SECTION 73

ORIGINAL STATEMENT OF COMMUNITY INVOLVEMENT

NOVEMBER 2022

This statement was submitted with the original planning application, as revised in December 2017, and was resubmitted as part of the section 73 applications in November 2019 and September 2021. It has not been altered as part of this section 73 application.

St. Michael's Mixed-Use Development

Statement of Community Involvement

January 2017

COUNTER CONTEXT
CONSULT ENGAGE PROMOTE

Table of Contents

1. Executive Summary 3

2. Introduction 5

2.1 Development Overview 5

Development Description 5

Overview of Proposed Scheme 5

2.2 Purpose of this SCI 6

3. Approach to Pre-Application Consultation 8

4. Community and Stakeholder Mapping 9

4.1 Introduction 9

4.2 Political Representation 9

4.3 Local economic groups 9

4.4 Local Residents and Businesses 9

4.5 Community and Civic Groups 10

4.6 Media Outlets 11

5. Engagement with Ward Councillors 12

5.1 Meeting with Ward Councillors 12

5.2 Ward Councillor Attendance of Public Exhibitions 12

6. Pre-Application Consultation Process 13

6.1 Pre-Application Consultation Overview 13

6.2 Distribution of Materials 13

6.3 Finding Out More and Providing Feedback 14

6.4 Public Exhibitions 15

7. Pre-Application Consultation Feedback 18

7.1 Summary of Feedback Received 18

7.2 Analysis of Feedback Forms 19

7.3 Main Findings and Consideration of Issues 22

8. Influence of Consultation Feedback on the Proposals 38

Appendices 41

1. Executive Summary

This Statement of Community Involvement (SCI) has been prepared by Counter Context Ltd on behalf of the Applicant, Jackson's Row Developments Ltd. It will report on the pre-application consultation undertaken with local communities concerning the proposals for a new landmark mixed-use development in Manchester City Centre.

The pre-application consultation strategy was designed to reflect guidance within Manchester City Council's Statement of Community Involvement and the National Planning Policy Framework (NPPF).

The pre-application consultation ran for seven weeks from Friday 2 September to Friday 21 October 2016. During the pre-application consultation, a range of communication methods were used to provide information about the proposals and ensure that people had the opportunity to provide their feedback. These methods included:

- An introductory email, letter and briefing pack sent to locally elected members and key city stakeholders.
- A consultation postcard sent to 744 nearby residential and business addresses.
- A press release issued to prominent local publications during the consultation.
- An advert placed in the Manchester Evening News during the consultation.
- A two-day public exhibition in September 2016 and a one-day public exhibition in October 2016, to give people the opportunity to discuss the proposals with members of the Project Team and view the plans and a model of the development.
- A project-specific website, which included digital copies of the exhibition display boards and hosted an enquiries form.
- A project-specific email address for members of the public to send feedback and make enquiries.
- A dedicated telephone information line for people to ask questions and provide their feedback.

In total, 499 people attended the public exhibitions, which were held on 12 September 2016, 13 September 2016, and 19 October 2016. 233 written consultation responses were submitted over these days. Additional feedback was received through emails. The feedback received considered a wide variety of aspects of the proposals. The main areas of interest related to:

- Regeneration of the site.
- The heritage of existing buildings on the proposed development site.
- The height of the proposed buildings and their impact on the cityscape.
- The proposed use of the new public realm.
- Environmental assessments of the development, in particular impacts to wind and daylight.

All feedback received during the consultation has been considered by the Project Team throughout the development of the proposals. Section 7 of this SCI explains how all issues

raised by consultation respondents have been comprehensively addressed and where more detailed information about each of these issues can be seen within the planning application documentation.

2. Introduction

2.1 Development Overview

Development Description

Demolition of existing buildings. Development up to 21 and 31 storeys comprising residential (Use Class C3), offices (Use Class B1), hotel (Use Class C1), place of worship (Use Class D1) and leisure / food and drink uses (Classes A1, A3 A4, A5 and D2). Creation of two new public squares and new public realm, provision of basement car parking, highway alterations, landscaping and associated works.

Overview of Proposed Scheme

The Proposed Scheme consists of two mixed-use towers, known as Towers A and B, and a podium building located around two new public squares known as St. Michael's Square and The Garden. The two squares will be connected via further public realm, known as The Steps.

Tower A is located to the south east of the Site and is 21 storeys high. Its principle use is for commercial office with dual aspect open floor plates located from Levels 1 through to 19. The upper ground level fronts directly on to the new St. Michael's Square and incorporates the office entrance and reception lobby. It also includes retail use fronting on to the new square. A restaurant is also located at Level 20 which at ground floor has its own dedicated entrance located off of Southmill Street. At Level 21 the roof space is split between plant to service the building and a roof garden space for potential use by the future restaurant tenant from the level below. Support spaces for the office including bicycle storage, changing rooms and lockers are located at the lower ground with direct access from Bootle Street.

