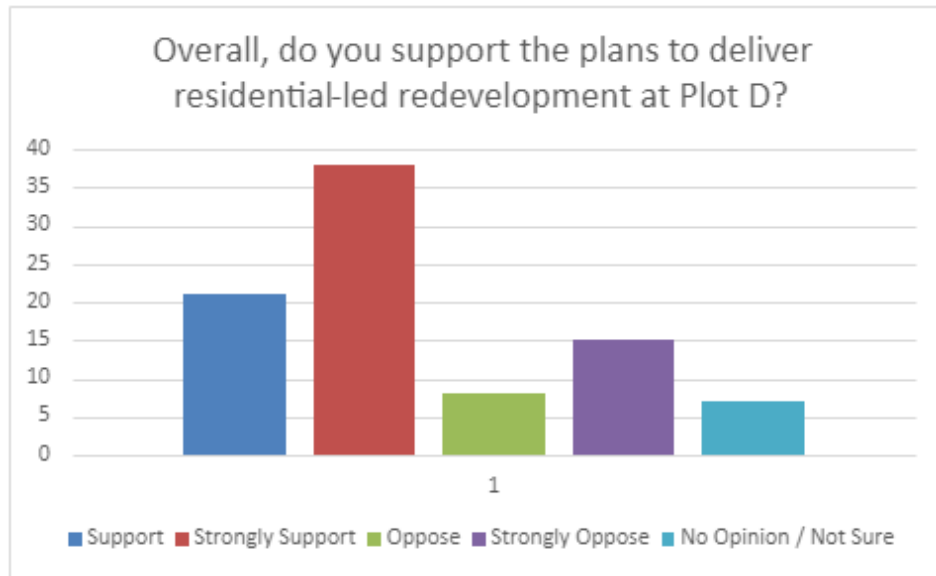
3.50. The responses to question 7 were as follows:



3.51. The responses to question 8 were as follows:



3.52. The responses to question 9 were as follows:



3.53. Responses to Questions 10 centred around the following topics:

- Design, colour and architectural quality;
- Height and creation of landmark building;
- Impact on views from adjacent developments;
- Traffic impacts for residents during operation and impact on surrounding streets;
- Consideration of environmental effects during construction and operation, including sunlight and daylight, wind, and construction impacts on noise, dust and air quality; and
- Provision of sufficient green space and design and functionality of the open spaces.

3.53.1. The project team's responses to the consultation comments on both planning applications are provided in Table 3.1 below.

3.53.2. A number of directly positive comments were made as follows:

"The massing and scale of Plot D is excellent with a high quality residential development that differs to its neighbouring buildings. I support the use of the top floor as a restaurant and the proposed estate management office."

"Love the fact there will be a public restaurant at the top."

"Great that Manchester can deliver tall buildings of this scale."

"Impressed."

Table 3.1 Summary of comments in relation to Plot D received during the public consultation process

Theme	Comments Received	Response
Design and materiality	• Comments that it's important for Manchester to create an outstanding skyline and thus the design quality of the buildings should be paramount. • Suggestion to relocate the tower closer to the south tower and more central to the cluster. • Suggestion to erect two towers on the Site, as opposed to one. • Comments on the creation of more of a landmark building, with the suggestion of a building akin to Pinnacle in Canary Wharf.	• A number of the comments received in respect of the proposed design were positive, which reflects the extensive iterative design process that has been undertaken by a team that is incredibly experienced at delivering this form of high-density residential building within a City Centre context. Furthermore, it is reflective of the consultation that has been undertaken with MCC Local Planning Authority and Places Matter! design review panel, which have both positively informed the design development through the pre-application process. • As discussed above in relation to Crown Street Phase 3, Renaker has demonstrated their ability to deliver buildings of exceptional quality in the GJS. The designs for Plot D and Crown Street Phase 3 continue this approach of clearly differentiating individual buildings (this is a fundamental part of Renaker's development brief) whilst creating a complementary whole and maintaining the high standards of quality set by the completed developments. • Plot D's rigorously simple square checked façade, with its evocation of a lighthouse, delivers a unique building as Manchester's tallest tower and the culmination of the Great Jackson Street masterplan. • It is considered that the provision of one taller building on the Site, instead of the two building outlined in the 2018 framework, presents an improvement on the layout within the GJS Framework due to an increased provision of public realm, enhanced light penetration through the framework area and the creation of a deliverable scheme. • The overall approach for the elevational treatment of the towers has been designed to complement the emerging context of the GJS Framework area. • The decision to site the tower in this location has been informed by the consideration of adjacent buildings and the desire to establish appropriate separation distances from neighbours, whilst optimising daylight and sunlight quality and privacy.

