



Plot 10b, First Street Statement of Consultation

February 2023

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1. Introduction

- 1.1. This Statement of Consultation accompanies an application for Full Planning Permission, submitted to Manchester City Council (MCC) by House of Social 1 Ltd (hereby referred to as ‘the Applicant’).
- 1.2. The planning application relates to land bounded by River Street to the north, River Street and vacant land to the east, Hulme Street to the south, and Plot 10a of the First Street masterplan to west (the ‘Site’) within Manchester City Centre. The Site is located within the 2018 First Street Strategic Development Framework (the ‘SDF’) and forms the next phase of development within the First Street.
- 1.3. The description of the ‘Proposed Development’ is set out below:

“Full Planning Permission for a 14-storey building comprising purpose-built student accommodation (Sui Generis) and ground floor foodhall (Sui Generis), and other associated works including external amenity spaces, public realm, secure cycle parking, access and servicing arrangements”
- 1.4. The Proposed Development has been designed collaboratively as part of wider proposition for Plot 10 and was therefore consulted on jointly with proposals for a Grade A office building immediately to the west, on Plot 10a. This Statement focuses on the relevant responses to Plot 10b only and a separate Statement of Consultation has been submitted with the Plot 10a application (Ref: 136043/FO/2023).
- 1.5. This Statement sets out in detail the pre-application consultation that has been undertaken, the feedback received and how that has been considered and addressed within the final proposals, where appropriate.
- 1.6. The following documents have been included within this report as evidence to support the statements that have been made:
 - Site Location Plan (Appendix 1);
 - Consultation Leaflets (Appendix 2);
 - Consultation Boundary (Appendix 3);
 - Consultation Webpages / Brochure (Appendix 4);
 - Consultation Boards (Appendix 5), and
 - Historic England Correspondence (Appendix 6).

Site Description

- 1.7. The Site comprises approximately 0.3ha hectares of brownfield land and is currently vacant. The Site’s last use was as a temporary event space for organised outdoor events including Manchester Pride festival, which ended in August 2021. The Site is located within Plot 10 of the First Street SDF and is split into two plots: Plot 10a to the west, fronting onto First Street; and 10b to the east (the ‘Site’), fronting onto River Street. Each plot can be developed and accessed independently of the other. A separate planning application for drainage diversions along Hulme Street and River Street has been submitted by the First Street Developments Ltd in January 2023 (Planning Ref. 135987/FO/2023) to facilitate both plots redevelopment.
- 1.8. In its current state, the Site is predominantly comprised of hardstanding with a minimal amount of vegetation. The Site slopes downwards from the south-west to the north-east towards River Street.

The Site can be accessed by vehicle via River Street however this is restricted by site hoarding around the perimeter and locked gates to north and south.

Site Context

- 1.9. The Site is located within the Deansgate Ward and is identified as being within the City Centre and the Regional Centre by Manchester City Council's Core Strategy.
- 1.10. The Site is located within the First Street Strategic Development Area. First Street, including the Site, is located within the Regional Centre and City Centre, as defined in the 2012 Manchester Core Strategy and Proposals Map. It is also located within the Oxford Road Corridor. The Corridor is an innovation district with a mix of knowledge, business and cultural businesses. It includes two of the UK's largest universities, a university NHS foundation trust, and a large cluster of digital, technology and life science businesses.
- 1.11. A Strategic Development Framework (SDF) for First Street was originally endorsed by MCC's Executive Committee in 2005, and subsequently updated in 2007, 2010, 2012, 2015 and most recently in November 2018.
- 1.12. For clarification, the SDF sets out environmental, social, design and economic objectives which are relevant to the attainment of the regeneration of the First Street area which is supported by existing planning policy. It is not a planning policy document and it is not a site allocations document. As such this document has the status of a "Local Development Document" but not a "Development Plan Document" and should not be considered or viewed as formal planning policy, and does not set out a series of tests to be passed. The role of the SDFs has been to seek to guide the content of planning applications so that they have in mind the objectives for First Street.
- 1.13. All iterations of the SDF have established a vision to establish a commercially-led mixed-use neighbourhood at First Street. Since 2012, this vision has identified four of character zones: First Street North; First Street Central; First Street South; and the Creative Ribbon. The Site falls within the 'First Street Central' character zone, the commercial heart of the area targeted at a range of commercial occupiers, particularly those seeking the benefits of a central and highly accessible city centre location, competitively priced to help distinguish the accommodation from other locations in the city centre.
- 1.14. Immediately to the north and north-west are the completed No.1 and No.8 First St buildings, which are home to major occupiers including WSP, Autotrader, Amaze, Odeon and Jacobs. James Grigor Square is located north west of the site and provides attractive outdoor space.
- 1.15. Beyond this is First Street North, which is now complete. Centred around Tony Wilson Place, First Street North is now a cultural hub for the city including HOME a contemporary art, film and theatre complex alongside a wider mix of uses including student accommodation, an MSCP and a range of carefully curated food and drink operators, as well as new public spaces.
- 1.16. To the east of the Site there are a number of former Mills including Macintosh Mill, Chorlton Mill and Cambridge Mill which are Grade II listed and are in residential and office uses. Further beyond to the east, there is a range of more modern, mixed-use development which include student accommodation, retail, apartment and food and beverage units. Taller developments exist within this area including Unite Students Medlock Heights and Artisan Heights.
- 1.17. To the immediate south is the under construction Plot 11 Downing site (125573/FO/2019), which is the construction of four co-living towers of varying heights (between 10 and 45 storeys). Slightly further south of the Site, beyond Parkway Gate and Medlock House student accommodation, is the Mancunian Way – a key arterial vehicle route into the City.
- 1.18. Immediately west of the Site is Plot 10a for which a planning application (Ref: 136043/FO/2023) has been submitted for a highly sustainable office development and which has been designed collaboratively with Plot 10b to provide a comprehensive regeneration for Plot 10, First Street. Further beyond to the west is Plot 9a which received Planning Permission (132600/FO/2021) for a nine storey 'net-zero' office building, being brought forward by Ask at Plot 9a (the northern segment). In June 2022, it was announced that the Government Property Agency (GPA) will occupy the Plot 9a building once complete. Plot 9b remains a vacant future development site.

The Proposed Development

- 1.19. The proposals for Plot 10b are summarised in **Table 1.1.** below.
- 1.20. Further details can be found within the submitted Planning and Tall Building Statement prepared by Deloitte, and the Design and Access Statement prepared by Tim Groom Architects.

Table 1.1 Proposed uses, units and height

Parameters for Development	
Student Accommodation	<i>Total: 576 student bedspaces (Use Class Sui Generis), split between:</i> • x76 (6-bed clusters) • x24 (5-bed clusters)
Commercial Uses	<i>Approximately 1,304sqm (GIA) commercial space (Use Class E + Sui Generis)</i>
Proposed Height	<i>14 Storeys (85.3m AOD / 46.1m AGL)</i>
Car Parking	<i>No Car Parking</i>
Cycle Parking	<i>88 secure cycle parking spaces with 12 visitor spaces within the public realm.</i>

Pre-Application Consultation

- 1.21. Prior to the submission of the planning application the Applicant has undertaken an extensive stakeholder engagement strategy to ensure that the objectives and details of the emerging proposals have been clearly communicated and discussed with statutory consultees and interested.
- 1.22. As set out above, a holistic public consultation was undertaken for Plot 10 First Street and therefore also included the recently submitted proposals for Plot 10a by First Street (Developments Ltd).

Consultation on the First Street SDF

- 1.23. First Street is a long-standing strategic development area. Each of the SDFs endorsed by the City Council in the area have been subject to public consultation undertaken by the City Council. The most recent consultations took place in 2018 and 2020. The 2018 consultation specifically focused on Plots 9 and 10 of the masterplan, defining the opportunity to deliver greater density of development on these plots with commercial office buildings up to 17-storeys in height.

Public Consultation

- 1.24. Public engagement was undertaken through a two-phase consultation process. The first phase of consultation with local residents and businesses took place from 25 August 2022 to 12 September 2022 and provided an opportunity for the community to provide feedback to ensure local priorities and concerns were addressed as plans develop. The second phase of consultation provided another opportunity for public engagement with more detailed proposals for each of the schemes and took place between 26 October 2022 and 11 November.
- 1.25. The objectives for pre-application engagement for the next phase of development at First Street were to:
- Communicate the vision for the next phase of development at First Street and generate support for the new development being proposed;

- Gather feedback on the key issues and addressing any potential concerns that relate to the proposed development; and
 - Make people aware of the timescales for development and keep them informed about progress with regard to the development of the proposals.
- 1.26. Throughout the duration of the public consultation period, members of the public had access to the First Street public consultation website, which provided details of the site history, masterplan context, project objectives and emerging scheme proposals. The website also provided visitors with the opportunity to provide any comments or raise questions, which have been responded to by the project team during the pre-application period.
- 1.27. A press release regarding the consultation was also distributed which was picked up by numerous media outlets.
- 1.28. The following activities, set out in detail in Section 3 of this Statement, have been undertaken with the public to support this overall ambition for the consultation process:

Phase 1

- 24-25 August 2022: A total of 4247 leaflets (**Appendix 2**) were delivered to the local businesses and residential community (as defined by the consultation boundary area in **Appendix 3**) to notify them of Phase 1 public consultation and direct them to the consultation website. Direct contact was also made with local community groups, including MacIntosh Village Residents Association.
- 25 August – 12 September 2022: The first phase of consultation ran for approximately 2 and a half weeks between 25 August 2022 and 12 September 2022. Over the consultation period the website (**Appendix 4**) received approximately 786 unique visitors and 10 responses were submitted. The majority of the respondents were local residents.
- 1 September 2022: The first physical public consultation event for Phase 1 was held at Tony Wilson Place between 12pm and 2pm, allowing the public to discuss the proposals with the project in-person. The event received 63 attendees.
- 6 September 2022: The second physical public consultation event was held at Tony Wilson Place. The event received 11 attendees.

Phase 2

- 24-26 October 2022: A total of 4247 leaflets (**Appendix 2**) were delivered to the local businesses and residential community (as defined by the consultation boundary area in **Appendix 3**) to notify them of Phase 2 public consultation and direct them to the consultation website. Direct contact was also made with local community groups, including MacIntosh Village Residents Association.
 - 26 October – 11 November 2022: The Phase 2 consultation ran for approximately 2 and a half weeks between 26 October 2022 and 11 November 2022. Over the consultation period the website (**Appendix 4**) received approximately 745 unique visitors and 7 responses were submitted. The vast majority of the respondents were local residents.
 - 1 November 2022: The first physical public consultation event for the second phase of consultation was held at Vita Student First Street between 4pm and 6:30pm, allowing the public to discuss the proposals with the project in-person. The event received 6 attendees.
 - 3 November 2022: The second physical public consultation event for was held at Vita Student First Street between 12pm and 2pm. The event received 1 attendee.
- 1.29. Overall, local community consultation ran over a period of 5 weeks across a range of accessible mediums both virtual and physical, giving the opportunity for the local community to provide insight and ensure local priorities considered within development proposals. A full account of all public engagement undertaken, the headline responses received, and the Applicant's response to each is set out in full within Section 3.

Stakeholder Consultee and Key Stakeholder Engagement

- 1.30. Pre-application consultation with Statutory Consultees and other key stakeholders has provided an overview of the proposals themselves, but also addressed how they respond to the Site, surrounding local area and the City's wider strategic regeneration objectives.
- 1.31. Consultation activity undertaken during the pre-application period has included:
- Pre-application discussions with Senior Planning Officers at Manchester City Council, which has taken place throughout the design development process over a period of over 12 months;
 - Greater Manchester Police (via the Design by Security team) has been consulted, and their advice in terms of security has been addressed in the application proposals;
 - Historic England was contacted via email to provide details of the proposals and confirm if they would like to be formally consulted in the planning application.
 - Local Ward Councillors were provided with a direct briefing of the project prior to the start of public consultation and were invited to attend the public consultation events;
 - An Environmental Impact Assessment Scoping Report was submitted to MCC on 25 November 2022 and a Formal Scoping Opinion was received on 26th January 2023. As part of this, the key statutory stakeholders were consulted by MCC including:
 - Manchester City Council;
 - Manchester City Council Highways;
 - Environment Agency;
 - Greater Manchester Ecology Unit (GMEU);
 - Greater Manchester Archaeology Advisory Service (GMAAS);
 - Transport for Greater Manchester (TfGM);
 - United Utilities;
 - NATS
 - MCC Highway Services;
 - MCC Environmental Health;
 - MCC Flood Risk Management;
 - MCC Works and Skills; and
 - Design for Security at Greater Manchester Police.
- 1.32. Full details of all pre-application engagement with statutory consultees and key stakeholders and the response provided by the submission is provided in Section 3 of this Statement.

Report Structure

- 1.33. The remainder of this Statement is structured as follows:
- **Section 2** – sets out the relevant planning policy and requirements.
 - **Section 3** – provides details of the consultation undertaken, summarises the feedback received and provides a response where relevant.
 - **Section 4** – presents the summary and conclusions.

2. Policy Context

- 2.1. 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:
- 1 Where—
- a) a person proposes to make an application for planning permission for the development of any land in England, and
 - b) the proposed development is of a description specified in a development order, the person must carry out consultation on the proposed application in accordance with subsections (2) and (3).
- 2.6. Subsections (2) and (3) state:
- 2 The person must publicise the proposed application in such manner as the person reasonably considers is likely to bring the proposed application to the attention of most of the persons who live at, or otherwise occupy, premises in the vicinity of the land.
- 3 The person must consult each specified person about the proposed application.
- 2.7. Subsection (4) outlines the requirements regarding publicity of applications:
- 4 Publicity under subsection (2) must—
- a) set out how the person (“P”) may be contacted by persons wishing to comment on, or collaborate with P on the design of, the proposed development, and
 - b) give such information about the proposed timetable for the consultation as is sufficient to ensure that persons wishing to comment on the proposed development may do so in good time.

- 2.8. The Act also sets out a duty to take account of the responses to consultation. Section 61X requires a developer to have regard to any comments or responses generated by the consultation undertaken in accordance with section 61W, when deciding whether to make any changes to proposals before submitting a planning application.
- 2.9. Section 61Y enables the Secretary of State to set out further provisions as to how the consultation required under new section 61W should be undertaken in practice.

National Planning Policy Framework

- 2.10. The Department for Communities and Local Government published the amended NPPF in July 2018, February 2019, and most recently 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 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 Practise Guidance

- 2.15. In March 2014, the Government issued the National Planning Practice Guidance as an on-line resource, which is designed to bring together planning practice guidance for England in an accessible and usable way. The Guidance was amended in line with the recent updates to the NPPF.
- 2.16. The Guidance provides further detail to assist in the understanding of planning policies set out within the NPPF, including requirements for pre-application engagement. The 'Consultation and pre-decision matters' identifies that:
- In line with the policies of the NPPF, statutory consultees have an important role to play in the pre-application stage and should be engaged early; and,
 - Pre-application consultation with the local community is encouraged where it adds value to process and outcome.

Local

Manchester City Council Statement of Community Involvement

- 2.17. MCC adopted a refreshed Statement of Community Involvement (SCI) in June 2018. The SCI sets out how and when MCC will involve the community in relation to the preparation and revision of the Local Development Documents and in the process of making decisions on planning applications. Appendix 1 of the SCI provides guidance on developer-led early engagement.
- 2.18. The SCI states that early engagement has significant benefits by improving the efficiency and effectiveness of the planning system for all parties. Therefore, developers are encouraged to consult before submitting a planning application.

- 2.19. The SCI encourages developers to consult with the public and various parties, which could include equalities groups, as well as with specific infrastructure and service providers who can advise developers on any need for increased provision of services.
- 2.20. Consultations should be inclusive, transparent, clear and understandable. Additionally, developers are encouraged to submit a record of the consultation that took place with their planning submission, which is detailed within Section 3 of this Statement.

Summary

- 2.21. This section has set out the relevant elements of Planning Policy that relate to the formulation of development proposals during the pre-application stage. This includes the requirements to engage at a national and local level.
- 2.22. The following section of this report sets out, in detail, the 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.
- 3.2. The consultations outlined below have underpinned an iterative design process that has sought to identify the optimum viable use for the Site that responds to the site's physical and historic context, whilst delivering sustainable development that maximises the social, economic and environmental benefits of development.
- 3.3. As set out above, the Plot 10b proposals were consulted on as part of a joint proposition for mixed-use development on Plot 10, comprising the purpose-built student accommodation proposed in this application and an office building on Plot 10a. Whilst these consultations included both plots, and explained the characteristics of the two as a cohesive regeneration proposal, they also provided distinct detailed information about each development plot. It was also made clear to visitors that the applications may be submitted as separate planning applications.
- 3.4. For the purposes of this planning application, the comments for or of relevance to Plot 10b are considered and set out below. Comments received with regards to Plot 10a have been considered in the Statement of Consultation submitted with that planning application (Ref: 136043/FO/2023).

Manchester City Council

Local Planning Authority

- 3.5. During the design development stages undertaken prior to the submission of this planning application, regular dialogue has taken place with MCC Planning Officers to present the proposals, understand and address the City's strategic objectives and have an opportunity to consider and address feedback. A series of pre-application meetings were held between January and December 2022.
- 3.6. The overall feedback from pre-application discussions has been positive and supportive in principle on the basis that the proposals are well designed and are supportive of the objectives and guiding principles within the First Street Strategic Development Framework.
- 3.7. The following key considerations have been discussed with Senior Officers over the course of the pre-application period and addressed within the planning application submission:
 - Relationship with First Street SDF and surrounding area – early discussions focused on the suitability of the Site for PBSA. The Applicant explained the House of Social concept, which is targeted at students who are currently living in private build-to-rent residential accommodation in the city centre reducing supply and choice for Manchester's residents, and how the concept had arisen from the Applicant's own direct experience of students seeking leases in their residential accommodation. The role of 10b in catalysing the next phase of development at First Street by facilitating delivery of a NABERS 5.5* Grade A Office on Plot 10a was also explained, together with urban design benefits of the proposed use which would allow for a more sensitive and transitional architectural approach to integrate with the existing former mill buildings located east of the First Street masterplan boundary.

- Architectural design quality – the design of the proposals is the product of extensive engagement and challenge with senior officers at MCC, which included detailed discussions on the quality and durability of the materials, detailed design elements such as window reveal depths, louvre details, metalwork finishes, the construction methodology, and ensuring well-crafted and refined brick detailing. The high quality of this detail is clearly expressed within the bay study drawings submitted as part of this planning application and explained in depth within the Design and Access Statement. In addition, the construction contractor, Renaker Build Ltd, have been involved throughout the design process to ensure the details are achievable in order to ensure the high-quality vision is realised.
- Permeability of First Street – Linked to the above, MCC emphasised the important role Plot 10 would play in completing important north-south and east-west connections through the masterplan area. This is achieved through generous and high quality public realm along River Street (east-west and north-south where it returns before continuing onto Wilmott Street). The continuation of First Street forms part of the 10a planning application. The gable end of the 10b building creates a new marker, drawing pedestrians down from Tony Wilson Place to the north. Entrances to the food hall are located on the north and east elevations to create activity and draw people through the area. Green infrastructure, street trees and seating combine to create an attractive, safe and welcoming public realm commensurate to that which has been delivered to-date across the First Street estate.
- Scale and Massing – The height of the proposed building was the subject of detailed discussion and debate with officers. The starting point for the Applicant has been an imperative to make efficient use of the land (in-line with Policy CC6) and deliver much-needed PBSA to the city (including the affordable units to be operated in partnership with MMU) as part of a viable and deliverable scheme. It is also essential that the design approach and materiality meet the expectations of the Council, the First Street master developer (Ask) and the Applicant themselves to convey the quality of what will be their first House of Social development. The adopted First Street SDF identifies Plot 10 to be capable of accommodating two office buildings of up to 17 commercial storeys in height; the indicative masterplan considered it likely that this would manifest itself as taller c.17-storey building to the north and a lower c.12-storey building to the south. At the public consultation feedback received indicated that there should be a clear step-down from 10a to 10b. Having re-orientated the plots and set the height for the 10a building at 13 commercial storeys, the initial proposal for 10b comprised a 16-storey PBSA buildings, equivalent to a c.11-22 storey commercial office building. This would achieve a step-down from 10a and be well below the parameters set out within the SDF. Notwithstanding, on viewing the modelled building and considering the likely impacts of development, the local authority advised that it was considered too tall. Two storeys of the building were therefore removed by the design team, resulting in the loss of bed spaces, in order to present a more contextual and appropriate form of development. The Applicant's design team is in agreement with the local authority that the resulting building proportions are more appropriate and provide an effective transition from the large footprint office buildings to the west and high-rise Plot 11 development to the south, to the lower rise former mill buildings to the east. This design process is detailed in the submitted Design and Access Statement.
- Relationship with nearby heritage assets – It was acknowledged that the site is in close proximity to a number of heritage assets, including Macintosh Mill. Discussions included how to use the scale and massing to respond sensitively to these assets, as well as an appropriate choice of materiality. Officers supported the early façade strategy, in particular for its use of brick facades and strong grid which references the nearby historical grid / warehouses. Further detail on the relationship with the nearby heritage assets is found within the Heritage Statement and the Design and Access Statement.
- Consultation Strategy – The proposed two-phase approach to public consultation was discussed with MCC. An overview of the feedback provided during the public consultation was also presented to MCC, including setting out how the Proposed Development would respond to these comments.