Tower B is located to the north west of the Site and is 31 storeys high with an adjoining podium at the lower levels. The tower includes a mix of uses with the lower levels from ground up to Level 12 including a 201 room 5-star hotel with conference centre and the upper levels from Level 14 to 30 incorporating a range of residential apartments. A skybar with a south facing external terrace is integrated at Level 13 at the transition between the hotel and residential uses. Additionally, a new Manchester Reform Synagogue is being provided within the lower levels of the podium with the conference centre and ballroom being located above as part of the hotel. Primary entrances to the synagogue, residential and a covered drop-off and entrance to the hotel are all located along Jackson's Row. The hotel includes an additional entrance at upper ground level from the new St. Michael's Square.

The roof of the podium is an elevated south facing public space known as The Garden. Retail/restaurant uses at Level 02 front on to the Garden square to create an animated destination for the city. A feature landscape stair, known as The Steps, connects the lower St. Michael's Square at the primary entrance to the Site with the elevated Garden square.

A range of retail uses line the feature stair to create an animated and active experience for visitors.

The Proposed Scheme is serviced via Bootle Street with a loading bay integrated within the podium at street level. A two way ramp at the north western end of the Site provides access from Bootle Street to a single level of private basement car parking. Additional parking dedicated for the synagogue is located within the podium at the lower ground level directly accessed from Bootle Street. There is a total of 110 car spaces.

2.2 Purpose of this SCI

This Statement of Community Involvement (SCI) has been prepared by Counter Context Ltd on behalf of the Applicant. It provides:

- An account of the pre-application consultation undertaken with the local residents, local community groups, local councillors and other key stakeholders about the proposals.
- A summary of the feedback received from these consultees.
- Evidence that this feedback has been considered in the development of the proposals.

This SCI fulfils a formal recommendation of Manchester City Council to provide evidence that appropriate community consultation has been undertaken during the development of the proposals. Manchester City Council's Statement of Community Involvement (adopted in January 2007) states that:

Pre-application consultation is beneficial to both the community and the developer as it allows the developer to design a proposal which takes on board the opinions of the community.[1]

Conducting an early and transparent pre-application consultation is also consistent with the guidance within the National Planning Policy Framework (NPPF) which encourages applicants to engage with the local community before submitting an application.[2]

In addition to the requirement for pre-application consultation set out by national and local authorities, the Applicant recognises the high level of public interest in this particular scheme and the appetite of local people and organisations to contribute to the development of the proposals. Local people can make a valuable contribution to the proposals by offering their local knowledge and raising issues that may not have been considered by the Applicant or consultant team; in many cases resulting in a stronger set of proposals.

[1] Manchester City Council, Statement of Community Involvement, (adopted January 2007).

[2] Department for Communities and Local Government, National Planning Policy Framework, March 2012, paragraph 189.

There has also been extensive consultation with a range of technical and statutory bodies during the pre-application process. This consultation is reported on in the relevant chapters of the Environmental Statement and is not reported on in this SCI.

3. Approach to Pre-Application Consultation

The approach to community consultation as presented in this SCI reflects Manchester City Council's policy and approach to involving communities. Throughout the pre-application consultation, the Applicant has ensured that the identified communities and stakeholders:

- Have appropriate access to relevant information.
- Are given opportunities to actively participate by putting forward their own ideas and are reassured that there is a transparent process through which their feedback will be considered and will influence the proposals.
- Can obtain feedback, be kept informed of the progress of the scheme and be updated on the outcomes of consultation.

The Applicant is committed to consulting openly with key stakeholders, local residents, local businesses and local community groups. Throughout the consultation, engagement activities have been guided by the following key principles:

- Being open and honest with stakeholders and members of the local community when presenting all information about the proposals.
- Ensuring that all public engagement materials can be easily accessed by local stakeholders and the wider general public.
- Being clear and 'plain speaking', avoiding the use of jargon or technical terms where possible.
- Identifying different audiences and developing appropriate communication techniques that effectively engage with each one.
- Ensuring all communication materials are presented in formats easily accessible to the local community.
- Responding quickly and effectively to enquiries received from stakeholders and members of the general public.