Theme	Comments Received	Response
		- The southern elevation of the emerging masterplan area is dominated by a series of towers of a similar height. Therefore, driven from a wider urban design consideration, the tower has been located in this position to help provide greater relief and visual interest to the skyline along the Mancunian Way, whilst simultaneously offering a new landmark building that addresses the entry point to the City Centre from the south. - The design team has recognised that as a highly prominent location, the Site demands quality buildings of scale to act as an exciting entry into the City Centre. The Proposed Development seeks to provide a landmark building on the edge of the City Centre. Following a number of option appraisals it was determined that the site represents an opportunity to deliver the number of homes detailed within the GJS Framework within one tall building. - With the public restaurant function and residential amenity spaces sitting at the top of the tower, the intent is for the building to stand taller than surrounding buildings to allow for uninterrupted views across the City, as well as to avoid any direct overlooking between these more populated spaces and private residences in adjacent buildings.
	- Comments that the tower should have a different shape to diversify and differentiate itself from the rest of the buildings in the city. Suggestion for more unique form, specific suggestions for helix or crown-shaped tower, a pointed roof or making the tower slimmer as the height increases. - Comments that the checkerboard cladding is too repetitive. Suggestions for entirely clear and plain glazing panels. - Comments in relation to the lighthouse concept and its irrelevance to Manchester. - Comments that the cladding should have a similar uniform pattern to that at Elizabeth Tower or Viadux. - Supportive comments on the uniform style of the cladding.	- The shape of the tower is the product of an exhaustive design process where various options were studied. The resultant shape has emerged to provide a slender form across the full height of the building, whilst maintaining the provision of a well-proportioned residential accommodation within. The simplicity of form has been selected to present a slender silhouette and appropriately place the focus on the iconic lantern crowning the top of the tower. - Continuing the slender square format plan as opposed to tapering it, avoids oversized floorplates at the building base where it could dominate the streetscape. - A high performance unitised curtain wall system is adopted for the tower facades. In order to meet necessary thermal and acoustic performance criteria regulations in the elevations. - Renaker has requested that no externally fixed lights are to be included in the lantern, only a back-lit panel at the roof level to blend this into the expression of other levels, which will be lit internally. The decision on the specific lighting design, is subject to later stage design processes and management.

Theme	Comments Received	Response
	• Suggestion for changeable lighting for the lighthouse feature, to reflect calendar events. • Comments on the aesthetic of the tower not being of the same standard as the towers within Deansgate Square presently.	
Height	• Supportive of the principle of high-rise development in the Framework area. • Comments that the building should be taller to bring together the skyline at Great Jackson Street and to create more of a pinnacle landmark building. • Comments on making the tower taller and more slender. • Positive comments for the increase in height and pushing the current boundaries in Manchester. • Comments that the height is not in-keeping with that originally proposed within the Great Jackson Street Framework and by Renaker. • Needs more variation in height from the surrounding towers in order to fulfill the opportunity of creating a statement building. • Suggestion to raise the height of the tower slightly, so that the lighthouse element is visible beyond the second tallest tower	• The footprint of the tower has been optimised as far as practicably possible to accentuate the slenderness of the tower form. This considers the adequate provision of lifts and stairs within the central core, as well as the suitable depth of residential units around the perimeter of the floorplate. • Throughout the design process the building has been considered within the context of its surrounds. Massing of various heights have been tested and the final tower height has been judged as the optimal balance between creating a landmark building, whilst respecting the scale of the surrounding development. • Further details on the design evolution can be found within the Design and Access Statement prepared by Simpson Haugh. • The proposed height and massing have been tested and assessed within the Townscape Impact Assessment through a series of accurate rendered key views. It is considered to have a beneficial impact on the townscape
	• Query on whether the density and height are justified with the current level of infrastructure provided. • Comments on the delivery of low density, smaller-scale projects, such as townhouses.	• There is a continuing need for residential units across the City to meet the housing requirements locally and nationally, with the Regional Core and the City Centre being the focus to ensure the delivery of sustainable development which would support the vibrancy and economic growth of the City. The provision of 642 residential units is therefore fully justified, aligns with the City's strategic objectives and is in response to demand. • The GJS Framework envisages residential buildings of height with the area. The Proposed Development is in line with this vision.

Theme	Comments Received	Response
Relationship to adjacent buildings and Impacts on views	- Comments that Proposed Development will block views from current residential towers at Deansgate Square. - Comments that residents were not made aware that their views would be blocked when purchasing apartments and that the 2015 GJS Framework suggested low-rise buildings which would mean that views would not be blocked. - Queries on how the Proposed Development will impact on sunlight from the existing residential towers in the area. - Comments over the impact of the light display on the surrounding residents and commercial premises. - Comments that the Proposed Development should be located further away from landmark South Tower. Concerns that the Proposed Development will 'swallow up' the current developments in the area. Suggestion for the development to be located at the site of Colliers Yard or Trinity Way.	- The building has been specifically designed to have a minimum 20m separation distance between facing elevations of adjacent buildings, but this is often greater due to the orientation and form of the proposed buildings. This is in line with the guidance set out within the Manchester Residential Quality Guidance (2017). - The impact of the Proposed Development on existing private views is not a planning consideration, nonetheless, the orientation and shape of the proposed floorplate has been developed so as to be as small in footprint as possible, allowing views around the tower and in order to protect residential amenity levels. The building has been designed so that the most prominent parts of the building, have the most slender profile. - Renaker has requested that no externally fixed lights are to be included in the lantern, only a back-lit panel at the roof level, which will be lit internally. - In principle, the GJS Framework supports the development of tall buildings in this location. - Sunlight, daylight and overshadowing have been key considerations to the design of the Proposed Development. A Sunlight, Daylight and Overshadowing Assessment has been undertaken and is submitted in support of the planning application. This includes an assessment of the impact on Deansgate Square. The Environmental Statement outlines the findings of the assessment and the impacts on the surrounding environment. - Although the Proposed Development will inevitably have a level of impact on surrounding properties, the Assessment found that the effects on sunlight, daylight and overshadowing are not significant, including for Deansgate Square, Blade and Three60 towers.
Relationship to surrounding streets	Positive comments on the improved pathways to the bridge connecting Hulme to the development area.	The proposal seeks to enhance the landing area from the bridge and create clearer connections from Hulme through to the City Centre.