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

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

Local Ward Councillors

- 3.10. On 12 August 2022 a detailed email was sent to Ward Councillors in the Deansgate Ward to provide information of the emerging proposals ahead of the first phase of consultation.
- 3.11. The email outlined the Site, the background to the project, the consultation boundary, and the vision for Plot 10 including the proposed uses. The correspondence included the offer of a briefing to Members to explain the proposals in more detail.
- 3.12. In following correspondence the Ward Councillors noted the ongoing challenges local residents faced with construction in the area, as well as general concerns around increased numbers of students in the area.
- 3.13. A meeting was held with the Deansgate Ward Councillors on 18 October 2022. The meeting provided an opportunity to update the Ward Councillors on the outcome of the first phase of consultation and present some of the emerging design for Plot 10 and the pre-application consultation presentation materials.
- 3.14. The following planning considerations were raised during the discussions and addressed within the planning application:
- Principle of Development, including the increased number of students in the area.
 - Construction Impacts of the Proposed Development
 - Choice of Materiality
 - Public Realm and Landscaping
 - Residential Amenity
- 3.15. These comments are similar to those received from members of the public and are therefore addressed holistically below.

Environmental Health

- 3.16. Cundall consulted with Manchester City Council's Air Quality Team in September 2022 to discuss and agree the scope of the assessment. Further details can be found within Appendix B of the Air Quality Assessment.
- 3.17. Environmental Health also provided feedback that they agreed with the proposed methodology and areas of investigation in respect of Noise and Vibration and Ground Conditions.

Flood Risk Department

- 3.18. The Flood Risk and Drainage Consultants have engaged with Manchester City Council to consider the risk of various sources of flooding to the site and the consequent risk of flooding to downstream receptors (such as people, property, habitats, infrastructure and statutory sites) from the proposed development as a result of surface water runoff.
- 3.19. This considered the how the Site is located within Flood Zone 1 and partially within Flood Zone 2 as well as the below ground drainage, outlining the necessary mitigating measures and drainage strategy required on this site. The proposals have therefore been designed to reduce surface water run-off to approximately 5 l/s and incorporate sustainable urban drainage systems as far as possible.

Statutory and Non-Statutory Consultees

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

Greater Manchester Police

- 3.21. A meeting was held with Greater Manchester Police (GMP) on 14th September 2022 at the pre-application stage, to inform their preparation of a Crime Impact Statement for Plot 10b, First Street.
- 3.22. The CIS highlights positive aspects of the proposals which include:
- The Proposed Development will help to bring vitality to a site that has been disused for a number of year. The building will include active frontages to the public elevations around the Site, helping to improve the level of natural surveillance and animate the street scene.
 - The building provides additional ground floor activity with the incorporation of student amenity spaces, gym and reception space. The ground floor will also include a food hall open to the general public as well as a small coffee shop kiosk located adjacent to the entrance.
 - The footprint of the building facing onto the public realm is relatively simple and free from deeply recessed concealed areas.
 - The student amenity spaces will provide opportunities for residents to meet and foster community relations within the development, helping to provide additional security.
 - The main entrance will be accessed via an electronic access control fob system for residents and staff. The arrangement of the lobby is greeted and controlled via a concierge.
- 3.23. The CIS also identifies a number of recommendations to be considered during the fit out and management stages of the development. The design team will continue to work with officers from GMP through the detailed design stage.
- 3.24. The CIS also provided a number of standards and features both internally and externally to demonstrate a level of physical security acceptable to Design for Security, such as doors, windows, glazing, alarms and access control which will be considered as part of detailed design work post planning.
- 3.25. The CIS prepared by GMP is submitted with the application.

Historic England

- 3.26. An email was sent to Historic England on the 11 October 2022 (**Appendix 6**) outlining the proposals for Plot 10. A response from Historic England was received on 13 October 2022 where it was concluded that no further involvement was needed in this regard.

Greater Manchester Archaeological Advisory Service

- 3.1. During pre-application consultation the Greater Manchester Archaeological Advisory Service (GMAAS) it was noted that Plot 10 covers the area immediately east of Plot 9, and as such it can be expected that survival of 19th century workers' housing will be similar to that discovered in Plot 9, although the unknown element at Plot 10 is the extent of truncation caused by the large Rubber Works building that was constructed across the eastern part of the site in the early 20th century. The plot also offers another opportunity to evaluate the former water-course and early building plots identified on pre- Ordnance Survey maps of the area .
- 3.2. As part of these discussions, it was agreed that an archaeological strip, map and record (SMR) investigation targeted at two areas of the site would be appropriate.

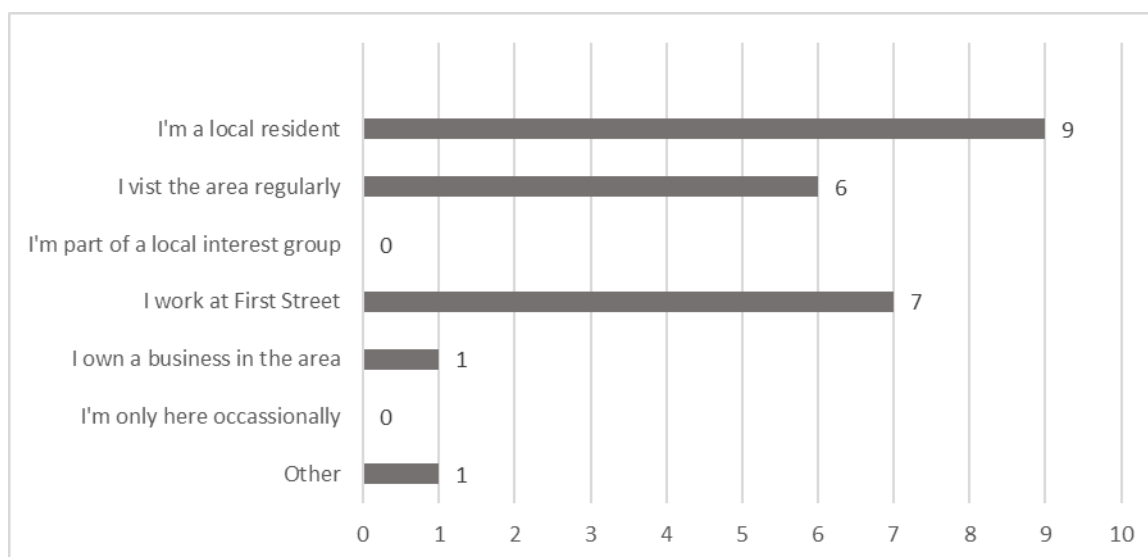
Public Consultation

Phase 1 – Early Stage

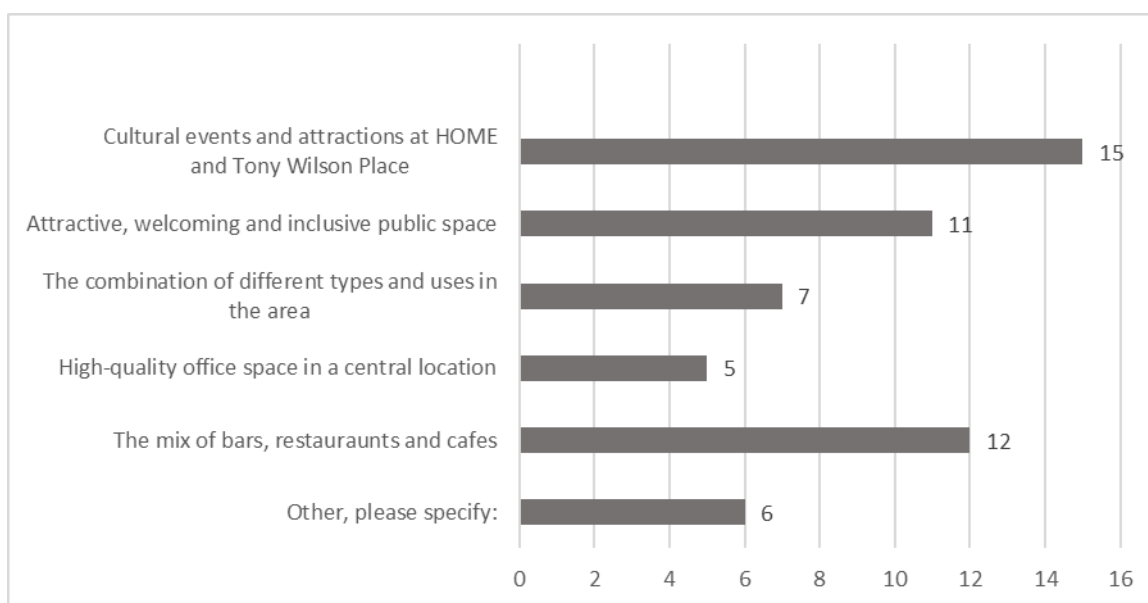
- 3.3. Public consultation on the early stage plans for the developments across the sites was held between 25 August 2022 and 12 September 2022. The majority of the responses gathered by the consultations were supportive of the proposals on the next phase of development in First Street.

- 3.4. The material presented online summarised the surrounding context of the development sites and some initial design concepts for Plots 10a and 10b. This information was supplemented by a range of questions with regards to thoughts and feelings about the developments. Details of building massing and design were not known at this stage and so were not presented; however, the Client Brief was established and so the consultation team was able to advise visitors of the likely height and design intent of the building – being circa 14-16 storeys and respective of the relationship with adjacent historic assets.
- 3.5. A consultation webpage was set up to provide respondents with the ability to view the proposals online and submit comments via a feedback form. Prior to the launch of the consultation webpage, consultation postcards were distributed on 24 and 25 August via Royal Mail postal service to all residential and business addresses located within an agreed distribution area of approximately 4247 addresses. In addition, an invite was also sent directly to the Chair of the Macintosh Village Residents Association on 25 August 2022 to pass onto local residents in Macintosh Village, and the consultation was also publicised on the 'First Street MCR' social media profiles. An invitation was also sent directly to Zenith Property Management on 25 August 2022.
- 3.6. The A5 sized postcard introduced the proposals and directed recipients towards the consultation website to find out more and provide their feedback, via the dedicated online feedback form or by email. The consultation postcard is provided as **Appendix 2**.
- 3.7. The postcard also promoted the physical consultation events which took place on 1st September between 12pm and 2pm and 6th September 2022 between 4pm and 6:30pm. A total of 7 boards were set up to outline the proposals and the project team were in attendance to answer any queries raised. A total of 63 people attended the first drop-in event while 11 attended in the second.
- 3.8. A total of 19 responses were collected as part of the consultation. A total of 10 people responded via the online feedback form, while 9 completed a paper feedback form across both in-person drop-in sessions. A summary of these responses are set out on the following page.

1. *How would you describe your interest in First Street? (Tick as many as apply) (17/19 respondents answered this question).*



2. *What features of First Street appeal to you the most currently? (Tick as many as apply). (17/19 responded to this question).*



3.9. In addition, the consultation form included the question, ‘Do you have any other comments on our early proposals for Plot 10? Be sure to let us know if your comments relate to a particular part of our proposals, or use the ‘Other’ box for anything else you’d like to tell us’. These comments, alongside those discussed with attendees at the event, have been grouped into themes and discussed below in **Table 3.1**.

Topic	Response
Purpose Built Student Accommodation and Food Hall	
Some respondents queried whether there would be impacts on residential amenity from an increased level of students in the area (i.e. noise pollution, litter, drunken students).	House of Social 1 Ltd, is part of Vita Group (‘Vita’). Vita own and operate circa 10,000 students bed spaces across the UK, including circa 1,300 bedspaces within Manchester City Centre. This includes the existing Vita Student which been in operation within First Street adjacent to the Site since 2014. Staff on site are employed by Vita and are thoroughly trained to allow a customer first approach. Vita has prepared a Residential Management Strategy which has been carefully created to consider the potential impacts that may arise from the student resident population. This strategy outlines the rules and procedures that work to reduce the amount of noise and disturbance that may be created through the development. House of Social, via its 24 hour on-site presence, will provide immediate response to all incidents in line with its Standard Operating Procedures, which include: • Noise emanating from the student residence at House of Social • Any anti-social behaviour from residents or their guests • Any other emergencies • Any communication from neighbouring occupiers. To manage this effectively a dedicated point of contact and telephone number will be identified, and details provided to neighbouring occupiers to facilitate communication should they need to raise any issues with Vita Student. An Operational Management Strategy has been prepared in relation to the ground floor food hall. This sets out the proposed operating hours and operational management regime to ensure its operation is sensitive to its surroundings, including the nearby residential uses. An Operational Management Plan has been prepared by House of Social for the food-hall element of Plot 10b which sets out the opening hours. The following opening hours have been proposed:

Topic	Response
	Monday – Sunday: 08:00am – 1:00am All outside seating areas, however, will be closed at 21:30 to ensure noise is reduced and all outside furniture will be cleared into storage areas before 22:00. In addition, local residents and business owners will be provided with a contact number for the shift manager to raise any concerns in relation to the operation of the venue. A Noise Impact Assessment has been prepared for Plot 10b by Cundall's to assess the potential noise impacts that may arise the Proposed Development. During the operation of the Proposed Development, plant noise is anticipated to have a minor effect on the nearest residential buildings. Any noise from the proposed food hall located in the student accommodation is predicted to have a minor effect on the nearby residential buildings and structurally adjoined student accommodation.
Whilst respondents generally praised the design for bringing life into the area, some had expressed a view that the 10b design was 'unimaginative'.	Plot 10b has been designed by Tim Groom Architects who are a highly regarded architecture practice with a breadth of experience across Greater Manchester and whose schemes have been shortlisted for RIBA awards. Most recently, they have designed some high quality schemes across the most sensitive neighbourhoods in the city, including Castlefield and Ancoats. The proposed design is the product of an extensive and detailed iterative design process undertaken in close consultation with officers who have challenged the team throughout to deliver a building of the utmost quality for the city. Tim Groom Architects' emerging design for the building draws from the surrounding architectural context. The regular grid pattern of the building façade, alongside the placement of windows and other features, takes inspiration from the historic mill buildings nearby. The building's robust and solid, city centre feel is complemented by refined and rich architectural finishes. With entrances to the ground floor food hall from both River Street and Hulme Street, the House of Social building helps tie the First Street Masterplan (and particularly the area focused on St James Grigor Square) into the wider neighbourhood. The 10b building is stepped back to the south to maximise the distance from MacIntosh Mill and create an external food plaza allowing spill out from the ground floor food hall. An amphitheatre style seating terrace along River Street is reinforced with street trees and planting beds, creating a green link towards James Grigor Square. These features will complement the diverse architecture at First Street, including the contemporary pre-cast concrete and glass designs of Plot 9a and 10a and the fritted glazed towers of First Street South. Together these buildings will create a varied streetscape at First Street the captures three of the most prominent recent Manchester architectural practices.
A respondent queried as to why residential development could not be included on Plot 10 in order to provide activity all year round.	The Proposed Development is located within the Oxford Road Corridor and is less than a 10 minute walk from two of the largest university campuses in the UK. As such, the site is an ideal location meet and respond to the severe shortage of high quality, purpose built city centre student accommodation. The PBSA building will include a ground floor food hall accessible not only to student residents but also the wider public, providing alternative uses that benefit the wider community and contribute positively to the vibrancy of the neighbourhood throughout Monday to Sunday.

Topic	Response
	The PBSA will deliver a total of 576 bedspaces available to students at all levels of academia from undergraduates to post-graduate. As with the adjacent Vita Student to the north, Vita Student provide prospective tenants with a twelve month lease. As such, the PBSA will accommodate a student population across the full year, ensuring an active and vibrant community year round, as traditional residential property would.
Some respondents expressed that the increase in population would require the need for more local amenities, including a suggestion for a supermarket within the development.	The Site is located within the City Centre and is therefore well served by a number of local amenities and services. A number of key amenities including local supermarkets and places to eat are located in just a short 5 minutes' walk to First Street North, a 10 minutes' walk to Oxford Road or less than 15 minute walk into the heart of the City Centre. There is an existing supermarket to the north of the site, within First Street, and convenience stores both to the south (Budget store) and east (Co-op) Both buildings will include a range of internal amenity spaces including gyms / fitness suites, breakout spaces etc providing the buildings occupants with the benefit of satisfying some of their daily needs without having to leave the building. A 'Bring Me' secure and automated parcel hub is also being provided on the Site to allow safe and secure deliveries to be made within the area. The Proposed Development will also see the creation of a brand-new food hall which will be home to a number of well-known local food vendors across Greater Manchester. The food hall will be fully open to the general public throughout the week to provide an increased amount of amenity to the neighbourhood. This element of the Proposed Development was particularly welcomed due to the diversity of food and leisure options it could bring to First Street and also being a positive link between the student community, local residents and workers in the area. The socio-economic statement which has been prepared for the application has highlighted that alongside nearby committed development (sites under construction) the Proposed Development will lead to an increase in the demand for healthcare services. The new student population will likely be served by local healthcare facilities operated by the university rather than local facilities and that there is a forthcoming healthcare facility within Crown Street.
Some respondents expressed that an increase in student numbers would create a 'student village', pushing out professionals and businesses within the area and therefore queried whether there was sufficient demand within this location.	There is a continued and growing demand for high quality, purpose built, city centre student accommodation in Manchester, and the proposed development will be located within the Oxford Road Corridor meaning it will be less than a 10 minute walk from two of the largest university campuses in the UK. The location within the Oxford Road Corridor also places it in within walking distance of a variety of services and amenities including retail units, healthcare services and leisure activities. The scheme will support the growing economy in Manchester through supporting the ongoing growth and success of the higher education institutions which in turn help to create a diverse and highly-skilled local labour pool. More directly, the Proposed Development will create approximately 95 FTE (per annum) jobs during the construction phase and approximately of 30 FTE's once operational. Vita's plans for Plot 10b will introduce the group's pioneering new student accommodation brand: House of Social. Focused on high-end sharing apartments supported by great social facilities, House of Social caters to a growing demand among students for private rented accommodation in the city centre, and thereby seeks to relieve the pressures this demand currently puts on the local housing stock.

Topic	Response
	Manchester Metropolitan University is fully supportive of the Proposed Development, as set out in their letter of support submitted with this application. The University sets out that there is a shortfall of bedspaces and that First Street is ideally located to meet this need. Furthermore, the University also recognises the market demand for the House of Social product and which will help fit into the University's residential strategy. In addition, the University will have nomination agreements to 15% of the beds (85 beds) included in the scheme and which will be priced at an affordable point for students. Manchester Metropolitan University also go on to recognised that Vita have an excellent approach to student wellbeing and pastoral care. In addition, a detailed student need case has been prepared as part of the application and which demonstrates there is a need for this specific type of accommodation within Oxford Road Corridor. It highlights that Manchester Metropolitan University's student population witnessed positive growth of 10% over the past five years and that UCAS Acceptances to both universities increased by 20% between 2020/21 and 2021/22. Levels of undersupply in the market have been well-publicised, with both the University of Manchester and Manchester Metropolitan University unable to meet first year demand for bedspaces for the 2022/23 academic year. The demand-supply assessment indicates that there is a total demand pool of 51,220 students potentially requiring student accommodation at University of Manchester and Manchester Metropolitan University. Set against a current supply of 26,830 PBSA bedspaces, this suggests that there are 24,390 students unable to access to PBSA, equating to a student-bed ratio of 1.91 and indicating a clear need for new PBSA that is in close proximity to the higher education institutions. Through providing 576 bedspaces the Proposed Development would contribute 2.1% of the 26,830 bedspaces available in the 2022/23 academic year, representing a significant contribution to the growing issue.
Respondents had asked for clarification on the opening hours of the food-hall.	An Operational Management Plan has been prepared by House of Social for the food-hall element of Plot 10b which sets out the opening hours. The following opening hours have been proposed: Monday – Sunday: 08:00am – 1:00am All outside seating areas, however, will be closed at 21:30 to ensure noise is reduced and all outside furniture will be cleared into storage areas before 22:00.
Respondents were supportive in bringing forward a new food-hall as part of the development. Some respondents suggested that the vendors use sustainable products, provide a diverse selection of food options as well provide the opportunity to hire the space for events.	The food hall will have five independent kitchens, one central bar and coffee kiosk managed by House of Social. The vendors for the units have not yet been identified and therefore limited information is available on their offering. It is however envisioned that with five independent kitchens, a variety of food options will be provided, curated specially by Vita to support the sustainable operational aspirations. A Full Management Strategy will be refined at a later date which will provide further clarification on the opportunity for hiring the space for events.

Topic	Response
Plot 10	
Can more green space and trees be provided as part of development proposals?	High quality public space and streetscape has been key to the success of First Street. As the area around James Grigor Square and River Street takes shape, development on Plot 10 will enhance the surrounding streetscape, spreading the vibrancy of Tony Wilson Place southwards. The public realm proposed within Plot 10b has been designed holistically with the recently submitted application for Plot 10a to create a cohesive and seamless experience. The mix of uses proposed for Plot 10 will bring footfall and use across different times of day, while a number of improvements will help both buildings actively engage with the surrounding space. These include active frontages, landscaping (planting, seating and other amenities), new public space and pedestrian connections, street improvements and crossings. A public realm strategy has been prepared by Planit, the landscape architect in support of this Application. As part of the landscaping proposals delivered with Plot 10b, 15 trees are proposed to be planted within the red line boundary. This will therefore provide a significant increase in the overall biodiversity of the surrounding area whilst creating a more attractive setting. The proposals include a shared service yard whilst open for pedestrians to use, it is anticipated that the main pedestrian thoroughfares are along First Street and Wilmott Street. Nestled between the two buildings is an area of public realm, with simple paving, trees and planting to add colour, scale, and maximise the sites tree planting opportunities. Between 10a and 10b is an area providing opportunity to sit and dwell, and flexible spill out dining opportunities. A wayfinding totem will display information including a site map and directional arrows.
Respondents requested that soft landscaping should be provided to facilitate drainage/run-off in the area	The Plot 10b proposals have been designed to mitigate against any potential risk of flooding on or around the Site. A linear rain garden will run along River Street, filled with native planting and pollinator friendly species that will serve to slow run off. Details of this can be found in the landscaping strategy. A further mix of perennial planting, shrubs and trees are located throughout the development site. Further drainage will occur to the existing sewer system.
Impact on Heritage	A Heritage Statement has been prepared by Deloitte and has concluded that there a small number of instances of less than substantial harm on the surrounding heritage assets. This has been weighed up and mitigated through the public benefits derived from the scheme and is set out within the Planning and Tall Building Statement.
Concern that additional high rise buildings will exacerbate the issue of lack of sunlight received at No.1 First Street and Vita.	Throughout the pre-application stage nearby sensitive receptors within the surroundings including Macintosh Mill, Cambridge Mill, Chorlton Mill, City South apartments and James Grigor Square have been considered in respect of the potential impact in daylight and sunlight as a result of the Proposed Development.

Topic	Response
Request that the line of the sun is considered to maximise the amount of sun the area receives	At 14 residential storeys, the student accommodation block (Plot 10b) steps down from 10a creating a transition to the residential and historic buildings to the east. The building is around 24 metres lower than the maximum height envisaged in the SDF. The building has also been set back from Macintosh Mills to over double the distance of separation required by the restrictive covenant (the agreed restrictions on development within a certain distance). The upper floors are almost 24 metres away from the Macintosh Mills which is in excess of the 20m which the MCC Residential Design Guide (2016) suggests as ‘the norm’ for back-to-back distances. A Daylight and Sunlight Assessment has been undertaken by Proximity and is submitted with the application. The results have indicated that the most affected receptor is Macintosh Mill. Macintosh Mill will experience adverse impacts on daylight and sunlight amenity in all development scenarios. Overall, impacts to the other receptors appraised are, overall, considered to be acceptable. Whilst there will be an impact on Macintosh Mill, it is important to consider these in the context of its relationship with Plot 10, with the wider First Street masterplan, and development within the City Centre in general. Existing rooms served by these windows have both a low level of daylight and sunlight amenity, and as a consequence a heightened susceptibility to changes of mass in the surrounding area. In effect, even small changes in real terms are likely to result in moderate and high magnitudes of change. It is also important to note that that development of parcels of land currently free of massing, or occupied by building of low rise massing, is likely to have significant adverse impacts on daylight amenity of those neighbouring buildings in the immediate vicinity and directly overlooking these open parcels of land. As such, localised adverse impacts on daylight and sunlight amenity are not an unusual or uncommon effect of development undertaken with the aim of realising the vision set out in within Manchester City Centre and in Council’s adopted planning policy.
Respondents queried how construction impacts will be managed	Chapter 5 of the ES sets out the proposed construction methodology and expected programme for the development of Plot 10b. A specific construction management plan has been produced separately for 10a. These have been fully coordinated with both construction contractors and applicants. Any impacts on amenity during construction will be temporary in nature. Mitigation will be implemented in line with the recommendation set out by the noise and air quality assessments that have been prepared according to the relevant legislation and guidance. The construction programme for Plot 10b will span a period of approximately two and a half years. The construction programme has been based on normal construction working hours in line with Manchester City Council guidance to protect residential amenity. Construction activities will be managed in accordance with the relevant guidance and legislation.

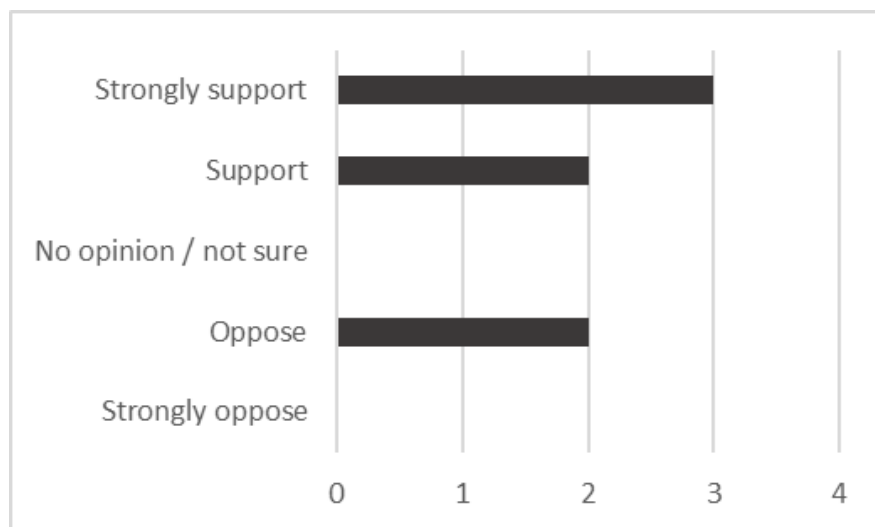
Topic	Response
	All construction vehicles will arrive/depart at suitable times and will not significantly impact on the local highway network or local residents. The Site will be primarily served from River Street. It is envisaged that deliveries will arrive via Medlock Street, through River Street and on to River Street. Traffic will leave via Hulme Street east, through Cambridge Street and onto the Mancunian Way as applicable, creating the most efficient and least disruptive route. The majority of deliveries will be programmed to arrive during normal working hours only. Care will be taken when unloading vehicles to minimise noise and delivery vehicles will be routed so as to minimise disturbance to local residents. These delivery vehicles are to be prohibited from waiting within or in the vicinity of the Site with their engines running. Construction parking will also be suitably identified and managed to minimise impacts as far as possible. There will be a limited number of visitor and key staff parking within the future construction compound area. Site personnel will be encouraged to utilise the extensive public transport options available to them. Any personnel who have to attend by car will be asked to avoid parking in residential areas and instead utilise nearby formal carparking areas. The Principal 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. The contractor will also be required to adhere to the Considerate Contractors initiative. An Air Quality Assessment has been prepared by Cundall in support of this application which has concluded that there is nearby receptors that may be susceptible to dust effects. However, with appropriate mitigation measures implemented, it was concluded that the construction effects of the Proposed Development would be not significant. A Noise and Vibration Assessment has been undertaken by Cundall in support of this application which has concluded that the effect of demolition and construction traffic noise is anticipated to be minor and vibration negligible. However, mitigation measures have been considered to include low noise options, noise attenuation techniques and carrying out certain activities during agreed hours of the day.
Concern that plans look ‘car dominated’ and suggestion that cycle lanes be added throughout the site Desire for more information regarding how cycle access is being provided	The Proposed Development is car free, with no parking proposed. The generous public realm surrounding the site include pedestrian only routes through First Street, and improves the appearance and pedestrian experience of the existing roads. The Site is located within an area that that is well served by existing cycling infrastructure which enables safe journeys to be made by cyclists to a wide number of areas across the City Centre and beyond. Plot 10b will encourage travel by bike and provide 88 secure cycle parking spaces, including 12 additional visitor stands within the public realm. In addition, House of Social will offer bikes free of charge for students, kept within the cycle store, to use on a regular basis as well as the students being able to store their own bikes within the secure cycle stores.

Topic	Response
Concern over the way in which enhanced routes and connections will be achieved based on proposed plans Request that pedestrians be prioritised over vehicles on River Street as well as safe crossings and filtering to prevent site being used as a cut through	The Proposed Development will include a number of measures to improve the overall pedestrian experience. Both buildings will be jointly served by a dedicated service area located in between and accessed only by delivery / refuse vehicles. This will help to centralise deliveries into one location and reduce the any impacts to residential amenity. The chosen layout and orientation of the two buildings has enabled the reinstatement of First Street, allowing for a level through route for pedestrians and cyclists between First Street North and First Street South which is currently blocked off. Additionally, another through route will also be provided in between the two buildings that will provide new public realm which will be supplemented with new planting and opportunities for seating. One respondent questioned whether the main access point to the Q-Park be moved to the North/South part of River street to allow for the East/West part of River St. to be closed to general vehicle traffic. However, this is currently beyond the remit of the planning application.

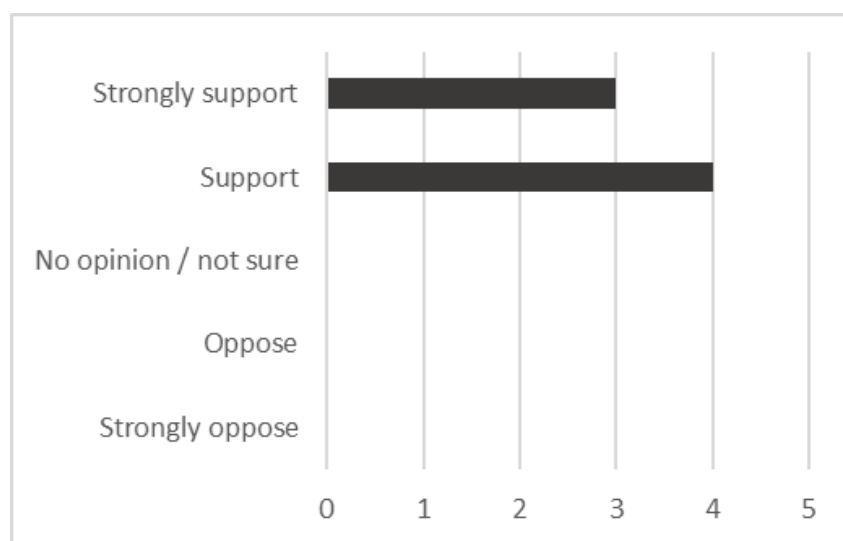
Phase 2 – Detailed Proposals

- 3.10. Following the first phase of the stakeholder and public consultation process, formal feedback was collected and was used to amend the design proposals in light of the comments received from respondents for each of the plots coming forward as part of the Proposed Development.
- 3.11. The second round of public consultation for the updated detailed design proposals for Plot 10 was held between 26 October 2022 and 11 November 2022. The majority of the responses gathered by the consultations were supportive of the updated design proposals and respected the efforts to reflect their comments in the design process.
- 3.12. The material presented online provided an updated design proposal for each of the buildings coming forward at Plot 10. This information was supplemented by a range of questions with regards to public perception on each of the buildings including the opportunity for detailed written comments. For Plot 10b, early stage details of the building were presented including photo-realistic images, which showed the design intent and materiality of the building were included.
- 3.13. As part of this the consultation webpage updated to provide respondents with the ability to view the detailed proposals online and submit comments via a feedback form. Prior to the launch of the updated consultation webpage, consultation postcards was distributed on 24 to 26 October to all residential and business addresses located within an agreed distribution area of approximately 4247 addresses. In addition, an invite was also sent directly to the Chair of the Macintosh Village Residents Association on 2 November 2022 to pass onto local residents in Macintosh Village, and the consultation was also publicised on the 'First Street MCR' social media profiles. An invitation was also sent directly to Zenith Property Management on 2 November 2022.
- 3.14. The A5 sized postcard introduced the proposals and directed recipients towards the consultation website to find out more and provide their feedback, via the dedicated online feedback form or by email. The consultation postcard is provided as **Appendix 2**.
- 3.15. The postcard also promoted the physical consultation events which took place on 1st November and 3rd November 2022. A total of 11 boards were set up to outline the proposals and the project team were in attendance to answer any queries raised. A total of 6 people attended the first drop-in event while 1 attended in the second.
- 3.16. 7 completed feedback forms were submitted during the consultation period: 4 were submitted online and 3 hardcopy forms were submitted at the consultation events. These responses are set out overleaf:

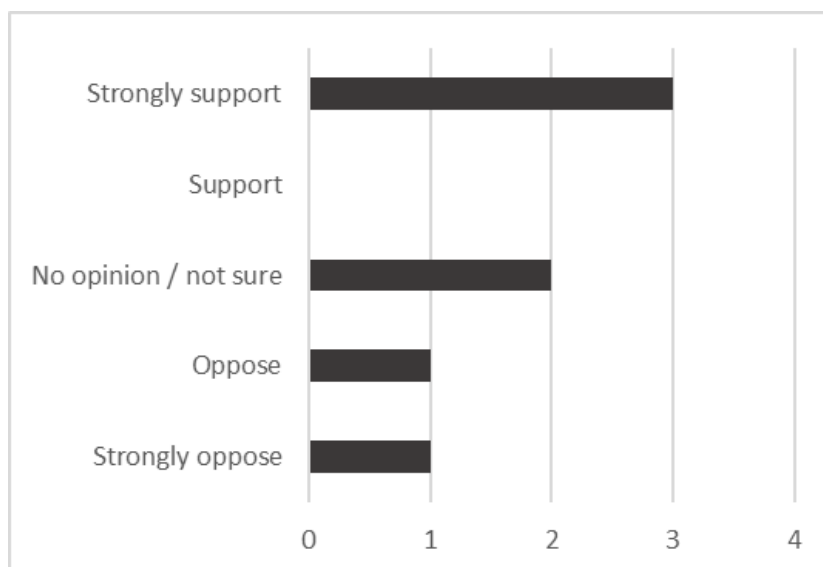
1. What are your views on our overall vision for Plot 10, First Street?



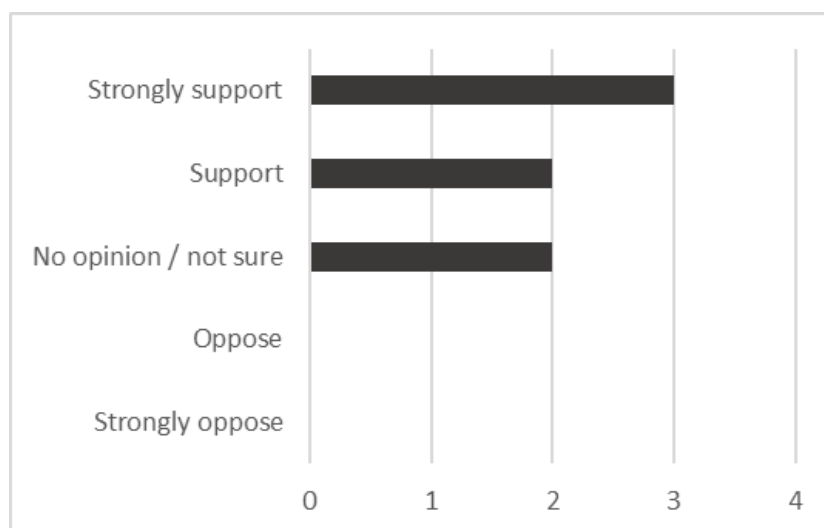
2. What are your views on our plans for a new ground floor food hall which is open to all?



3. What are your views on our plans to provide high-quality, purpose-built student residential accommodation to help ease the pressure on Manchester's mainstream housing market?



4. What are your views on our proposed improvements to the streets and spaces surrounding Plot 10, including new areas of public space?



- 3.17. In addition, the questionnaire included the question, *“Do you have any specific comments about our proposals which you would like us to consider before we submit our planning application?”*. The comments received to this question during the second stage of consultation revolved around similar themes to the first phase of consultation including concerns over increased numbers of students in the area, local amenity and demand for office space. A response to these themes has been provided in **Table 3.1** above.

4. Summary and Conclusions

- 4.1. Consultation has been undertaken in accordance with the requirements of national policy (the Localism Act and the NPPF) and Manchester's Statement of Community Involvement. The Proposed Development forms one of the final plots to be delivered with First Street and as such presents an exciting opportunity to achieve the ambitions set out within the First Street SDF. The engagement strategy has focussed on a wide range of consultees including residents, nearby landowners and occupiers.
- 4.2. To keep all interested parties up to date, the Proposed Development has been the subject of pre-application consultation with numerous organisations. This has involved the use of a number of consultation methods to engage effectively with the Local Planning Authority, local landowners and businesses, Ward Councillors, Greater Manchester Police, adjoining owners, other Statutory Consultees, and non-Statutory Consultees to identify and consider relevant issues prior to the submission of the application for Planning Permission.
- 4.3. A number of constructive responses were received from the local community during the consultation period and the main issues raised have been directly addressed within this Statement and where relevant have been incorporated into the final proposals. The Proposed Development and will support the ongoing economic development and physical regeneration of this regeneration area.
- 4.4. Moving forward with the project, the Applicant is committed to ensuring continued engagement with the consultation process, via the formal statutory planning procedure managed by the Local Planning Authority. Subject to planning permission being granted, the Applicant will continue to engage with the local community over the course of the construction and operational phases of the development.