Theme	Comments Received	Response
Green space and Public Realm	- Comments that there could be more green space proposed as part of the scheme, with the suggestion of a space similar to the New York High Line. - Need to create more green space for public use, such as a public park around the development.	The masterplan seeks to provide open and inviting landscapes that are open to the public. Across the Great Jackson Street masterplan, the spaces have varying characters scales and proposed functions. The masterplan and the development being brought forward, are focused on public engagement at ground floor level and seek to deliver high quality public realm. Crown Street Phase 3 seeks to deliver a formal green space, whereas Plot D proposes green space with a more informal character and linked to the palette seen at Crown Street Phase 2 park. This will help to create a visual connection for users travelling from Hulme along the boundary of Plot D and the Phase 2 developments.
	Comments that the Proposed Development will cause crowding in Hulme Park and will require more investment to create more facilities.	A new public park will be provided in the Crown Street Phase 3 development, in addition to public realm enhancements from Hulme to/for the Proposed Development which will provide a new space for new and existing residents to use.
Impact on existing residents during construction	Comments related to construction work being noisy.	- The Environmental Statement outlines the construction method for the Proposed Development. - A requirement for a detailed Construction Management Plan will be attached to any decision notice issued by MCC. This will need to be issued to the Local Planning Authority and approved prior to works starting on Site. This document will go into more detail on construction traffic mitigation measures, noise, vibration and environmental management. - Construction works such as excavation, piling, cutting, breaking out and plant movements which cause noise, vibrations or dust will be monitored and planned to minimise impacts. - Further measures include low noise options, noise attenuation techniques and carrying out certain activities during agreed hours of the day, as well as regular contact with local residents and community groups to ensure they are kept up to date with general progress on the Site. - In view of the above, it is considered that any temporary issues arising from the construction of the Proposed Development can be suitably addressed through appropriate mitigation to minimise any impact on the occupiers of surrounding properties.

Theme	Comments Received	Response
		- There will be some visitor and key staff parking within the compound area. Site personnel will be encouraged to utilise the extensive public transport options available to them. Any personnel required to attend by car will be asked to avoid parking in residential areas and instead utilise formal surface car parks within and near to the Great Jackson Street area. - The contractor will ensure that regular contact is made with local residents and community groups to ensure they are kept up to date with general progress on the Site. This is especially important for major work elements such as piling and tower crane erection due to our close proximity to adjacent residential schemes. Renaker will display a contact number on hoardings which will be answered 24/7.
Environmental Effects during Operation	Comments that the Proposed Development will have a negative impact on Hulme Park, in terms of noise and sound.	The proposal is separated from Hulme Park. Any external noise impacts from plant will be managed in line with the City Council's policy so as not to disturb residents. As such there will be no impacts from noise on Hulme Park.
	Comments that the clustering of towers will create a wind tunnel effect, with no preventative methods aside from existing metal boards between North and West Tower at Deansgate Square. Concerns that the wind generated will cause roads to be closed, due to danger of cars being flipped over.	An iterative wind microclimate assessment has been undertaken by WSP throughout the design process of the Proposed Development to ensure that wind conditions are safe and comfortable for their intended use. This has informed the design of the proposals and wind mitigation measures. The assessment confirms that the effects of wind are negligible in and around the Proposed Development.
Traffic and Highways	- Comments that more residential development in the area will create congestion and will create chaotic roads in the area. - Comments that changes to the surrounding roads will be required to accommodate the number of extra vehicles. - Comments on the speed of vehicles entering Melbourne Street from the Mancunian Way.	- A Transport Assessment has been prepared by Curtins and submitted in support of this planning application. It found that the Site is located within a highly accessible location by a range of sustainable transport modes, which are also usable by those with limited mobility and wheelchair accessibility. The surrounding area exhibits good levels of pedestrian and cycling infrastructure, and there are a large number of public transport opportunities within walking distance of the Site. - An assessment of existing and future traffic flows at the Site shows that the traffic will disperse quickly across a number of junctions in the study area. However, some junctions will experience a modest increase. Overall, however, junction capacity assessments show that all the junctions on the local highway network operate well within practical capacity during peak hours.

Theme	Comments Received	Response
		- Nonetheless, a Framework Travel Plan has been prepared by Curtins and is submitted in support of this application. The Framework Travel Plan promotes a full range of sustainable modes of transport. - The Site is situated within a c. 550m walking distance to Whitworth Street West, which is one of the calling points of the Number 2 Manchester free bus route. This is above the recommended distance of 400m to a bus stop, however, given it is a free service, it is likely that future residents are more likely to travel a further when no payment is required. - Existing Bee Bike provision is provided within walking distance at Deansgate Square and Garwood Street.
	Comments that the cycle and pedestrian path over Hulme Bridge and Melbourne Street should prioritise pedestrians and cyclists. Suggestion of raised table to demarcate the routes as primary pedestrian and cyclist routes.	Melbourne Street currently provides pedestrian access to Hulme and other areas to the south of the City Centre via a pedestrian and cycle bridge over the Mancunian Way, located at the end of Melbourne Street. Whilst this bridge is outside of Renaker's control, this route will be complemented by a 3m shared space for pedestrians and cyclists along the southern side of Melbourne Street and Plot D. Pedestrians and cyclists will therefore have a clear and safe route along Melbourne Street and Hulme Bridge.
Residential Amenity Space Proposed	Suggestion for a viewing area on the 71st floor of the building.	The 71st floor will be a publicly accessible restaurant. The final arrangement of the restaurant will be determined by the operator.
Security	- Comments that there should be more thought put into the lighting and ventilation strategy for the Proposed Development and surrounding developments in the area. - Comments that the Proposed Development is more concerned with attracting tourists than the security of the residents.	- The Proposed Development has been designed in consultation with Greater Manchester Police which has had a direct impact on the security measures proposed. A Crime Impact Statement (CIS) has been prepared and is submitted in support of this planning application. It outlines the security credentials and provides recommendations for further improving the security aspects of the Proposed Development. These recommendations have been considered through the design process. - A highly secure and high-quality access control system will be implemented across the development, which includes secure fob entry into the building. Access is also controlled into the car park and cycle store areas, with fob access required to the lift and stairs from the basement car parking to avoid any security threats from tailgating. The basement car park will be accessed via an Automatic Number Plate Recognition system.

Theme	Comments Received	Response
Community Benefit and Affordable Housing	• Positive comments relating to the proposed restaurant. • Suggestion for a viewing area, separate to the restaurant, that is open to the public. • Comments that the proposed restaurant will be high end and therefore not inclusive.	• The applicant has submitted a viability appraisal in support of the application. This will be independently reviewed during the course of the application to determine the extent to which the scheme can support affordable housing without prejudicing the achievement of other important planning or regeneration objectives.
Tenure	• Comments on tenure and whether the towers should be for private buy to let.	• The Proposed Development includes a range of residential unit sizes, providing 1, 2 and 3 bedroom apartments to appeal to a range of occupants. Tenure will be led by market demand. • Renaker has a proven track record of delivering high quality schemes in Manchester and has a market leading understanding of the City Centre residential market. • Market demand and local policies have dictated the mix of 1, 2 and 3 bed units as well as the size and density of the development. The Site is in the GJS Framework area, where high density development is promoted.
Other	• Comments on making the tower mixed-use, rather than residential only, with specific suggestion of hotel or office use.	• The residential use is in line with the GJS Framework. • A separate office building is proposed that will provide an appropriate level of space for that use within the area.
	• Comments that lifts should be allocated to specific floors, with suggestion of two lifts for floors 1-30 and another two lifts for remaining floors.	• The lift strategy for the scheme has been considered in depth and simulated usage has been conducted using industry accepted simulation software taking guidance from CIBSE Guide D, 2020 with regards to target performance parameters such as average wait and time to destination. Zoning and stacking strategies were considered and ruled out when considering reduced resilience within a zone when a lift is out of regular use. This could be due to move ins / outs and planned / unplanned maintenance of the lifts.

Theme	Comments Received	Response
	Comments that due to the decline in need for office in the area, the number of residential units proposed is not justified. Concerns that there will need to be more office development to ensure that the apartments are filled.	A three storey office building of appropriate scale is included in the Proposed Development. The Site does not form part of an existing commercial cluster, such as the emerging First Street or St. John's framework areas nearby, nor Spinningfields or the Central Business District in Manchester City Centre. It would therefore be an untested market location for investors in commercial development or occupiers. Furthermore, it is located within a part of the City Centre that is establishing a residential character and the introduction of a large commercial building would not support the vision set out within the Great Jackson Street Development Framework. Whilst there is a need for more commercial development to be brought forward within the City Centre, it is considered that there are better and strategically supported opportunities for such development to be better located closer to the City core alongside other mixed commercial uses.
	Comments on understanding the plans for the rest of the area on Chester Road, to better conceptualize the current proposals.	The Townscape and Visual Assessment included in Chapter 12 of the Environmental Statement includes an assessment of key views including committed developments in the area

4. Summary and Conclusions

- 4.1. This Statement of Consultation has been prepared in support of an application for Full Planning Permission for the redevelopment of Crown Street Phase 3 and Plot D of the GJS Framework area.
- 4.2. It sets out in detail the pre-application consultation that has been undertaken, the feedback received and how that has been considered and addressed within the final proposals where appropriate.
- 4.3. A consultation strategy has been employed which has been designed to be proportionate to the Proposed Development and the site specific characteristics. This included a widely advertised online public consultation website and associated site neighbour briefing webinar held in advance of the submission of the planning application. Consultation, in the form of a virtual briefing meeting also took place with local Councillors in the Deansgate and Hulme Wards. Consultation was also undertaken with MCC planning officers, MCC environmental health, GMP, and PlacesMatter!.
- 4.4. Consultation has been undertaken in accordance with the requirements of national policy (the Localism Act and the NPPF) and MCC's Statement of Community Involvement.
- 4.5. Overall feedback from residents and stakeholders has been positive, welcoming the proposals to redevelop an underused site. The Consultation exercise has not raised any significantly adverse planning issues.
- 4.6. Comments raised in relation to the Proposed Development have largely been in relation to impact during the construction phase of development, the design of the scheme and impact on views, and impact on highways. The planning submission provides a detailed response to these considerations as summarised in this Statement.
- 4.7. The consultation process will continue as part of the formal statutory planning procedure managed by the Local Planning Authority. During this time, the Applicant and project team will carefully consider any comments received from consultees and will respond as appropriate through the Local Planning Authority.

Appendix A – Consultation Website Advertisement Leaflet

Public Consultation

Crown Street Phase 3 and Plot D

Renaker Build Ltd invites you to have your say on our plans to redevelop Crown Street Phase 3 and Plot D of the Great Jackson Street Development Framework area into a high quality residential led development.

Renaker are firmly established as one of the North West's leading property developers, with a proven track record in design, build and delivery of high-quality residential schemes.

To deliver our aspirations at Crown Street Phase 3 and Plot D, we want to hear your thoughts on our proposals, to deliver a scheme that has considered your feedback.

We would be pleased to hear your comments regarding the proposals. We have created a website which sets out the development aspiration. You can visit the website at:

www.greatjacksonstreet-consult.co.uk

It also includes an online feedback form for you to share your thoughts. You can provide comments on the proposals from Monday 30th January to Monday 20th February.



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Development Opportunity

The proposals for Crown Street Phase 3 and Plot D of Great Jackson Street represent Renaker's next phase of residential led development within the Great Jackson Street Development Framework area. The vision for this area is to create a vibrant, safe, secure and sustainable community.