Appendix 1 - Site Location Plan



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Appendix 2 - Consultation Leaflets



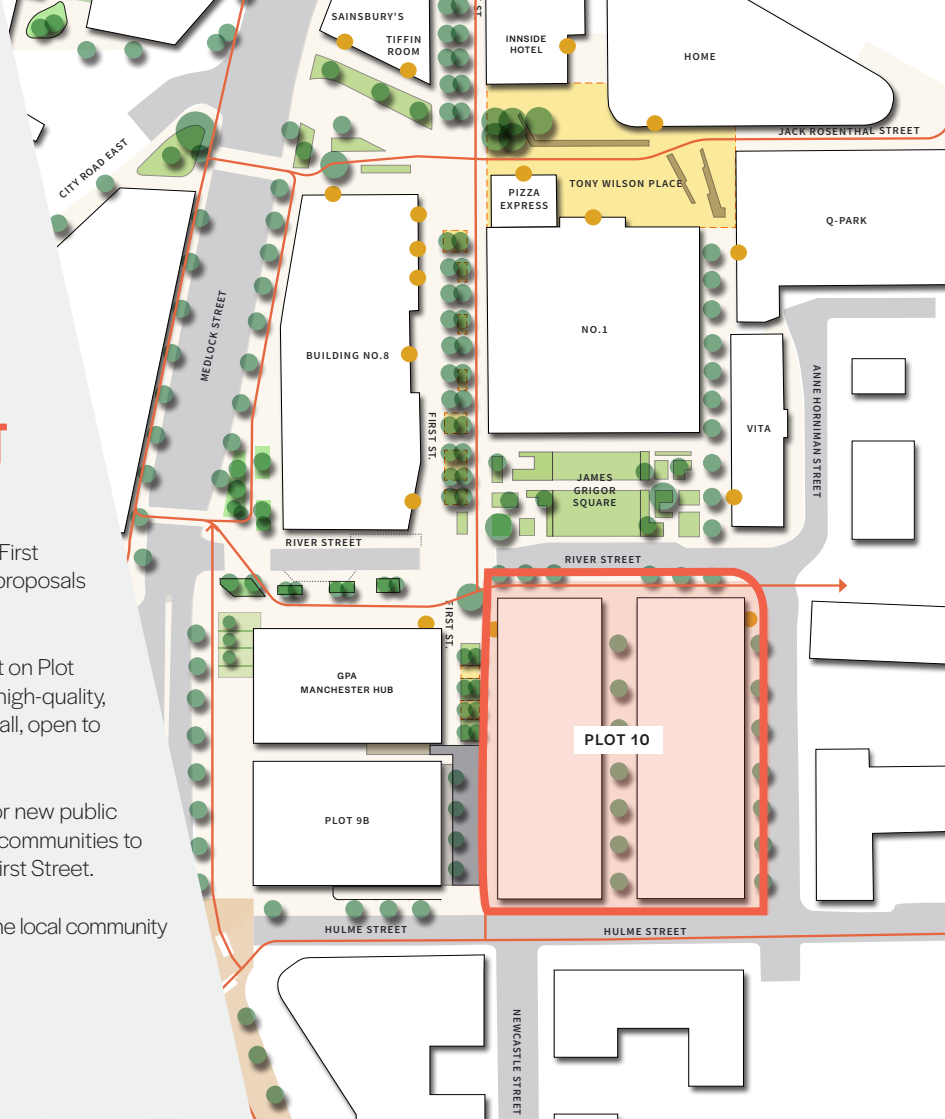
HELP US SHAPE THE NEXT PHASE OF DEVELOPMENT AT FIRST STREET, ON PLOT 10.

Building on the success of placemaking and regeneration at First Street so far, Ask Real Estate and Vita Group are developing proposals that will kickstart the next phase of development.

Our early ideas for commercially-led, mixed use development on Plot 10 include a next generation sustainable office building and high-quality, purpose-built student accommodation. A ground floor foodhall, open to residents and the public, will add to the vibrancy of the area.

This next stage of development brings wider opportunities for new public space and connections, connecting Tony Wilson Place with communities to the south and east for the first time and bringing new life to First Street.

As we develop our proposals for Plot 10, we want to hear from the local community about these opportunities and your views on our early ideas.



COME ALONG TO ONE OF OUR EVENTS AND GET INVOLVED.

We're holding two workshop events to hear your views and ideas around the next stage of development at First Street.

We'll be holding these drop-in events in Tony Wilson Place (outside No.1 First Street), so why not come down and talk to the team.



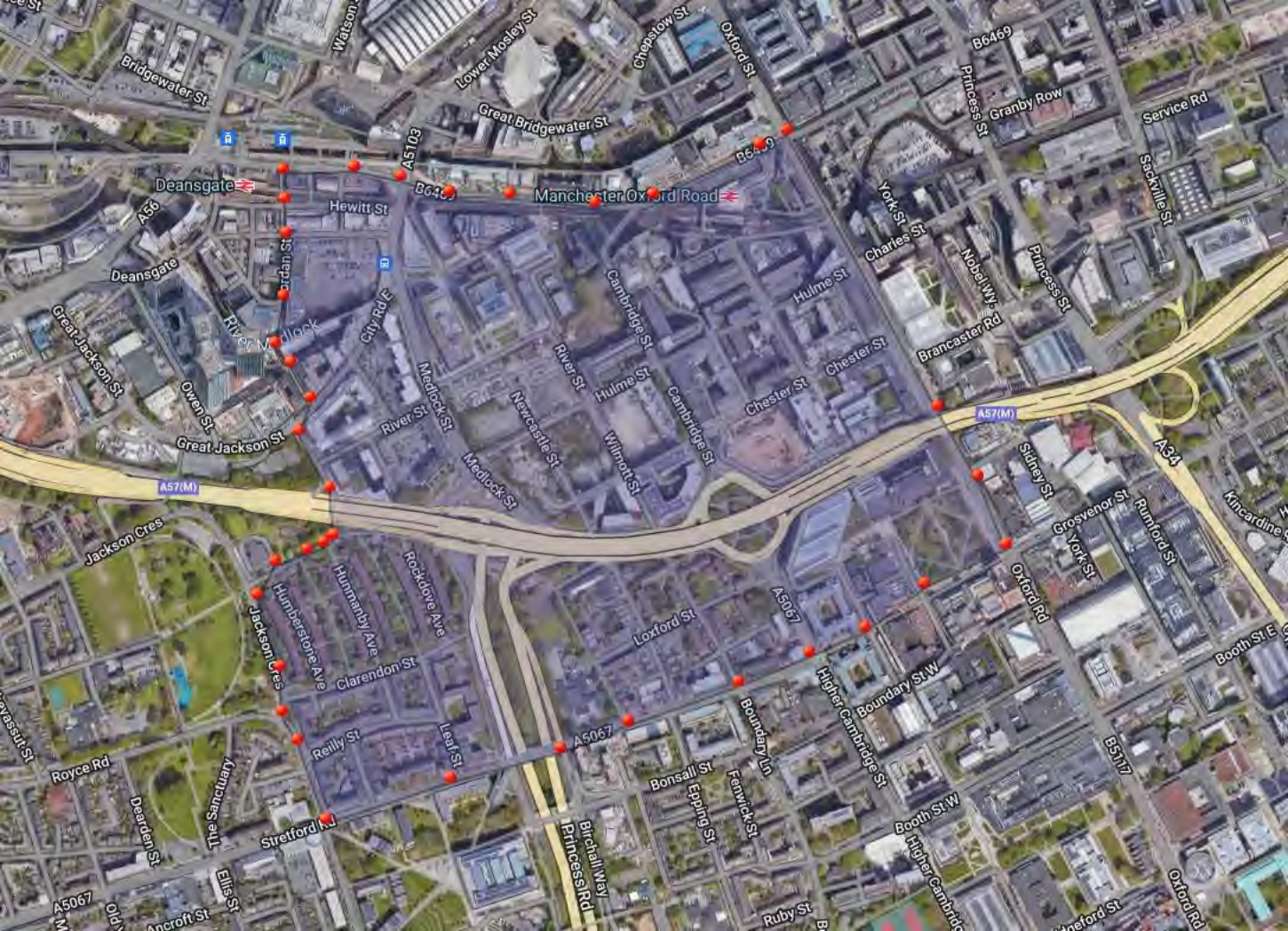
Tony Wilson Place, First Street

- **Thursday 1 September**, from 12pm to 2pm
- **Tuesday 6 September**, from 4pm to 6.30pm

If you're not able to attend any of these events, don't worry. You'll find the information presented there on our website.

For more information on our proposals and how to get involved, head to www.firststreet-plot10.co.uk

Appendix 3 - Consultation Boundary



Appendix 4 - Consultation Webpages / Brochure

Development on Plot 10 also brings the opportunity to hugely improve the public realm, the quality public space between the buildings that binds First Street together.

This means better realising the vision of any vision plan in the north end of the ward area, including opening the connection to the south end as, for the first time.



Source: Cambridge City Council, the First Street proposals

PROPOSALS

Our proposals for commercially-led, mixed use development on Plot 10 include a next generation sustainable office building and high-quality, purpose-built student accommodation. A ground floor food hall, open to both residents and the public, will add to the vibrancy of the area.

BEST IN CLASS SUSTAINABLE OFFICE DEVELOPMENT



City Centre Hub, 100% green building, 100% sustainable

First Street's success as a commercial area has been founded on delivering highest quality office space in an accessible, central location and at a competitive price point.

But the commercial offer to new occupiers needs to continually evolve and adapt to stay at the forefront.

From No.1 First Street through to No.8 and the recently approved building 11a, one new office building at First Street has helped push the envelope in terms of sustainability and environmental performance.

As a result, the proposals for Plot 10 reflects this drive to remain at the leading edge, with the ambition to deliver next generation sustainable office space at First Street, designed to the highest standards of environmental performance and sustainability. A Design for Performance (ADER) rating of

5.5 stars is targeted. (NAECRE is a credible, reliable system for rating the energy efficiency of office buildings).

Jon Matthews Architects working design for the 18 storey building will contribute to the emerging street scene on this part of First Street.

PURPOSE BUILT STUDENT ACCOMMODATION



Jon Matthews Architects working design for the 18 storey building. Architectural Photo by Jon Matthews Architects

An evolving mix of uses has been key to First Street's success, helping it adapt to a changing market. Vita's student residential development on Plot 10b will make a positive contribution to First Street, complementing the commercial offer.

First Street is already home to some of Manchester's best student accommodation. Vita's student residential accommodation at 15, 16 and 17, 18 First Street is already a key feature of the area. A student development with excellent levels of student satisfaction, this building makes an important contribution to the mix of uses at First Street.

What's more, Plot 10b will introduce the group's pioneering new student accommodation concept **House of Social**. Focused on high-end sharing apartments supported by great social facilities, House of Social caters to a growing demand among students for private rented accommodation in the city centre, relieving the pressures the demand currently puts on the local housing stock.

The Group's elegant design for this building responds to the surrounding context of First Street and Hulme Street, taking inspiration from the historic mill buildings nearby.

On the ground floor of the student residential development, a foodhall will help support and diversify First Street's distinctive offer, extending the vibrancy of Tony Wilson Place southwards.

Covering an area around the size of Market Street, this new foodhall will be open to all, connecting Whitworth Street and First Street.

This ground floor use and public realm improvements would create new linkages to Hulme and Macclesfield Village, building on the vibrant local life.

A new amenity space to this part of the city will attract footfall from residents from Deansgate Square and Green Jackson Street, Knut Mill eastwards through to Circle Square and The Colonnade Road Car Park.

GROUND FLOOR FOOD HALL



Group working design (Illustration)

Our second phase of consultation is now closed. This consultation was open from Wednesday 28 October to Friday 11 November 2022.

We held two drop in events as part of this first stage of consultation. [Click here to view or download the information presented at these events.](#)

For any other queries or questions, please contact info@firststreet-plinford.co.uk.

FIRST PHASE OF CONSULTATION

Our first phase of consultation was open from Thursday 25 August until Monday 12 September 2022. This consultation is now closed.

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Appendix 5 - Consultation Boards

SHAPING THE NEXT PHASE OF FIRST STREET.

AS WE DEVELOP OUR PROPOSALS FOR THE NEXT STAGE OF DEVELOPMENT AT FIRST STREET, WE WANT TO HEAR YOUR VIEWS ON THE OPPORTUNITIES WE'VE IDENTIFIED AND YOUR IDEAS FOR WHAT FIRST STREET NEEDS.

Building on the success of HOME and the other uses around Tony Wilson Place, Ask Real Estate has partnered with Vita Group to develop proposals for the land south of James Grigor Square, known as Plot 10. The proposals will accelerate completion of the commercial heart of the First Street area, stitching together this part of the city.

We have prepared this exhibition and workshop to share with you our plans for a new mix of uses and layout for Plot 10, and to understand your views on how the proposals can best interact with and support the local community through public spaces, routes around the area and vibrant uses.

For more information on how to get involved, talk to one of our team or head to www.firststreet-plot10.co.uk



FIRST STREET
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ask

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Vita is a developer on a mission to create environments in which people can flourish. Our approach to creating new properties goes far beyond the typical bricks and mortar approach. We look at behaviours, trends, and new technologies to shape and create new products and services through brands such as Vita Student and House of Social. It's why we're constantly evolving our product offer to reflect new audiences, new demand, and new ways of thinking.

WELCOME TO FIRST STREET: OUR 15 YEAR REGENERATION STORY.



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The successful transformation of First Street is the result of the delivery of a clear strategy, led by Ask Real Estate and delivered through collaboration with several committed partners.

The blueprint for development has been clearly laid out by Manchester City Council through several iterations of a Strategic Development Framework (SDF), starting in 2007. Updates in 2012, 2015 and 2018 ensured that the Framework continued to evolve in relation to successful delivery, market demands as well as new priorities, such as the transition to a low carbon economy.

Today, the vision for First Street is well on the way to being realised. Construction is getting underway to create a sustainable new office building on Plot 9a and Downing have started work on their new concept co-living development south of Hulme Street and Ask will start works on the Plot 9A office imminently.

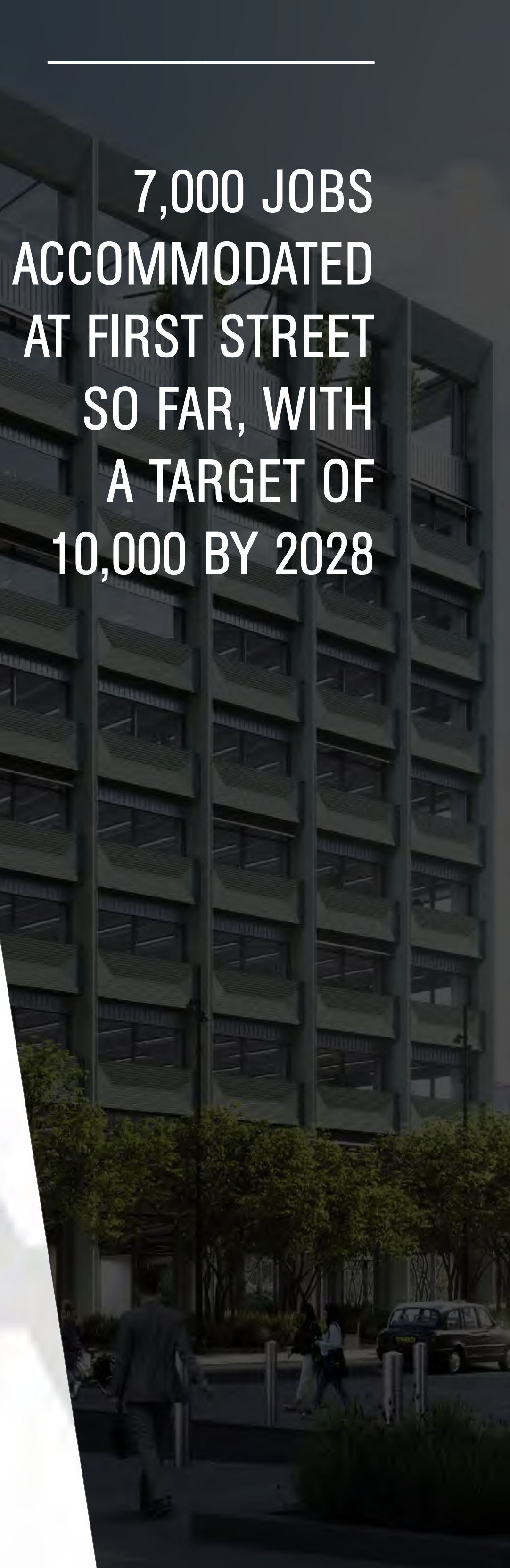


No. 8 First Street



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7,000 JOBS
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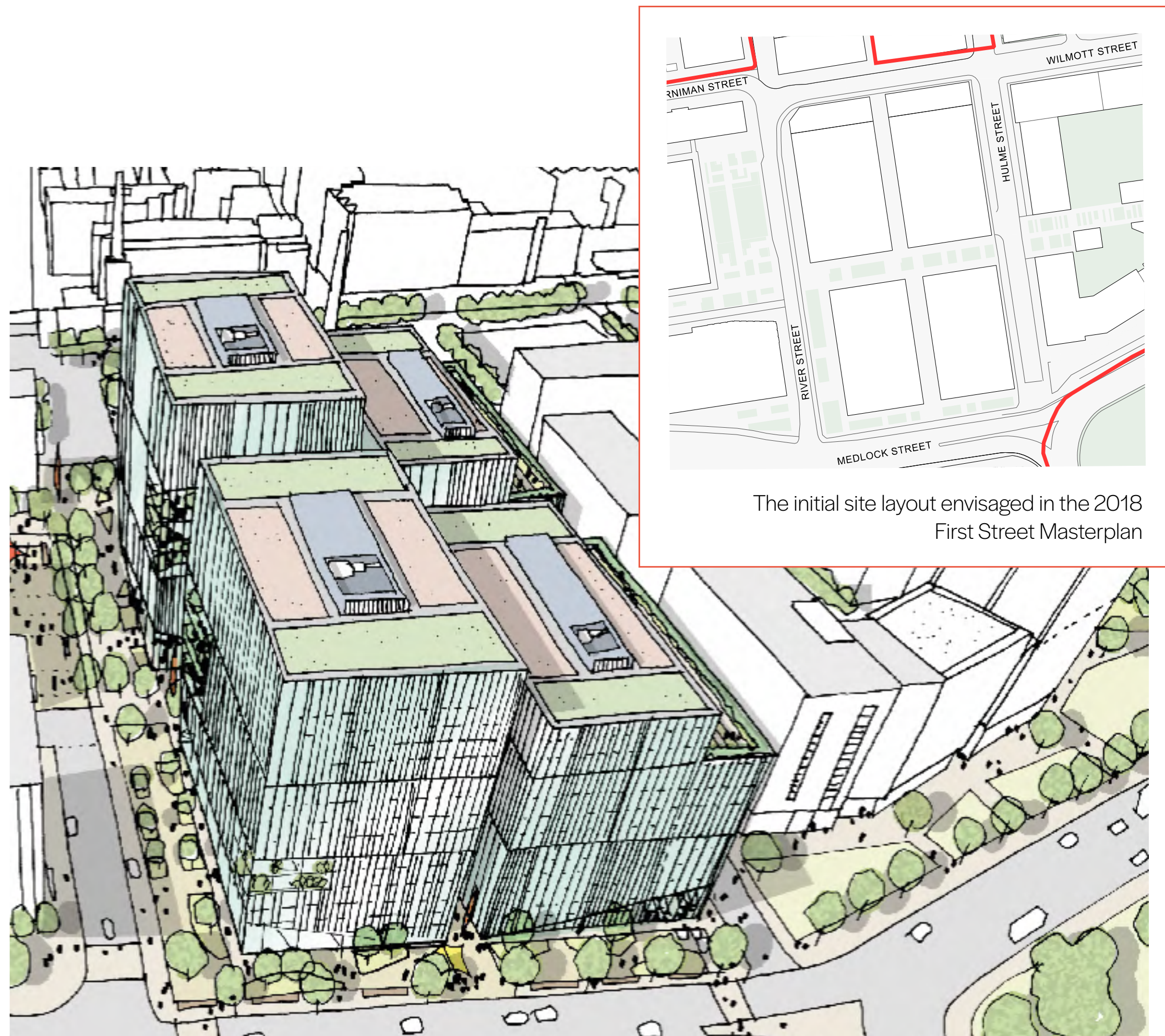
INTRODUCING PLOT 10.

AS FIRST STREET CONTINUES TO TAKE SHAPE, OUR PROPOSALS FOR THE SITE WILL INCLUDE COMMERCIAL-LED, MIXED USE DEVELOPMENT ON PLOT 10 TO KICKSTART THE NEXT PHASE OF REGENERATION.

Plot 10 is just behind No.1 First Street and James Grigor Square; the site bounded by Hulme Street, River Street and Newcastle Street.

This plot was first outlined in the 2012 update to the First Street SDF, as part of the Central development zone. The vision for this area, the “commercial heart” of First Street, has been further refined in subsequent updates.