The proposed development will deliver five new residential towers, providing 2,388 new homes, complementing the cluster of tall buildings in the Great Jackson Street Development Framework area, as well as significant public realm provision and enhancement, a range of commercial uses open to the public and an office.

This consultation is an opportunity for you to find out more about the proposals and provide feedback ahead of the submission of the planning applications. Following this consultation, the proposals will be submitted as full planning applications to Manchester City Council in early 2023.

Share your thoughts

On **Tuesday 7th February** at **6pm** we will be hosting a live webinar to explain the proposals in some more detail and answer your questions. Information on how to register can be found on the website. The recording of the webinar will also be uploaded after the event.

Your feedback is important to us and we look forward to hearing from you.

Appendix B – Consultation Website



Welcome

Renaker Build Ltd welcomes you to this pre-application public consultation website. The website provides an overview of the proposed plans to redevelop Crown Street Phase 3 and Plot D within the Great Jackson Street Development Framework area.

Developer and Project Team

The key Project Team comprises Renaker Build Ltd as the developer, SimpsonHaugh Architects as architects, TPM Landscape as the landscape designers, DP Squared Ltd as the structural engineers and Deloitte as planning consultants. This key Project Team is supported by a larger team of consultants providing professional technical advice.

Renaker Build Ltd is firmly established as one of the North West's leading property developers, with a proven track record in design, build and delivery of high-quality residential schemes.

RENAKER

simpsonhaugh



Deloitte.



Development Opportunity

The proposals for Crown Street Phase 3 and Plot D represent Renaker's next phase of residential led development within the Great Jackson Street Development area. Renaker welcomes the opportunity to consult on these developments.

Design Development

The design team is currently working on the detailed designs for the two schemes. Plans and images of the current proposals can be found in the following sections of this website and questions and comments can be made on the online form through following

The Sites

Two separate planning applications for Crown Street Phase 3 (partial Plot C and E of the Great Jackson Street Development Framework area) and Plot D of the Great Jackson Street Development Framework area are being brought forward for planning at the same time.

Crown Street Phase 3 is bound by Silvercroft Street and Plot B of the Great Jackson Street Framework to the north, Melbourne Street and Plot F of the Great Jackson Street Framework to the south, Owen Street and Deansgate Square to the east and Crown Street Phase 2 (under construction) to the west.

It currently comprises the Renaker Marketing Suite, the Gaddum House office building and former light industrial units.

Plot D is bounded by Great Jackson Street to the northeast, Melbourne Street to the northwest and the A57(M) Mancunian Way to the South. The ramped access to the existing pedestrian and cycle bridge connecting Great Jackson Street to Hulme Park and to the south of the city runs between the site and the Mancunian Way. A staircase access to this bridge connects to a public footpath connecting to Great Jackson Street which forms the plot boundary to the south.

It currently includes a temporary concrete batching plant for the manufacture and distribution of ready mixed concrete.



Site location, Crown Street Phase 3 and Plot D

Site Consultation and Next Steps

This consultation is an opportunity for local people to find out more about the proposals and provide feedback ahead of the submission of the planning applications. Following this consultation, the proposals will be submitted as two full planning applications this year.

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SITE LINKS

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Strategic Context

The Sites comprise Crown Street Phase 3 (partial Plot C and Plot E of the Great Jackson Street Framework area) and Plot D of Great Jackson Street Framework area.



Crown Street Phase 3

Plot D

Key Overarching Development Principles of the Great Jackson Street Framework

The vision for the Development area is set out in the Great Jackson Street Development Framework document; to 'create a vibrant, safe, secure and sustainable community'.

Some of the key development principles and thresholds identified in the Framework include:

- Creation of a residential neighbourhood which benefits from the amenity value of the riverside location;
- Providing commercial space at ground/first floor levels in key locations where it will be attractive to small businesses;
- Provision of around 1.93 hectares of new public realm which celebrates the River Medlock;
- Creating a variety of different public spaces; and
- Positioning tall buildings carefully in relation to public spaces and to key vantage points.

The Great Jackson Street Development Framework provides guidelines for future development at Crown Street Phase 3 and Plot D as suitable to accommodate high-density residential development. Originally, seven towers were proposed, however, Renaker's current proposals seek to consolidate this provision in fewer buildings, by increasing the height, to allow for an increased area of public realm and greater separation distances between buildings. The proposed number of units is 2,388 across five towers, ranging from 47 to 71 storeys in height.



2018 Great Jackson Street Framework - Opportunities diagram

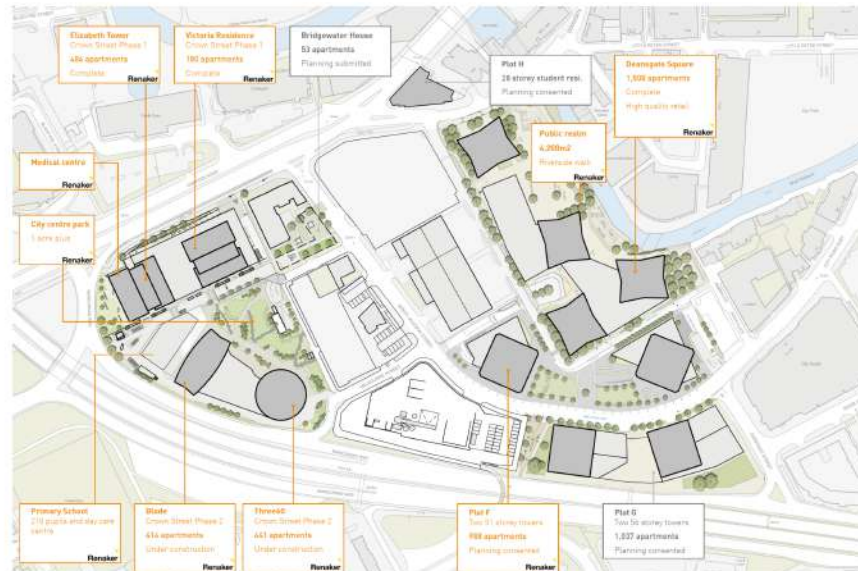


2018 Great Jackson Street Framework - Linkages diagram

Existing and Future Development in the Great Jackson Street Development Area

Renaker has played a key role in the development of the Great Jackson Street Framework area with approximately 4,000 new homes completed or currently under construction in the Development area. This includes:

- Deansgate Square: 1,508 apartments across four towers, ranging from 38 – 64 storeys in height.
- Elizabeth Tower Crown Street Phase 1: 484 apartments in 52 storey tower.
- Victoria Residence Crown Street Phase 1: 180 apartments in a 21-storey tower.
- Crown Street Phase 2: Blade and Three60, which is under construction, delivering 855 residential apartments in 51 and 52 storey towers.
- Plot F Great Jackson Street is scheduled to start on site in Q2 2023: 988 apartments across two 51-storey residential buildings.



Emerging context, Great Jackson Framework area



Crown Street Phase 1 and 2



Crown Street Phase 2



These developments showcase that Renaker are dedicated to creating places that provide homes and importantly create a real sense of community.

Renaker has redeveloped brownfield land in the Great Jackson Street Development Framework area to create high-quality homes, as well as substantial public realm improvements from green space to educational, and medical facilities. These developments completed and underway will include: a city centre park (over 1 acre in size), a primary school for 210 pupils, a medical centre, a dentist and children's day care. The neighbourhood will also be connected via cycle pathways and walkways. The total value of these improvements is in excess of £30 million.

This commitment to creating great places continues at Crown Street Phase 3 and Plot D through the creation of commercial and social infrastructure, exceptional residential amenity, new public squares and green spaces for both the residents and the public to enjoy.

Other schemes being brought forward within the Great Jackson Street Development Framework area include:

- Plot H, Great Jackson Street Framework: a 28-storey purpose-built student accommodation building, granted in May 2022.
- Plot G: 56 storey tall residential buildings comprising 1,037 apartments and a ground floor commercial unit, pending decision.
- Bridgewater House, Great Jackson Street: restoration and conversion of the Grade II listed Bridgewater House to provide 53 residential units, pending decision.

A Well-Connected Site

The Site is within a key location to the south of the city centre.

It is within a ten-minute walk of the transport hubs of Deansgate train station and Deansgate-Castlefield tram stop. Offering local and regional connections, including to Manchester Airport.

The Site is within walking distance of two key transportation hubs at Manchester Oxford Road Station and Piccadilly Station both of which offer local, regional, and national main line rail connections and direct access to Manchester Airport. It is also adjacent to the City's Inner Ring Road which connects with key arterial routes leading to the strategic motorway network.



Map highlighting key transport hubs in the surrounding area (courtesy of Google Maps).

The Site is within easy walking distance to employment opportunities and the services and facilities offered by Manchester City Centre, including the Oxford Road Corridor, a world class innovation district and home to the Universities and other key institutions.

It is also within close proximity to the district of Hulme, just beyond the Mancunian Way to the south and Castlefield, beyond Chester Road to the north-west with their array of amenities.

Several notable tourist attractions are within easy walking distance of the Site, including the Palace Theatre, HOME, The Gay Village, and Chinatown. Furthermore, the Site is well located in proximity to major commercial developments in Manchester City Centre, including First Street to the east and St Peter's Square to the north.

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Crown Street Phase 3

Plot D

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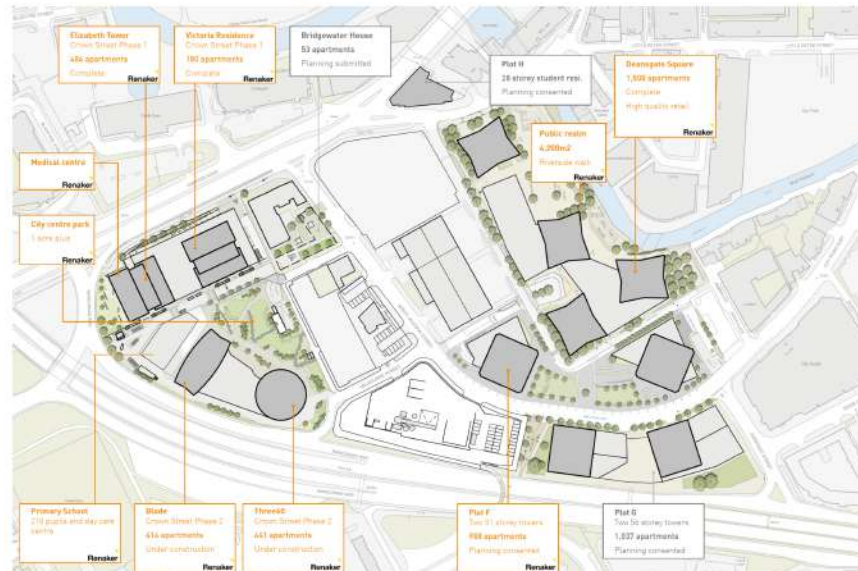


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Emerging context, Great Jackson Framework area



Crown Street Phase 1 and 2



Crown Street Phase 2



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Have Your Say

This consultation will be open from **30 January to 20 February 2023**.

We are keen to hear your views on our plans for Crown Street Phase 3 and Plot D. If you'd like to tell us what think, please complete our online [feedback form](#). After the consultation closes, all of the feedback we receive will be considered by our team as we develop our proposals further.