The buildings on Plot 10 have been re-orientated from that envisaged in 2018 to create more choice in the type of office space available and support a new mix of uses on Plot 10 without diluting the commercial office focus of the area. The new layout and mix of uses will allow the buildings to respond more sensitively to surrounding uses.



Illustrative sketch showing the layout and potential building heights envisaged by the 2018 Framework.



Indicative re-orientation of Plot 10 plots

In response to the demand identified for offices in a highly sustainable and commercially attractive location, the 2018 update to the SDF allows for commercial office development on Plot 10, up to 17 storeys in height.

This scale and density reflects the emerging townscape of the area, as well as creating a powerful visual and functional connection between the edge of the city centre and its core.

Plot 10 is an important development opportunity site within the Oxford Road Corridor, an area extending from

Oxford Road into the city centre and encompassing a unique range of education, business and cultural institutions. Corridor Manchester’s Strategic Vision for 2025 sets out the ambition for this area to be:

“Manchester’s cosmopolitan hub and world-class innovation district, where talented people from the city and across the world learn, create, work, socialise, live and do business; contributing to the economic and social dynamism of one of Europe’s leading cities.”

A BEST-IN-CLASS SUSTAINABLE NEW OFFICE.

AT FIRST STREET, OUR COMMITMENT TO SUSTAINABILITY HAS BEEN CLEAR FROM THE START. IT'S PART OF WHAT MAKES US STAND OUT.

First Street's success as a commercial area has been founded on delivering highest quality (Grade A specification) office space in an accessible, central location at a competitive price point, attracting new occupiers and job opportunities to Manchester.

But First Street's offer needs to evolve and adapt to stay at the forefront, particularly as Manchester recovers from the COVID pandemic and seeks to meet the challenge of climate change head-on.

Ask Real Estate's early-stage proposals for Plot 10 reflects this drive to remain at the cutting-edge, with the ambition to deliver a next generation sustainable office building at First Street.

NABERS 5.5* is a measure of the energy efficiency and environmental performance of the building in use (from NABERS UK, an adaptation of the successful National Australian Built Environment Rating System). This cutting-edge provision would strengthen the competitive position of First Street and help it to stand out to potential occupiers in the Manchester market.



Visualisation of office space at No. 9a First Street

At First Street, we are committed to playing a pro-active role in driving positive change in our local neighbourhoods, as well as playing our part in a wider vision to become a carbon neutral, climate - resilient city region.

At the heart of this is Sustainability 1st, our very own action plan aligned to Manchester City Council's Climate Change Framework to become Zero Carbon by 2038. This plan is driven by a committee formed in summer 2018 with members from occupiers on site.

The 2038 Net Zero Carbon target aligns with the aspirations in the First Street SDF and targets for the city as a whole.



Green space at James Grigor Square

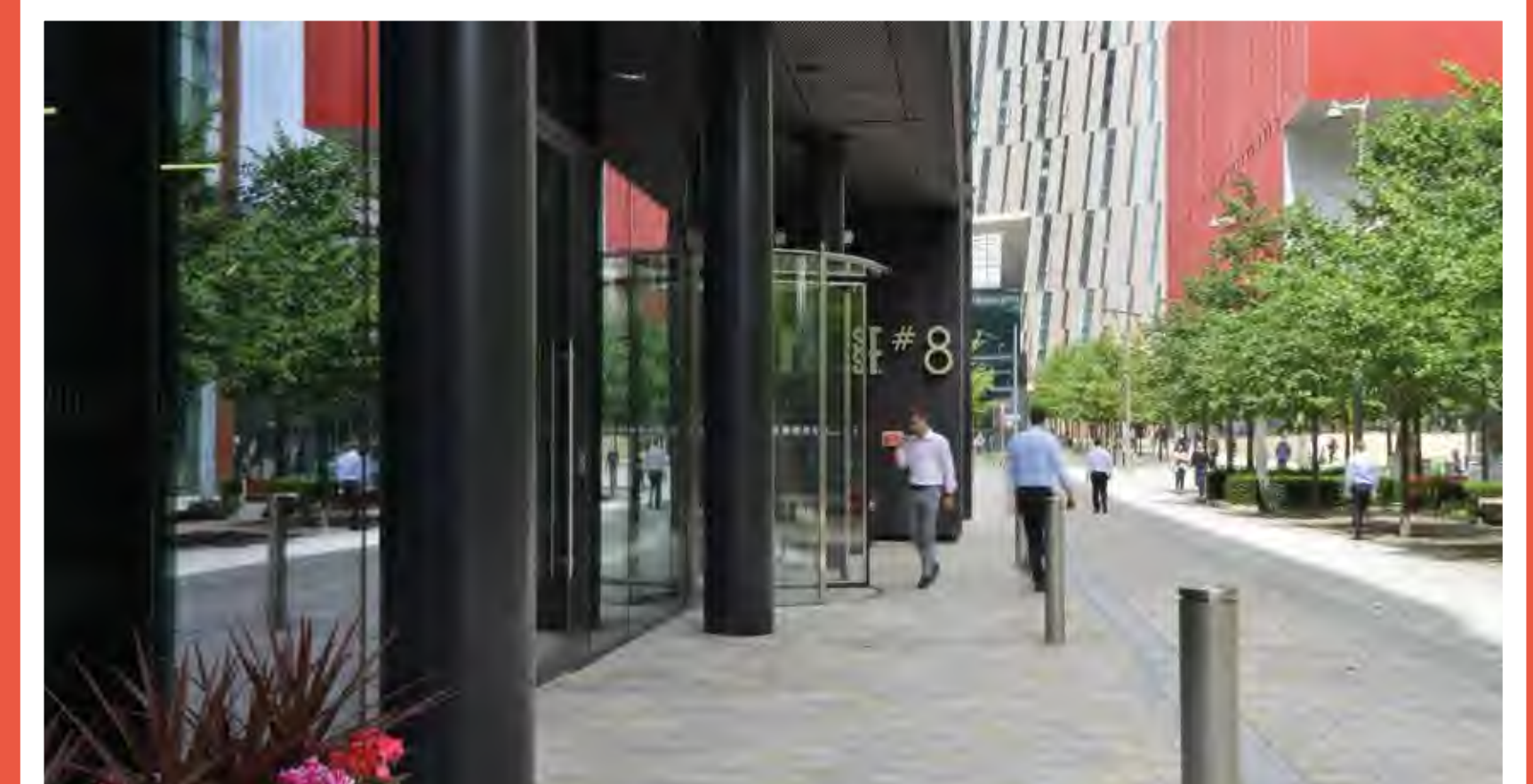
The emerging proposals for Plot 10 will build on First Street's history of sustainability and innovation, attracting a range of high value occupiers post construction.

No.1 First Street was Manchester's first office building to achieve BREEAM "Excellent" rating post construction in 2010. It is fully let to major national and international occupiers including Auto Trader, Jacobs and Ford Credit Europe.

No.8 First Street completed in 2019. The building delivers BREEAM Excellent office accommodation with unrivalled 26,000 sq. ft floorplates and generous winter gardens. No.8 is fully let, with occupiers including ODEON, WSP, Lonza and Willis Towers Watson.

Building 9a will further push the envelope by demonstrating best-in-class sustainable credentials, both in construction and operation, through its targeted NABERS 5.5* rating. 9a is subject to a live planning application and is fully pre let to a major public sector occupier.

The Plot 9a development will deliver Grade A office floorspace with access to winter gardens and roof terrace, yoga/gym space and market leading cycle provision, providing an offer that targets post pandemic occupational demand.



No. 8 First Street

A NEW FOOD HALL AT THE HEART OF THIS BUSTLING COMMUNITY.

ON THE GROUND FLOOR OF THE STUDENT RESIDENTIAL DEVELOPMENT, A FOODHALL WILL HELP SUPPORT AND DIVERSIFY FIRST STREET'S DISTINCTIVE OFFER, EXTENDING THE VIBRANCY OF TONY WILSON PLACE SOUTHWARDS.

Covering an area around the size of Mackie Mayor, this new food hall will be open to all, activating Wilmott Street and River Street.

The food hall is key to Vita's innovative House of Social concept for student residential development (see the following board). House of Social combines the elements of city living residents love, which bring communities together and provide a change of scene to inspire the mind.



Food hall precedent image



Public realm at Tony Wilson Place



Public realm at First Street

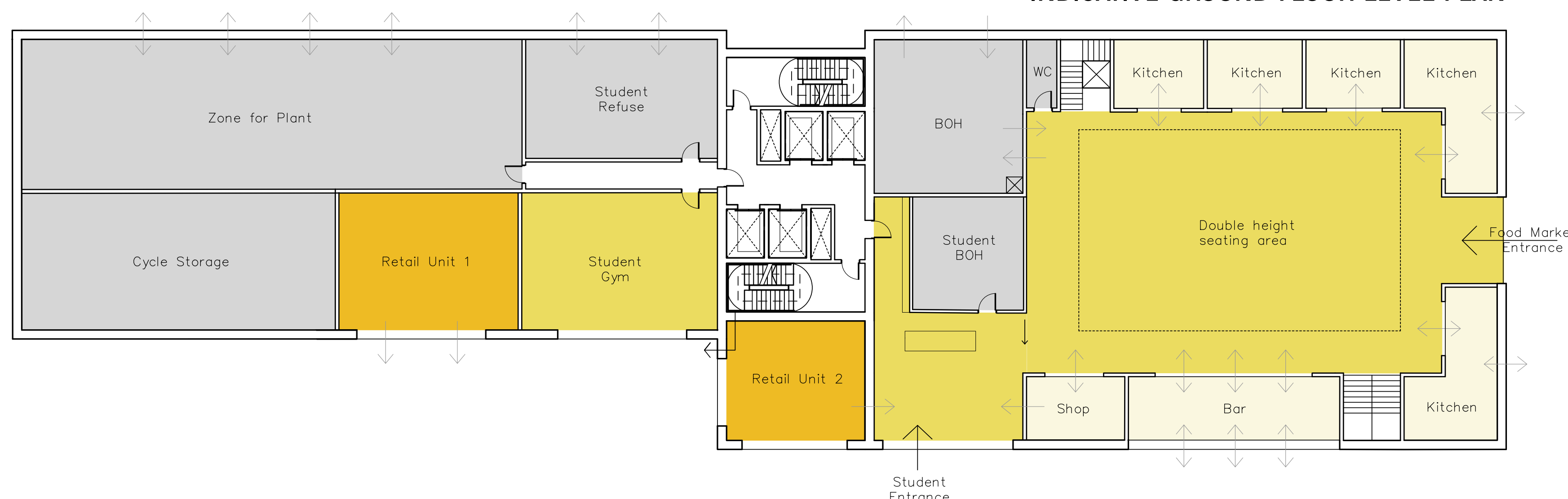
OPENING UP FIRST STREET THROUGH PUBLIC REALM AND CONNECTIONS

While this ground floor use will help activate the surrounding streets, development on Plot 10 also brings the opportunity to largely complete the public realm: the quality public space between the buildings that binds First Street together.

This means better integrating the thriving Tony Wilson Place to the north into the wider area, including opening the communities to the south and east for the first time. This would include creating new linkages to Hulme and MacIntosh Village, building on the vision in the SDF.

A new asset to this part of the city will attract footfall from residents from Deansgate Square and Great Jackson Street, Knott Mill eastwards through to Circle Square.

INDICATIVE GROUND FLOOR LEVEL PLAN



VITA'S NEW CONCEPT IN STUDENT ACCOMMODATION.

AN EVOLVING MIX OF USES HAS BEEN KEY TO FIRST STREET'S SUCCESS, ALLOWING IT TO ADAPT TO A CHANGING MARKETPLACE AND MEET WITH OCCUPIER DEMANDS. VITA HAS BEEN AN IMPORTANT PART OF FIRST STREET FOR ALMOST 10 YEARS, COMPLEMENTING THE COMMERCIAL OFFER OF THE NEIGHBOURHOOD.

Vita Student marries best-in-class amenities such as co-study suites, gyms and social facilities with outstanding services supporting our residents' well-being, community and future careers. This is built on an unwavering commitment to quality design and fantastic management.



Vita's First Street student accommodation at 13 Jack Rosenthal Street



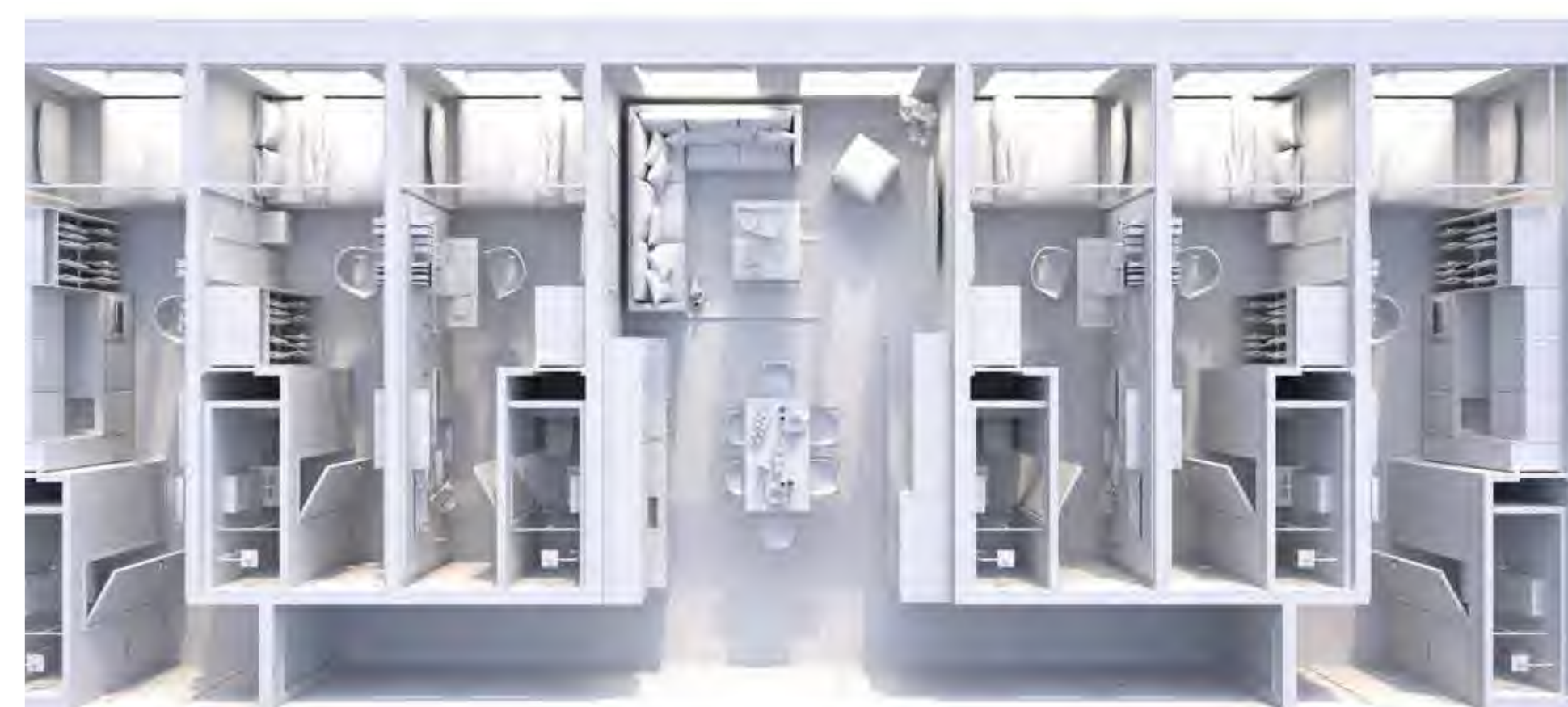
HOUSE OF SOCIAL

First Street is located within the Oxford Road Corridor, the City Council's preferred location for new student accommodation in the city centre. With fantastic connections to the city's major universities, Plot 10 is the perfect location for Vita to launch their latest student concept.

Vita has identified a large and growing cohort of students seeking to live in their own mainstream residential apartments in the City Centre. This is part of a wider pattern, which is reducing choice and driving up rents, making it harder for residents to access city centre homes.

To understand this demand better, Vita undertook focus groups with students to understand why they were choosing private rentals over student accommodation. They heard that students want to live in the city centre but that current purpose built accommodation does not provide for those that want to share with a smaller number of friends and enjoy the benefits increasingly provided by private rental apartments, such as gym and co-work space.

House of Social was a born out of this feedback. The accommodation will deliver around 600 student bedspaces within 4 and 6-bed apartments, designed specifically to cater for students who want the quality and support networks synonymous with Vita, but in smaller private rental style apartments. In doing so, Vita wants to draw students out of mainstream residential accommodation, freeing these up for Manchester's residents.

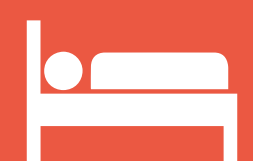


6 bed apartment layout

Ground floor food and drink destination



4 and 6 bedroom sharing apartments



Fitness suite, cycle parking and supporting uses



SHAPING THE NEXT PHASE OF FIRST STREET.

ASK REAL ESTATE AND VITA GROUP RECENTLY INTRODUCED THEIR PLANS TO KICKSTART THE NEXT PHASE OF REGENERATION AT FIRST STREET THROUGH COMMERCIALLED, MIXED USE DEVELOPMENT ON PLOT 10.

In our first stage of consultation in August and September, we asked to hear your views on our early ideas for Plot 10 and the wider opportunities for future development at First Street.

Our plans have continued to take shape since then, taking on board your feedback. In this next stage of consultation, we're sharing more detail on the updated plans, including the emerging designs of the two buildings. We plan to submit our planning application by the end of this year. But before we do so, we're keen to hear your views on our updated plans.

This next stage of consultation will be open until Friday 11 November 2022. For more information on how to get involved, talk to one of our team or head to www.firststreet-plot10.co.uk.