Online Webinar

As part of the consultation, we held a webinar on **Tuesday 7 February 2023, from 6pm to 7pm**. The webinar included a presentation on our plans by members of the project team and a short Q&A session. If you weren't able to attend, a recording of the session is available to view on this page.



Next Steps

A Statement of Consultation will be submitted with the planning application which details how comments have been considered and responded to, where appropriate, in the final proposals.

Once the application has been submitted, you will have the opportunity to make comments directly to the Planning Authority, which they will reflect upon when deciding whether to support the application. The application will be supported by a suite of supporting documents and technical assessments, providing a detailed explanation of the proposals. These will be available to view at the Council's offices at the Town Hall and via their website – www.manchester.gov.uk – once the application has been submitted.

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Appendix C – PlacesMatter! Design Review Panel Comments

PlacesMatter

Design Review Report Phase 3 & Plot D

22 November 2022

Crown Street Phase 3 & Plot D Manchester

Reference: PM_2022_029

Report of the Online Design Review Panel

Date of Review:	17 November 2022
Location:	Online
Site Visit:	Remote
Lead Designers:	SimpsonHaugh with TMP Landscape Architects

Findings

The Panel noted that this would have benefitted from being two separate Design Reviews, to provide sufficient time for detailed comments to be made.

This, together with the fact that very limited information was provided in advance of the Design Review, has meant that the Panel has restricted its input to the headline strategic thoughts below.

The Panel thanked you for your presentations for what is an exciting set of proposals.

Background

The site consists of three large plots spread over two planning applications, within the Great Jackson Street SRF area.

The proposals envisage a set of four towers with connecting colonnaded podium for Crown Street, rising to 47 storeys, with four private terraces and a large public space with traffic calmed roadway, giving a total of 1666 dwellings. A single 71-storey tower on a free form podium and a 6-storey office block are proposed for Plot D, with a sky pool and restaurant in the upper lantern floors of the 'Lighthouse'.

Design Review

The Panel thanked you for your clear and informative presentations and noted that this would have benefitted from being two separate Design Reviews, to provide sufficient time for detailed comments to be made.

This, together with the fact that very limited information was provided in advance of the Design Review, has meant that the Panel has restricted its input to headline strategic thoughts.

From a strategic urban design perspective, the evolution of Phase 3 was felt to have resolved a number of the previous ambiguities with the usefulness of the public realm spaces. Life at street level within Phase 3 seems to be "coming together well". The scale of the public space was felt to be exciting and you were asked to downgrade the road as much as possible, in pursuit of a sense of St Mark's Square, Venice.

Walk through this central space and be confident that subtle ways to get in to it are as accessible as possible. Undertake a space syntax analysis to be certain how the space will be used and where residents and others will be coming from and going to.

Uses may spill out beyond the colonnade, so make that exciting, and use the Option 3 approach to enable greater engagement with the space. Residents above the colonnade might benefit from balconies and small terraces to aid overlooking and engagement between them and the street level. There seems to have been a

trade off in the loss of the double aspect apartments, with many more having a Northern aspect only, which will likely reduce levels of comfort.

Whilst the internal elevations of the courtyard had a lot of active frontages, the external elevations had very little and presented an almost back of house feel, which needs to be reconsidered, perhaps by moving functions to the basement. The Western edge of the whole piece needs a careful look over in terms of whether it really presents its best face to the rest of the development.

It may be difficult to get the levels correct to ensure the connectivity that you are seeking from the link to Hulme Park, but this connection really needs to be made to work, as it is a key arrival and welcome point for the whole development. This key arrival space is also undermined by the sense of back of house here. Seek to use the landscape to help you manage the pollution aspects of the Mancunian Way at the edges.

The colonnade detail shows a very 1930s stripped back approach and you need to think through the human scale of that to ensure a quality experience when adjacent to the masonry.

As the tallest tower with a public function, it is vital that the 'Lighthouse' is better connected to the wider development at street level. At the moment it seems very disconnected and appears as an island site. This is exacerbated by the form of the podium being led too much by the highway geometry and having a very different language from the tower and so disconnecting the tower from the streetscape visually.

There is also a missed opportunity to better visually connect the 'Lighthouse' to the new public space in Phase 3. A more landscape led approach would assist this as part of the better pedestrian and cycle network across the whole development. It was suggested that rotating the tower towards this public space might help aid the visual connection.

On the key route along Great Jackson Street from the West through Phase 3, the framed view was of the small office building, rather than the 'Lighthouse'. The Panel considered that reassessing the geometry of the cut through the Phase 3 courtyard, which currently follows the Great Jackson Street alignment, would both help downplay Great Jackson Street as a vehicle corridor and open up views of the 'Lighthouse' from the square.

The subtlety of the 'check-board' effect needs to ensure it never becomes glaring or gauche, and you were asked to maintain the greatest soaring quality with more verticality emphasised to avoid it flattening the visual experience. The small office element would be better integrated with the whole tower as it looks too isolated and rather like someone else's scheme.

The visual break on the podium might better be filled with some accommodation, rather than cutting back to the core at podium level. This itself needs to be simplified and you need to do more work on the route between Phase 3 and Plot D, as part of a conversation with the City Council about downgrading the whole of Great Jackson Street.

Overall, there is a very generous public realm at the core of the development in Phase 3 with the colonnade surrounding this and framing the space. Develop your options further and add more concepts to these, and consider the impacts of sunlight in the space. It is very difficult to successfully do a large area of lawned urban square, so consider the impacts of over use and the balance of hard to soft landscape more.