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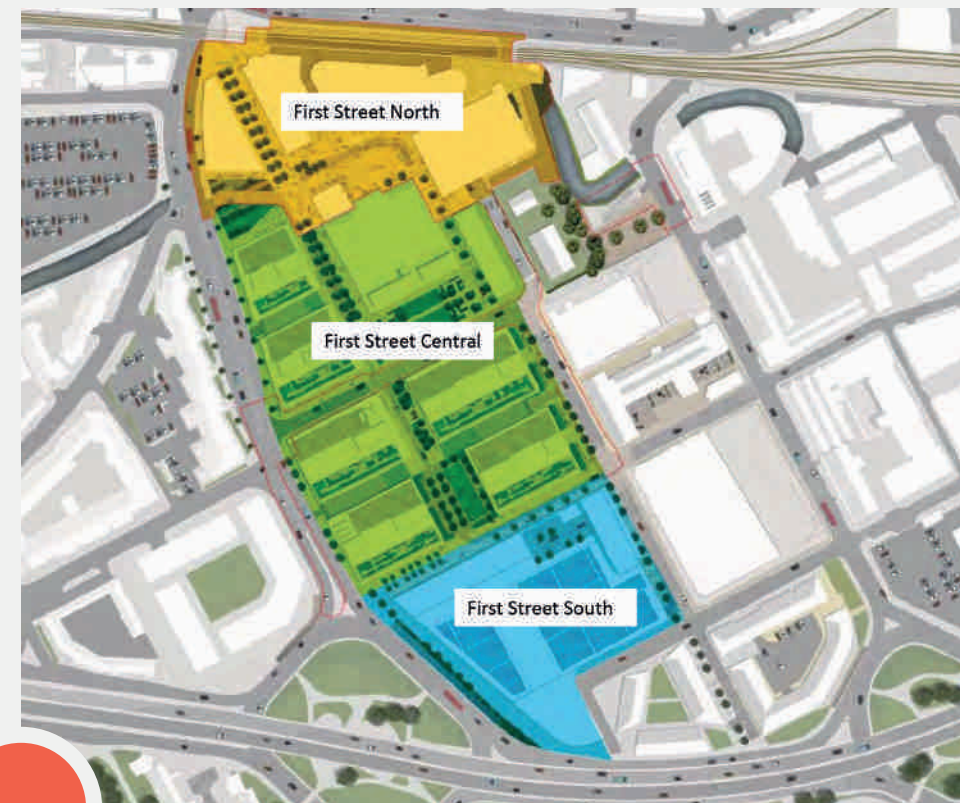


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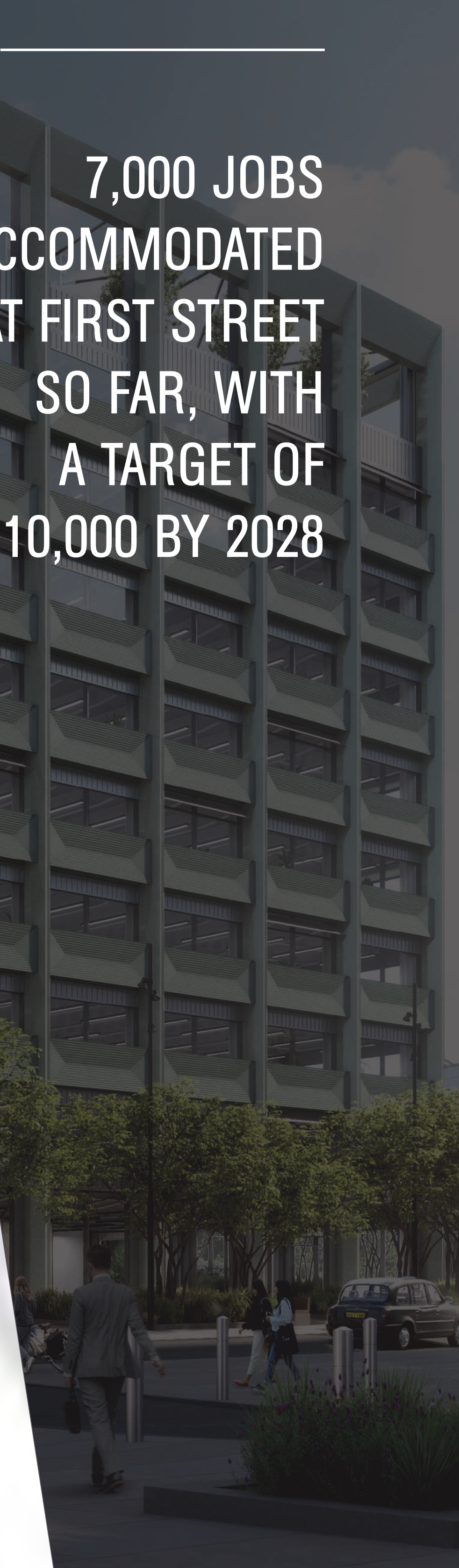


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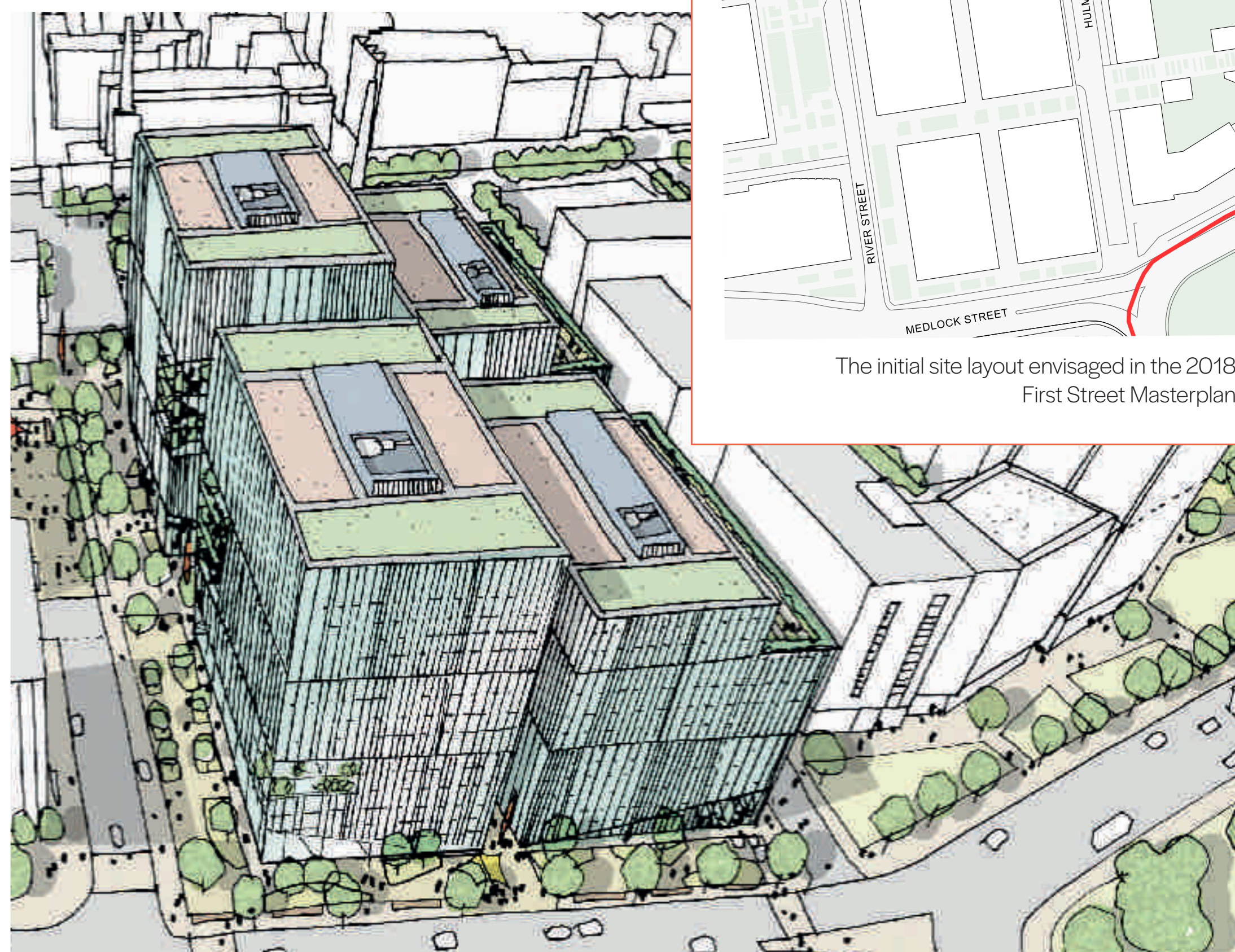
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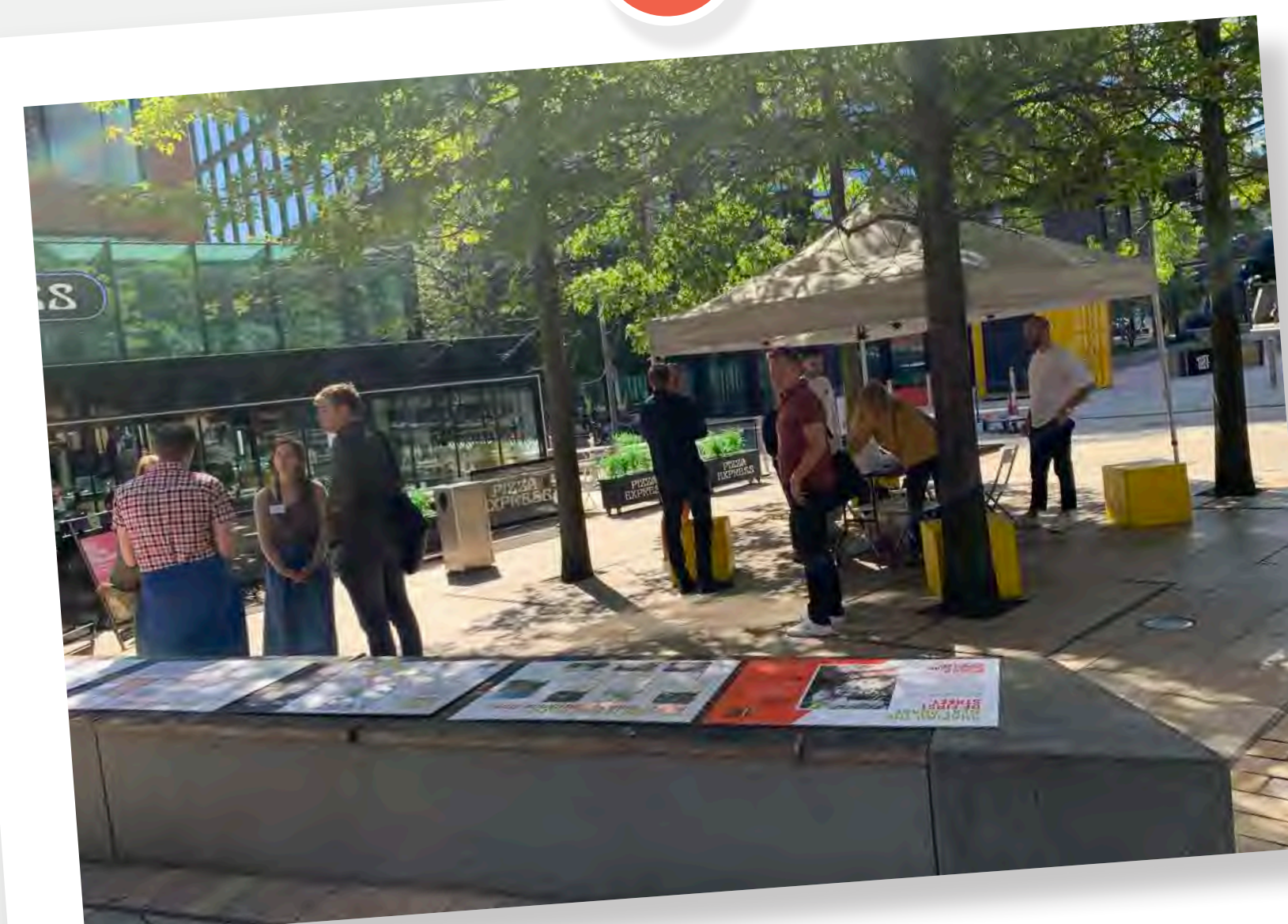
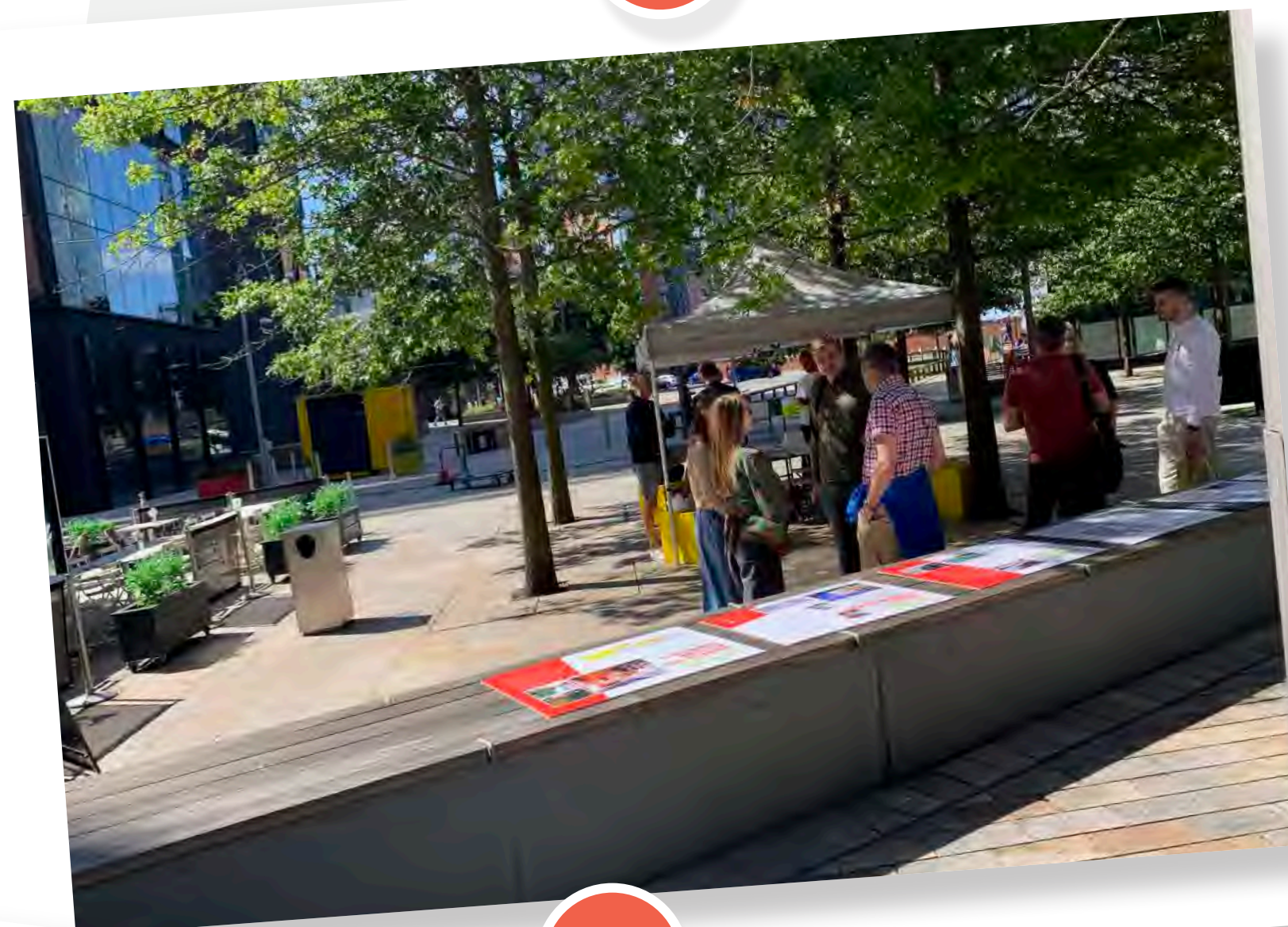
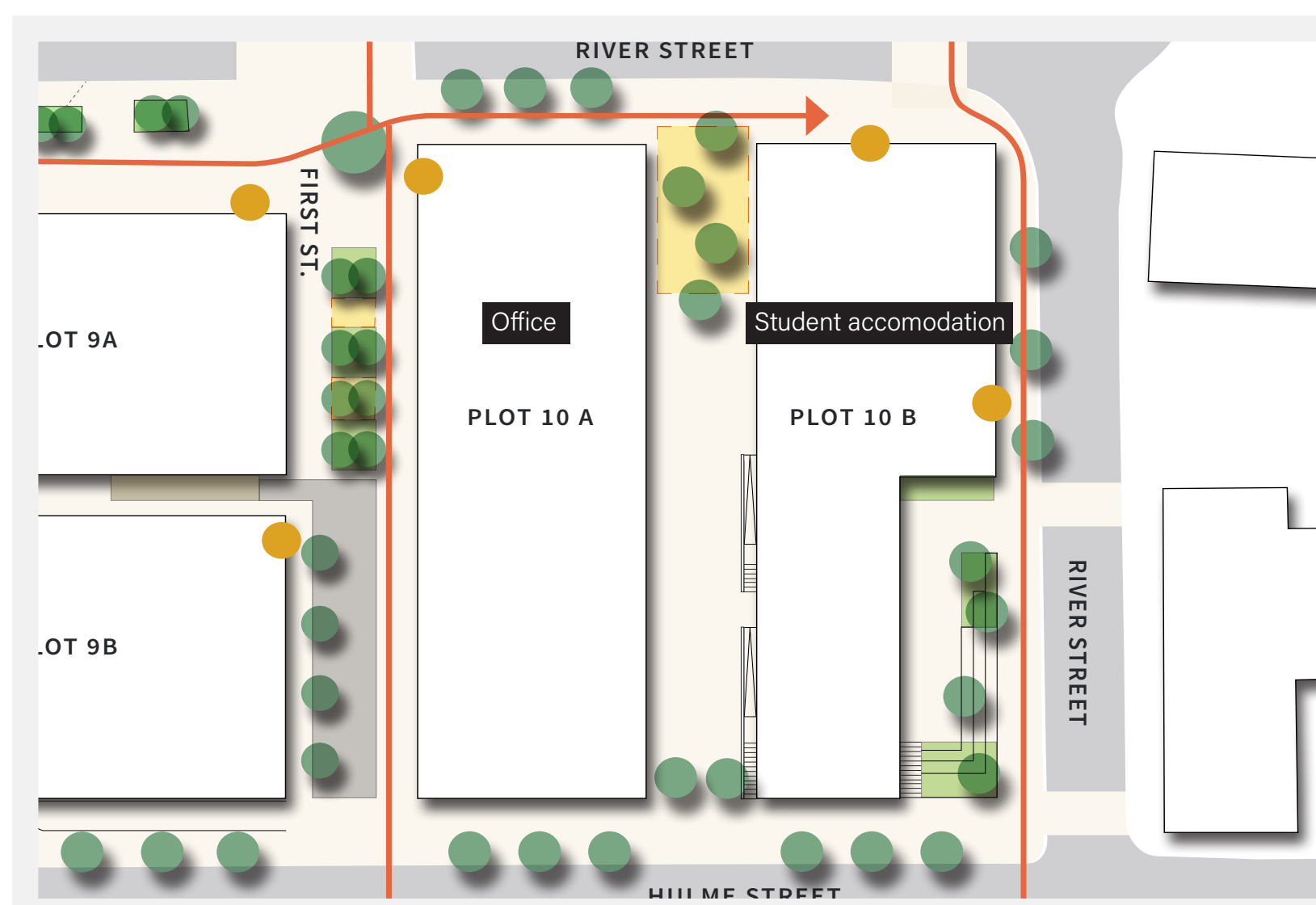
OUR UPDATED PROPOSALS FOR PLOT 10.

WITH CONSTRUCTION ALREADY UNDERWAY ON PLOT 9A, DEVELOPMENT ON PLOT 10 WILL SEE RIVER STREET AND THE AREA SOUTH OF JAMES GRIGOR SQUARE REALLY START TO TAKE SHAPE.

Adding to First Street's commercial core, our proposals for Plot 10 contribute to the complementary mix of uses that drives the success of this area. The proposals for the site include:

- Ask's proposals for a next generation sustainable office building on Plot 10a (the western part of the site).
- Vita's innovative House of Social concept on Plot 10b, combining high-quality, purpose-built student accommodation with a ground floor food hall open to all.
- New public space and improvements to the streets surrounding the two buildings, including improved footways, new tree planting and dwell-spaces on River Street.

On the next 5 boards, you'll find more information about our updated proposals for each of these aspects of our plans.



What you've told us so far

74 people attended our two drop-in events in Tony Wilson Place. We heard from a range of people – local residents and workers, as well as others who visit First Street regularly.

You told us about the mix of uses that makes helps First Street a success, highlighting cultural attractions like HOME, food and beverage services (bars and restaurants and cafes) and quality public space in particular.

Many of those who took part in the consultation agreed that our proposals for Plot 10 – particularly the ground floor food hall proposed as part of the House of Social building - would make a positive contribution to First Street's offer and bring new life to the area.



Public space at Tony Wilson Place, outside HOME

There was support for Ask's 'best in class' sustainable office development, both for its sustainability aspirations and for increasing footfall to this part of First Street. Flexibility was highlighted as a key consideration for future workspace.

Some were keen to know more about the design of both buildings and to understand better how they would interact with the surrounding area.

In particular, some residents wanted to know how Vita's purpose built student accommodation (PBSA) product would fit into the fabric of First Street alongside existing residential communities. Some were concerned that the design of the building should respect heritage setting of MacIntosh Mills and residents' amenity, but also that the proposals should be accessible to residents.

What do you think of our updated plans? Feel free to ask a member of the team if you have any questions.

NEW OFFICE BUILDING: A LANDMARK DESIGN WITH A STRONG IDENTITY.

ASK REAL ESTATE'S CUTTING-EDGE NEW OFFICE BUILDING ON PLOT 10A WILL BE ANOTHER STUNNING ADDITION TO FIRST STREET'S COMMERCIAL OFFER.

Jon Matthews Architects' striking design for the 13 storey building will contribute to the emerging streetscape in this part of First Street, balancing the much taller buildings approved and under construction at Great Jackson Street and First Street Plot 11 to the south.

Construction on Plot 9a will soon commence. The building will complete in 2024 and house the Manchester Hub of the Government Procurement Agency. Plot 10a will form a sister building to 9a, complementing it with a larger footprint office and even more ambitious zero carbon credentials.



The new office building on Plot 10a, from James Grigor Square



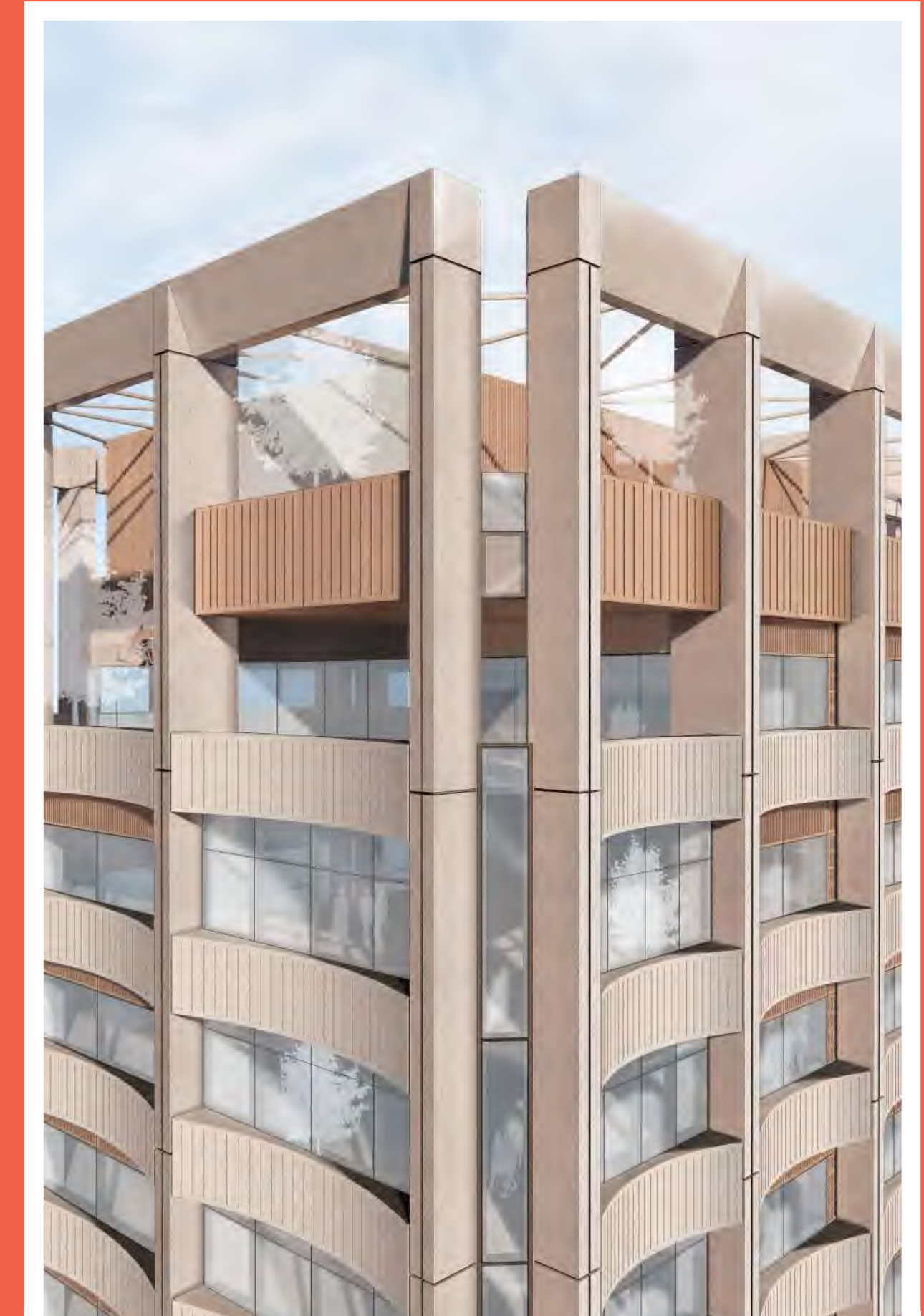
The proposed new office building behind Building 9a

With a clearly defined entrance onto River Street and James Grigor Square opposite, the building engages with the surrounding streets and public space. Active frontages along River Street and First Street and new public space will help activate this emerging area, which is already starting to take shape through construction on the adjacent Plot 9a.

The design approach shares some common elements with that of the adjacent building 9a (also designed by Jon Matthews Architects) to create a consistent language and contribute to a sense of place at First Street.



Building entrance on River Street



Façade design maximising natural light and allowing panoramic views out from the floorplate

As well as being visually exciting and contributing to the character and identity of the area, the building has been designed with sustainability at its core.

The use of a pre-cast concrete panel system for the building's cladding helps to reduce embodied carbon (the emissions resulting from construction). Reducing glazing to 40% reduces energy in use, meeting the sustainability criteria of a net zero carbon façade.

The orientation of the building and the use of broad windows maximises daylight, with the corners of the building opened to increase natural light.

Ask Real Estate are committed to achieving a NABERS 5.5* rating for their pioneering new office building: a very high standard in this established system for rating the energy efficiency of a building in use – including carbon emissions, water consumption and waste.

This development will reduce the embedded carbon generated in construction, which will make an invaluable contribution to First Street's cutting edge offer, as well as Manchester's target to become a zero carbon city by 2038.

NEW OFFICE BUILDING: 'BEST IN CLASS' SUSTAINABILITY

AS WE ADAPT TO THE CHANGING WORKPLACE AFTER THE PANDEMIC, SUSTAINABILITY, FLEXIBILITY AND WELLBEING HAVE EMERGED AS KEY DRIVERS OF DEMAND FOR OCCUPIERS.

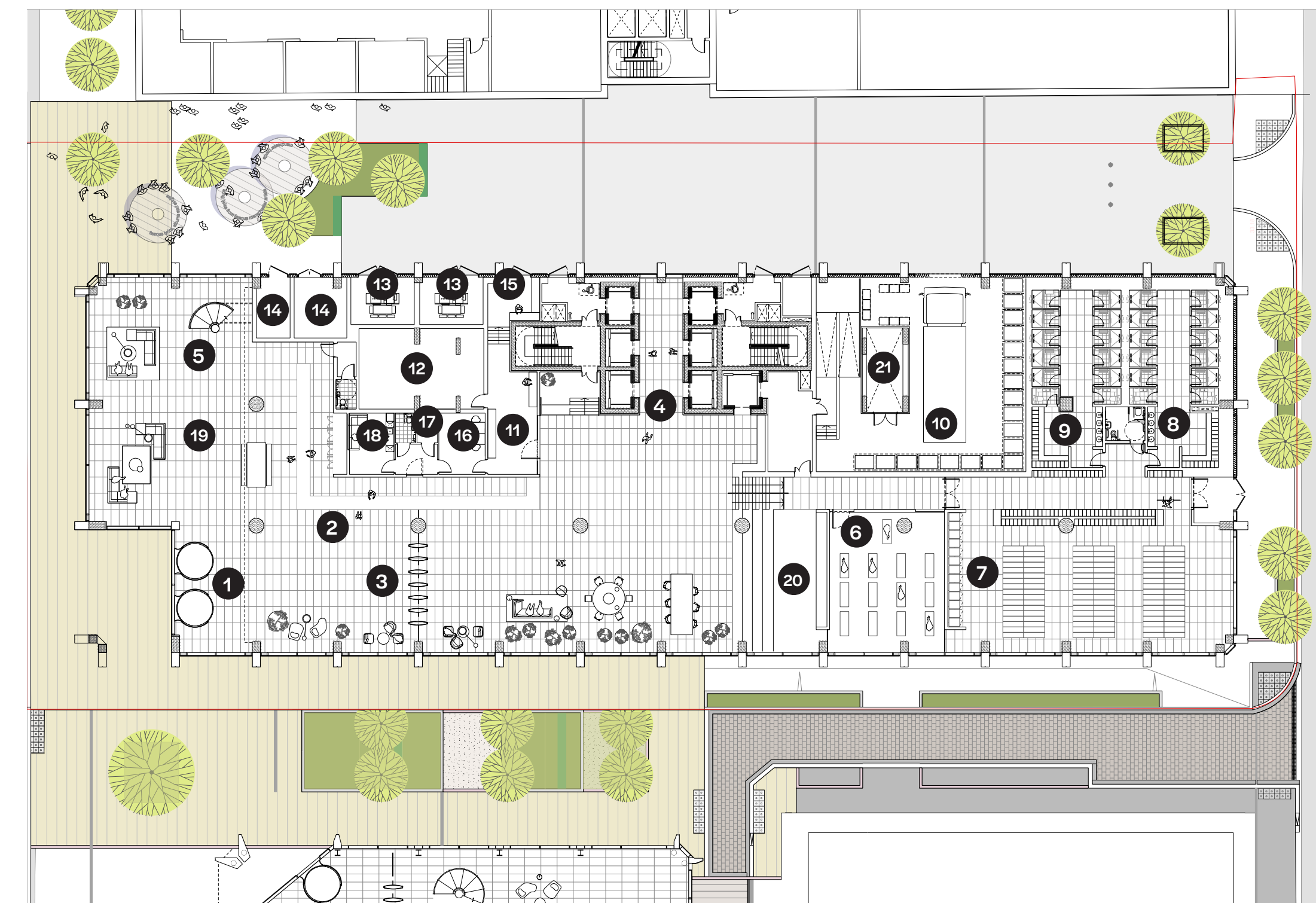
The new office building proposed on Plot 10a would provide approximately 20,000 sq m of market leading sustainable new office space, supporting around 2000 jobs. A range of interior features are designed to contribute to occupier wellbeing sustainability and future resilience.



Office building proposed on Plot 10a (left)



View of the building from James Grigor Square



Ground floor plan (Plot 10a)

Key

- | | | |
|---|-------------------------------|------------------------------|
| 1. Office entrance | 8. Female changing rooms | 15. 'Bring-me' lockers |
| 2. Reception | 9. Male changing rooms | 16. Building manager suite |
| 3. Speed gates | 10. Refuse store | 17. CCTV room |
| 4. Lift lobby | 11. Post room / package store | 18. Staff room |
| 5. Sculptural spiral stair to first floor | 12. LV/HV switch room | 19. Cafe / break-out area |
| 6. Fitness Studio | 13. Substation | 20. Feature steps |
| 7. Cycle store | 14. Comms rooms | 21. Lifting void to Basement |



Generous amenity space for occupiers, including highly flexible external terraces on the eleventh and twelfth floors open to all users of the building



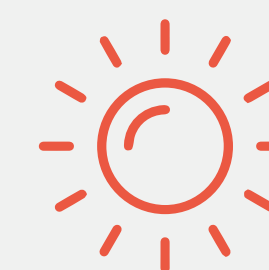
Winter gardens on every level, providing visual, social and working amenity with access to fresh air and controllable environments



Flexible office space with generous, adaptable floorplates, co-working provision and informal working environments



Use of **natural ventilation** to bring fresh air into the floorplate, supporting employee health as well as reducing energy-in-use



Maximising natural light through the orientation and façade of the building, which also allows views out from the floorplate and amenity spaces



Health and fitness suite on the ground floor alongside other occupier amenities (for tenants)



Cycle Hub providing storage space for 204 cycles, supported by lockers, drying lockers, showers and cycle maintenance facilities. Cyclists will also enter the building via a dedicated cycle path and access point

HOUSE OF SOCIAL: AN INNOVATIVE CONTRIBUTION TO FIRST STREET.

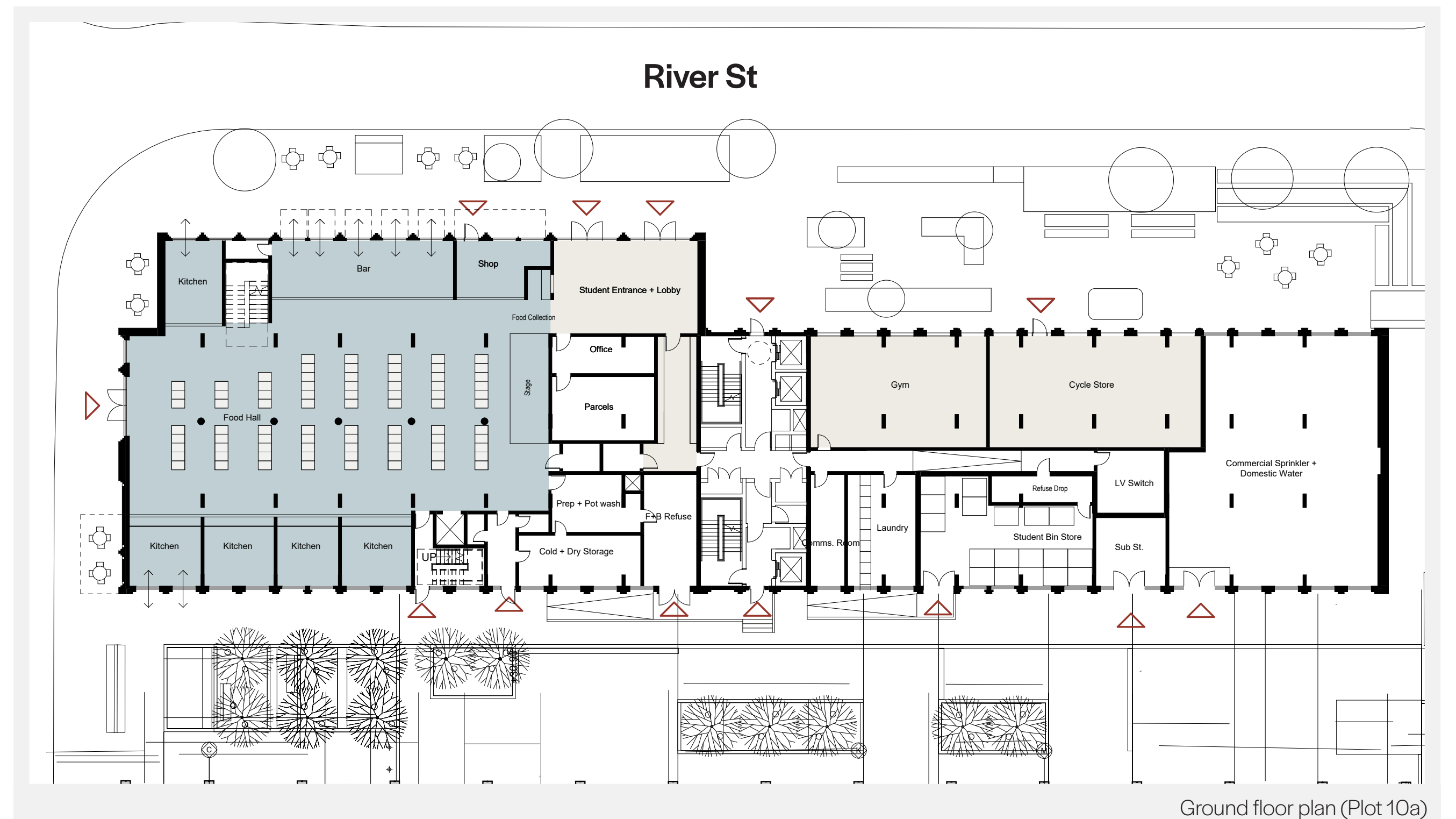
VITA'S INNOVATIVE NEW IN CONCEPT IN STUDENT ACCOMMODATION BRIDGES THE MIX OF USES THAT MAKES FIRST STREET SUCH A VIBRANT, SUCCESSFUL AREA.

Vita has been an important part of the neighbourhood for almost 10 years. Our student residential accommodation at 13 Jack Rosenthal Street is a landmark development with excellent levels of student satisfaction, reflecting our unwavering commitment to quality design and fantastic management.

Vita's plans for Plot 10 will introduce the group's pioneering new student accommodation brand: House of Social. Focused on high-end sharing apartments supported by great social facilities, House of Social caters to a growing demand among students for private rented accommodation in the city centre, relieving the pressures this demand currently puts on the local housing stock.

The building on Plot 10b will provide over 600 student bedspaces within 4 and 6-bed apartments, supported by a fitness suite, co-study suites and great amenity space. This dedicated and quality, well managed provision will help to draw students out of mainstream residential accommodation, freeing this up for Manchester's residents.

15% of the bedspaces will be delivered at a reduced price in partnership with Manchester Metropolitan University, making an important contribution to their own student accommodation portfolio.



The building's ground floor food hall will open on to River Street to the north and east, helping to provide a link between the commercial heart of First Street and surrounding areas. Open to all, it will bring together workers, residents and visitors to the area.

Alongside the active frontages, landscaped public space allowing spill out from the food hall will further activate River Street to the east. The building steps back to the south to maximise distances from MacIntosh Mill and create a generous new square that contributes to the series of public spaces in First Street.

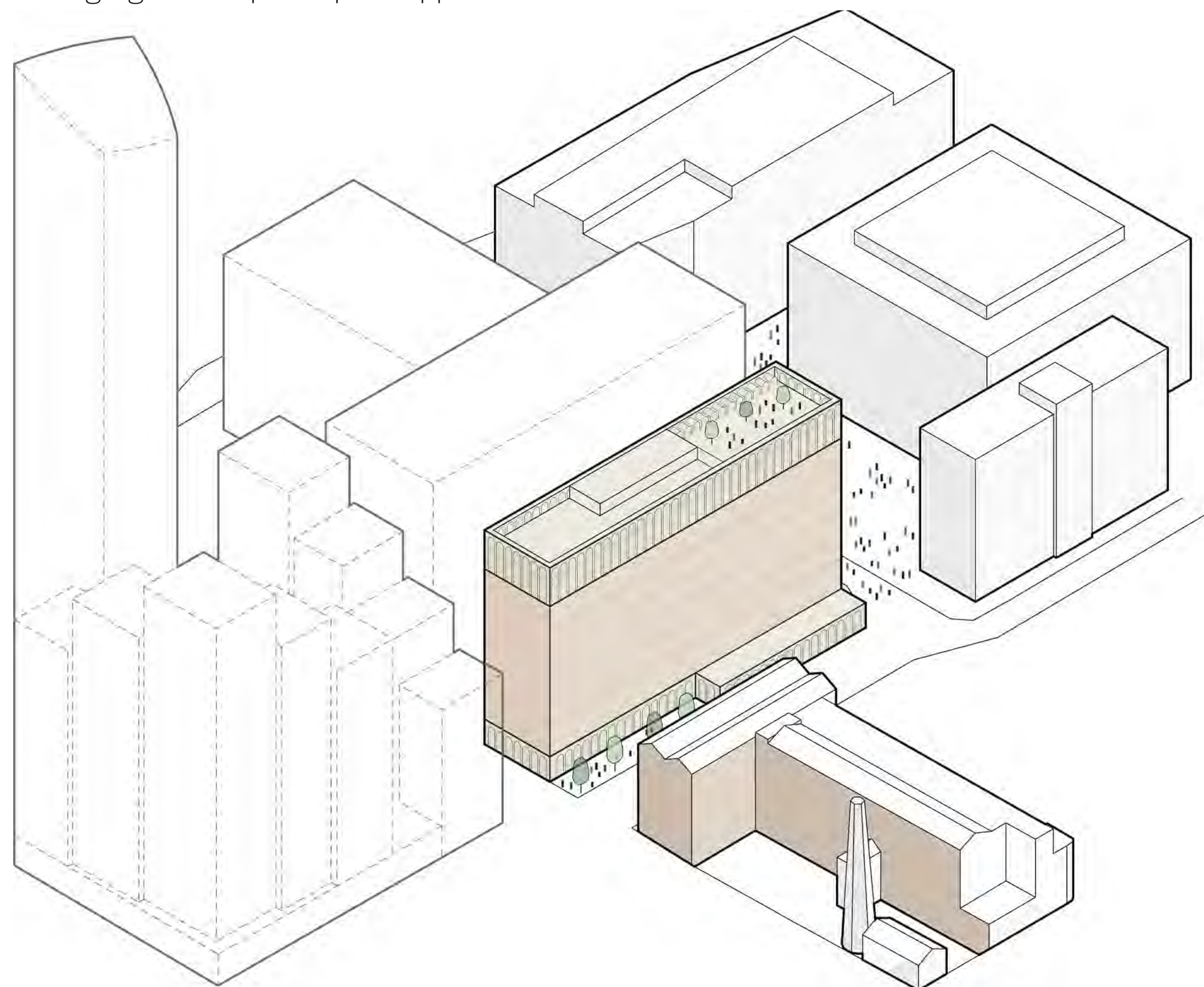


HOUSE OF SOCIAL: DESIGN.