Look at how you use and manage rainwater in Phase 3 and work SUDS / rain capture / rain gardens in the masterplan, within a formal landscape philosophy. A blended approach to lawns / colonnades / contemplation spaces / raised lawns with seating / clipped hedges, would help manage wear across what might otherwise become an overused space.

In summary, the Panel thanked you for your presentations for what is an exciting set of proposals.

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Appendix D – Summary of Previous Engagement on the Great Jackson Street Strategic Regeneration Framework

The 2007 GJS Framework

1. The first GJS Framework for the Great Jackson Street area was endorsed in October 2007 and aimed to create “a new high-density quarter of Manchester with a vibrant and sustainable mix of uses”. The 2007 GJS Framework envisioned tall residential elements to the north of the area with a commercial focus along the south, fronting Mancunian Way.

Figure D.1: 2007 GJS Framework Indicative Massing



GJS Framework 2007 - Indicative massing



GJS Framework 2007 - Indicative masterplan

2. As can be seen in the indicative massing above, at this time the ambition of the area was lower height with the buildings closer together, in comparison to the up to date GJS Framework, which was reflective of the economic context at the time.
3. Pursuant to this framework, in 2007, planning permission was granted for a scheme on the site of Deansgate Square which included a broader range of uses and with the tallest element being 49 storeys (Local Planning Authority (LPA) Ref. 085107/FO/2007/C3).
4. The 2007 GJS Framework was consulted on by members of the public, as well as a number of key statutory bodies, local landowners and local councillors. At this time over 1,500 letters were sent to residents and businesses in the area, and only five responses were received. The responses received welcomed the ambitions for the green space and high-quality design, albeit the need for residential development and tall buildings in the area was raised as a concern by local residents.

The 2015 GJS Framework

5. In 2015, a further version of the GJS Framework was produced which reflected a substantially different economic context following the 'credit crunch' induced economic downturn. Reflecting Manchester's economic priorities and residential growth strategy of that time, the 2015 GJS Framework moved away from the commercial floorspace towards creating a mostly residential area to bring forward a "vibrant, safe, secure and sustainable community with a range of dwelling types that provide an attractive place to live, ranging from one, two and three bed apartments to two or three storey houses." The revised framework also reflects a greater understanding and appreciation of ownership boundaries, which were adjusted to reflect identified development plots in order to facilitate proposals coming forward on a site by site / ownership by ownership basis.
6. In addition, the 2015 GJS Framework introduced a greater series of heights and massing. Within the GJS Framework a detailed study was undertaken for the preferred location for tall buildings. The preference was for these tall building to be arranged around the perimeter of the Framework area in response to the city vistas.

Figure D.2: 2015 GJS Framework Indicative Massing



7. The GJS Framework was consulted on, with letters being issued to 2,176 local residents and landowners. The Council received 13 responses, of which six were from individual residents, one from a resident's group and six responses from local landowners. It was reported to the Executive that 12 of the responses were generally supportive and welcomed the new residential neighbourhood and investment in the area. The resident group and local landowners generally welcomed the scale massing for the proposals for the Great Jackson Street area, recognising it as way to increase legibility. The local residents did raise some concerns around the appropriateness for tall buildings in the area and in particular how these would be appreciated at street level and impact on existing residential amenity.
8. The residents' group welcomed the increased opportunity to link to Hulme Park and increase its usage by City Centre residents, whilst the individual residents suggested there could be a greater amount of public space within the GJS Framework area.
9. When endorsed by the Executive in July 2015, it was outlined that there were no changes required to the framework but that the density of the developments would be reviewed as planning applications in the area are brought forward.

The 2018 GJS Framework Update

10. The GJS Framework was again endorsed by MCC in May 2018, following a further design review of the 2015 version.
11. The design evolution of the masterplan principally relates to creation of an enhanced format of high-density development, which will enable the provision of a higher level of public realm and will improve the quality of the residential environment. In this regard, the three main components of the revised design are:
 - Maximising separation distances between buildings.
 - Increasing the quantum and variety of public spaces within the Development Framework area and improving pedestrian connections through a linked sequence of those public spaces.
 - Enhancing sunlight and daylight penetration into the Site.

Figure 3.3: 2018 GJS Framework Indicative Massing



12. As with the earlier GJS Frameworks, the 2018 update underwent a period of public consultation which was held between November 2017 and December 2017. This process included engagement with Ward Councillors, key stakeholders and interest groups, businesses and the public. Invitations were sent to over 2,115 local residents and businesses informing them about the consultation process. From this, 11 responses were received, 9 individual response, 1 landowner and 1 statutory body. The comments received primarily focused on appropriate traffic management for the area, a need for social infrastructure to support the residential development, as well as the need to maximise light into the GJS Framework area.
 13. In summary, the regeneration of the Great Jackson Street area is a longstanding ambition of MCC. As the economic circumstances of the City has developed so has the GJS Framework which acts as a blueprint to guide future development in the area. In addition, each version of the GJS Framework has been endorsed following successive rounds of local community and other key stakeholder consultation.
- 4.7.1. The consultation strategy for Crown Street Phase 3 has therefore been underpinned by the rounds of earlier consultation for the various iterations of the GJS Framework, which have sought to establish the principle of development of the Site, and more recently on matters of detailed design and impact.
 - 4.7.2. In addition, site specific characteristics have been taken into account, including:
 - That the GJS Framework aims to increase access to Hulme Park so that residents can enjoy the open space and leisure facilities.
 - There is an existing residential community to the north and east of the Site, which includes Deansgate Square, The Boatman's, and City South adjacent to the site boundary.
 - The Site is not within a Conservation Area and does not contain any listed buildings. There are no listed buildings in the immediate vicinity; and
 - The Site does not have any statutory or non-statutory environmental designations.



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