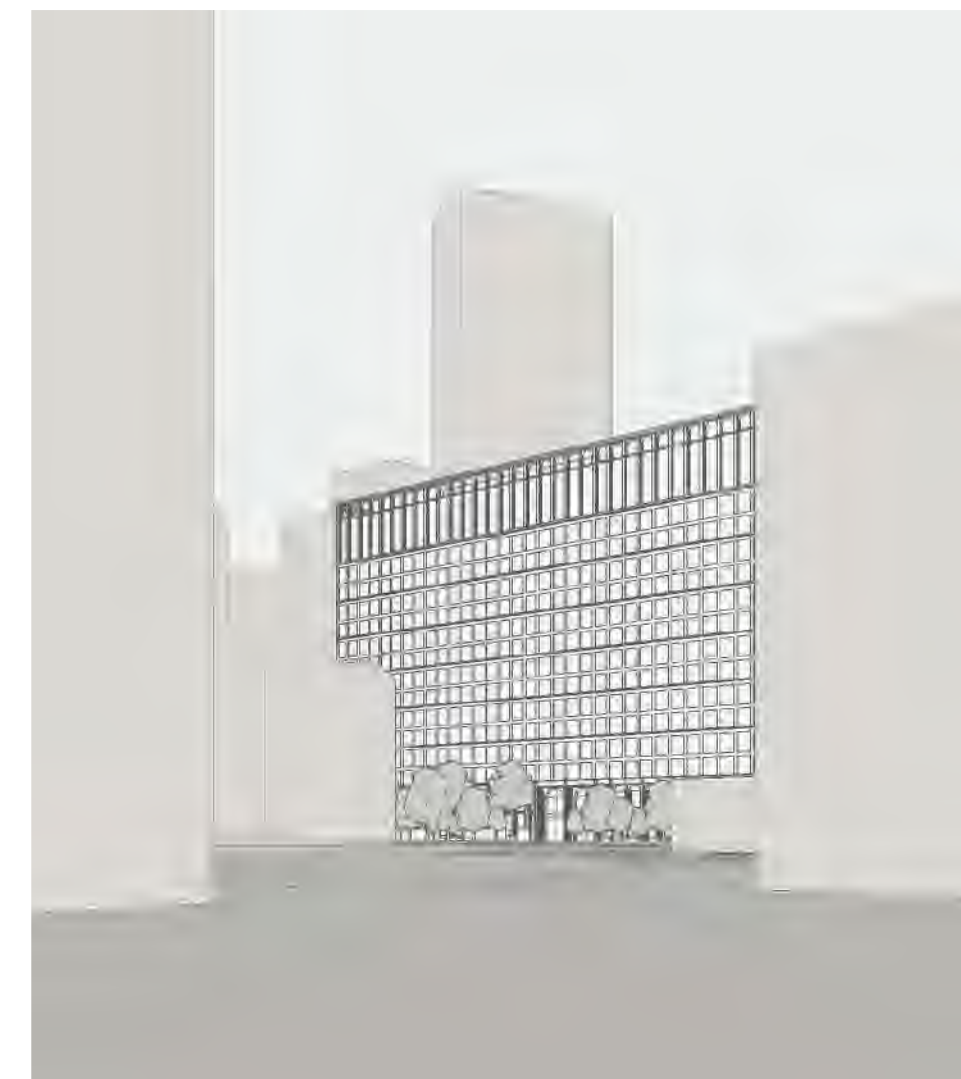
The design of the building for Plot 10b is indicative at this stage and subject to ongoing design work. At 16 residential storeys, the building steps down from 10a creating a transition to the residential and historic buildings to the east. The building is around 18 metres (equivalent to over 4 office storeys) lower than the maximum height envisaged in the First Street Framework.

The building has also been set back from Macintosh Mills to over double the distance of separation required by the restrictive covenant (the agreed restrictions on development within a certain distance) in place to protect this community. The upper floors are almost 24 metres away from the Macintosh Mills.

The ground floor foodhall steps out to the north, to engage with and activate River Street, whilst creating a generous plaza space opposite Macintosh Mills.



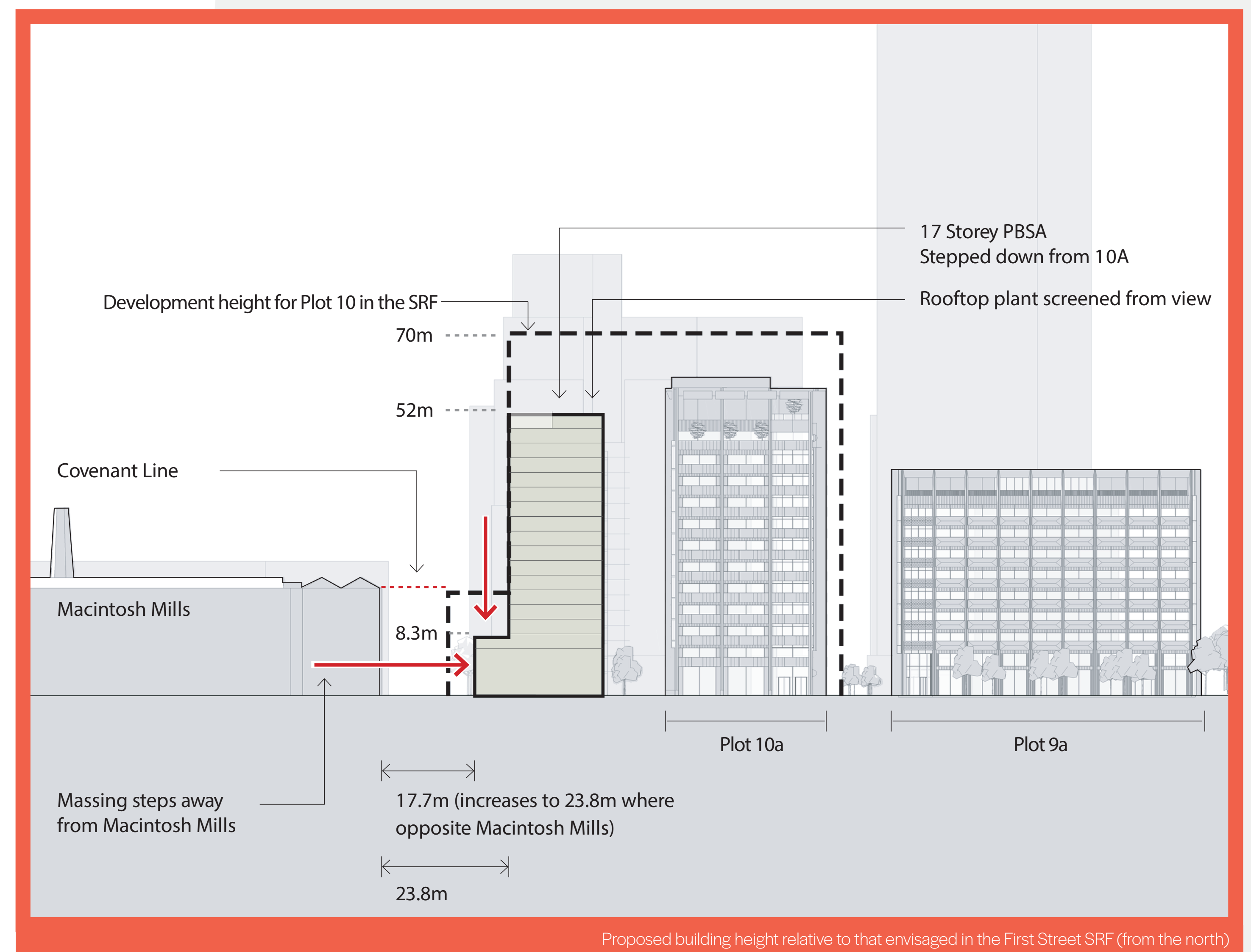
Height of the building on Plot 10b in the context of First Street and nearby buildings



View of the building from Anne Horniman Street



Visualisation of public space facing onto River Street to the east



HOUSE OF SOCIAL: DESIGN.

ON THE EASTERN SIDE OF THE SITE, THE ELEGANT DESIGN OF VITA'S BUILDING FOR PLOT 10B RESPONDS TO THE SURROUNDING CONTEXT OF RIVER STREET AND HULME STREET.

Tim Groom Architects' emerging design for the building draws from the surrounding architectural context. The regular grid pattern of the building façade, alongside the placement of windows and other features, takes inspiration from the historic mill buildings nearby. The building's robust and solid, city centre feel is complemented by refined and rich architectural finishes.

With entrances to the ground floor food hall from both River Street and Hulme Street, the House of Social building helps tie the First Street Masterplan (and particularly the area focused on St James Grigor Square) into the wider neighbourhood.



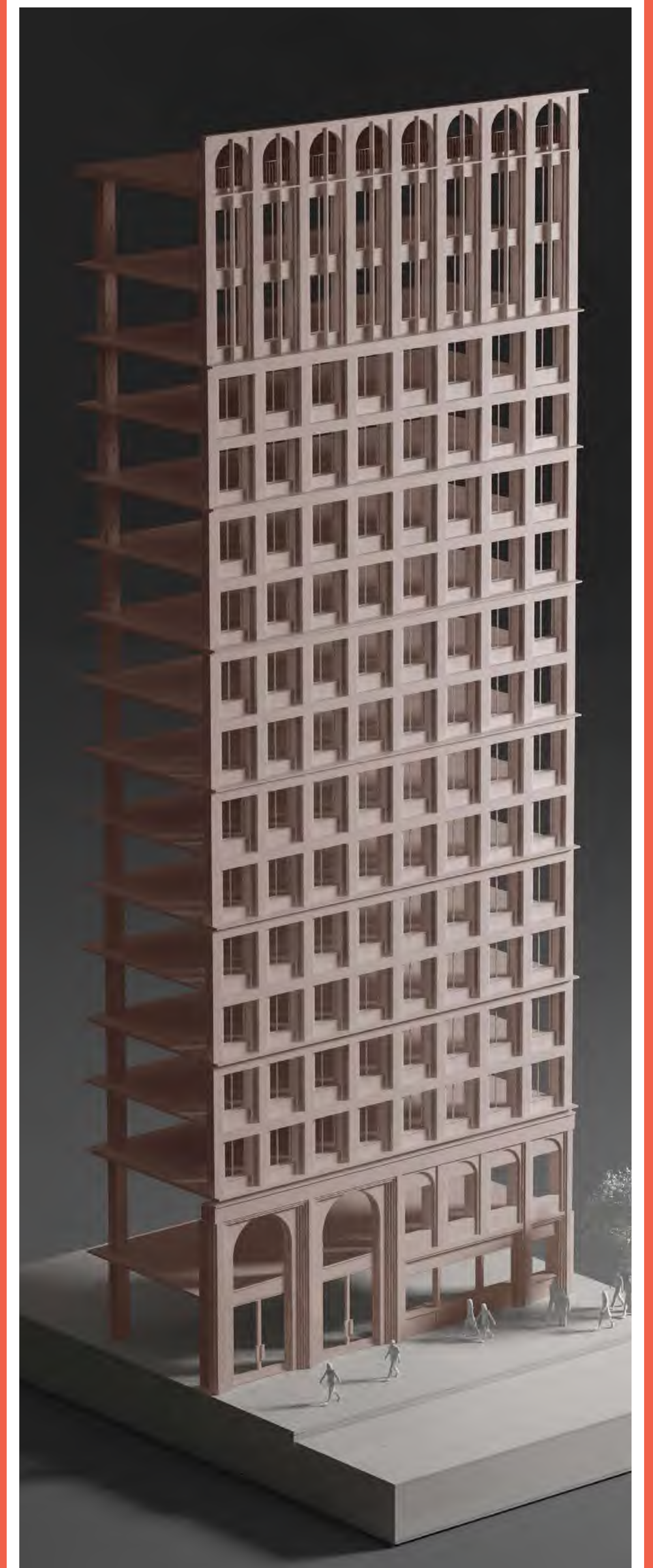
View of the building looking west from River Street



Section of building façade facing on to River Street



Illustration of building façade from River Street



Model illustrating the height of the building and the approach to the façade

BRINGING NEW LIFE TO FIRST STREET.

High quality public space and streetscape has been key to the success of First Street. As the area around James Grigor Square and River Street takes shape, development on Plot 10 will enhance the surrounding streetscape, spreading the vibrancy of Tony Wilson Place southwards.

The mix of uses proposed for Plot 10 will bring footfall and use across different times of day, while a number of improvements will help both buildings actively engage with the surrounding space.

These include active frontages, landscaping (planting, seating and other amenities), new public space and pedestrian connections, street improvements and crossings.



1

First Street: with Building 9a being constructed on the adjacent site, development of Plot 10a brings the opportunity to complete the pedestrianised footpath connecting First Street to Hulme Street to the south.

2

River Street: a high quality yorkstone street surfacing continuing the materials palette used at James Grigor Square and adding to the area's character and identity.

3

Pocket Space between the two buildings, off River Street. A small 'impromptu' area of public space against a tree filled backdrop, with seating 'discs' and provision for spill out from the House of Social food hall (Plot 10b).

4

Servicing access for both buildings (10a and 10b) from Hulme Street, using a series of managed bollards. Plot 10a This frees up pedestrian and amenity space along Hulme Street and River Street.

5

The 10b building is stepped back to the south to maximise the distance from Macintosh Mill and create an external food plaza allowing spill out from the ground floor food hall. An amphitheatre style seating terrace along River Street is reinforced with mature street trees and planting beds, creating a green link towards James Grigor Square.



Visualisation of new public space between the buildings, off River Street



Visualisation of the public space on the southeast side of Plot 10b

Appendix 6 - Historic England Correspondence

Radford, Cameron N

From: Hopkins, Rachel
Sent: 01 February 2023 16:55
To: Radford, Cameron N
Subject: FW: Plot 10 First Street,

Follow Up Flag: Follow up
Flag Status: Flagged

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

From: Broadhead, Richard <Richard.Broadhead@HistoricEngland.org.uk>
Sent: 13 October 2022 17:23
To: Hopkins, Rachel <rachelhopkins@deloitte.co.uk>
Cc: Alcock, Niall <nalcock@deloitte.co.uk>; Hampson, Frances <fhampson@deloitte.co.uk>
Subject: [EXT] RE: Plot 10 First Street,

Hi Rachel,

Many thanks for making us aware of this site.

Having had a look at the site plan, I suspect that we may not be a statutory consultee on any application. Even if we are consulted, given the context of the site, I cannot see that it would affect of the assets that fall within our remit for consideration. As such, I don't think that there will be a need for a meeting prior to the submission of the application.

Kind regards,

Richard Broadhead BA(Hons) MSc
Inspector of Historic Buildings and Areas
Regions Team (Central)
Historic England

[REDACTED]



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From: Hopkins, Rachel <rachelhopkins@deloitte.co.uk>
Sent: 11 October 2022 16:28
To: Broadhead, Richard <Richard.Broadhead@HistoricEngland.org.uk>
Cc: Alcock, Niall <nalcock@deloitte.co.uk>; Hampson, Frances <fhampson@deloitte.co.uk>
Subject: Plot 10 First Street,

THIS IS AN EXTERNAL EMAIL: do not click any links or open any attachments unless you trust the sender and were expecting the content to be sent to you

Hi Richard,

Hope you're well.

We are currently working with Ask Developments and VITA Ventures Ltd on their latest proposals for the redevelopment of Plot 10 of the First Street Masterplan to deliver a mixed use scheme, comprising office and commercial space (Plot 10a), purpose-built student accommodation, and a food hall (Plot 10b).

The Site, labelled as Plot 10 'a' and 'b' on the image below, is c.0.7ha and is bound by River Street to the north and east, Hulme Street to the south, and First Street and development Plot 9 to the west. There are no permanent structures currently existing on the Site.

The Proposed Development comprises the erection of two buildings of 12 and 14 storeys, with an active ground floor F&B uses, alongside public realm and cycle parking facilities, and associated highways and access arrangements.

Site Plan

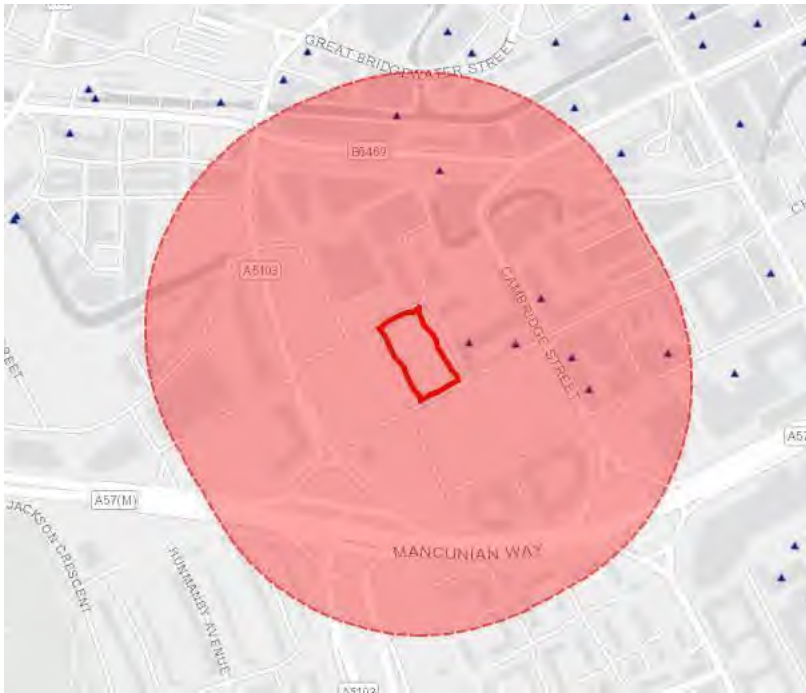


The site is not located within a conservation area and does not contain any above-ground designated or non-designated heritage assets, but it is located to the west of Grade II Listed Macintosh Mills east of River Street, as follows:

- Mill chimney stack on west side of junction with Cambridge Street – Grade II
- Former Cotton Mill on West Side of Junction with Cambridge Street – Grade II.

There are six further listed buildings within 250m of the Site comprising and set out on the map below.

- Chorlton New Mill and Attached Chimney - Grade II;
- Chorlton Old Mill - Grade II;
- Mill on North East Corner of Junction with Chester Street – Grade II;
- Chatham Mill - Grade II;
- Rochdale Canal Lock Number 89 (Tib Lock), on South Side of Havelock Mills - Grade II; and
- Manchester South Junction and Altrincham Railway Viaduct - Grade II.



The closest conservation areas are the Whitworth Street and Castlefield Conservation Areas, 350m and 400m away, respectively.

There is some potential for below-ground archaeology of significance on the Site; and we will consult separately with Greater Manchester Archaeological Advisory Service in respect of the archaeological significance on the Site.

The proposals have been carefully considered in terms of their response to the number of heritage assets outside of the development site. Heritage and Visual Impact Assessments will be prepared in support of the planning application. The assessments will appraise the heritage significance of identified assets and the potential visual impact of the Proposed Development on these assets, along with also considering the impact on the view as a whole through a series of accurately rendered and wireline images. The images will include wirelines for committed developments (with Planning Permission). Please see below the draft viewpoint locations chosen in conjunction with the heritage consultant and TVIA consultants. We expect views 1, 2, 3, 5 and 10 to be fully rendered, with the rest wirelines.



We would appreciate your view with regards to whether Historic England will be a statutory consultee and / or you would like to have a meeting with us and the architects, prior to submission at the end of November.

Should you have any further questions with regards to the proposals then please feel free to contact me on the details below.

Kind Regards,

Rachel

Rachel Hopkins

Senior Planner | FA - Real Assets Advisory | Deloitte LLP

[Redacted contact information]

Twitter



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