4. Community and Stakeholder Mapping

4.1 Introduction

This section details the key local audiences who were engaged with during the pre-application consultation. Prior to the start of the consultation, an extensive community and stakeholder mapping process was undertaken to identify different individuals and groups who were likely to have an interest in the proposals. The different audience groups identified were:

- Locally elected political representatives
- Local economic groups
- Relevant community and civic interest groups
- Current site occupiers
- The local residents and businesses near the site of the proposed development

4.2 Political Representation

It is important to ensure that political representatives are aware that their constituents are being actively engaged with and involved in the development of the proposals. The following councillors were made aware of the consultation directly:

Manchester City Council – Ward Members

- Councillor Beth Knowles (Councillor for City Centre, Labour)
- Councillor Joan Davies (Councillor for City Centre, Labour)
- Councillor Kevin Peel (Councillor for City Centre, Labour)

Manchester City Council – Executive Members

- Councillor Patrick Karney (Councillor for Harpurhey, Lead Member for the City Centre, Labour)
- Sir Richard Leese (Councillor for Crumpsall, Leader of the Council, Labour)

4.3 Local economic groups

The following key economic stakeholders were made aware of the consultation directly:

- Greater Manchester Chamber of Commerce
- New Economy (Greater Manchester Local Enterprise Partnership)
- Manchester Investment Development Agency Service (MIDAS)
- Manchester Growth Company
- Marketing Manchester

4.4 Local Residents and Businesses

A key priority of pre-application consultation was to actively engage with residents and businesses close to the proposed site. A distribution area for consultation postcards was

therefore defined which included 744 addresses. The postcard distribution area is shown in Figure 1.

Figure 1 - Postcard Distribution Area (courtesy of Google Maps 2016)

4.5 Community and Civic Groups

In addition to engaging directly with members of the local community, the Applicant recognises that local community and civic groups play an important role in representing community views. The following groups were engaged with during the pre-application consultation:

- Manchester Civic Society
- Manchester Region Industrial Archaeology Society
- Manchester Modernist Society
- The Victorian Society Manchester Group
- The Georgian Group
- Twentieth Century Society (North West)
- Rendall & Rittner, Great Northern Tower Management Company
- Great Northern Tower Residents' Committee
- Manchester Shield
- Central Manchester CAMRA
- The Peterloo Massacre Memorial Campaign

We received feedback via email from a number of these community and civic groups. These are provided in Appendix 10.

4.6 Media Outlets

Print and online media outlets serve an important role in keeping the wider community informed about developments in their area. The following publications were provided with information during the pre-application consultation:

- Manchester Evening News
- Manchester Confidential
- Place North West
- Business Desk
- Business Insider
- BBC News / ITV Granada

A blanket approach was also taken to send emails to all other media in the region. These outlets included radio stations, Bdaily, Mancunian Matters, and The Jewish Telegraph, among others.

5. Engagement with Ward Councillors

Engagement with relevant ward councillors has been an important part of the pre-application consultation process.

5.1 Meeting with Ward Councillors

On 4 August 2016 members of the Project Team met with Manchester City Centre ward councillors Joan Davies and Beth Knowles. This meeting lasted approximately 1.5 hours and involved a presentation of the scheme proposals and a discussion of development issues. This was an opportunity for councillors to learn more about the scheme and have their questions directly answered by members of the Project Team. The main discussion points included:

- The potential social contribution of the scheme
- Accessibility to the public squares
- The names of the public squares
- Security and amenity issues
- Manchester Reform Synagogue
- Public consultation, including timing, exhibitions and publicity

5.2 Ward Councillor Attendance of Public Exhibitions and Feedback

As described in section 6.2.2, a number of councillors were sent briefing packs about the development proposals, accompanied with invitations to the public exhibitions on the 12 and 13 September. These were sent by email and by post. In addition to this, an offer was extended to local ward councillors to have an early viewing of the exhibition, with members of the Project Team on hand to answer any questions and discuss the proposals. Cllr Davies and Cllr Karney accepted this invitation, and viewed the display materials and spoke to members of the team before the public exhibition on 12 September.

Cllr Davies sent through feedback on the development proposals following the public exhibitions on 12 and 13 September. The main issues raised by this feedback included: redevelopment of the site, the proposed public realm, the impact on immediate neighbours, the Sir Ralph Abercromby pub, the development height and proposed colour of the building cladding. A copy of Cllr Davies' submitted feedback is provided in Appendix 10.

Cllr Davies was directly notified of the public exhibition on 19 October. Cllr Davies, Cllr Karney, Cllr Ellison and Cllr Farrell all attended this public exhibition.

Cllr Davies sent through additional feedback following the public exhibition on 19 October. The main themes of this feedback included: revitalisation of the development site, public concern regarding the heritage of the current buildings on the site, the height and colour of the proposed buildings, the need for, design of, and operation of the public realm, and the relationship of the development with surrounding streets. A copy of Cllr Davies' submitted feedback is provided in Appendix 10.

6. Pre-Application Consultation Process

6.1 Pre-Application Consultation Overview

The pre-application consultation ran from Friday 2 September 2016 to Friday 21 October 2016. Throughout the consultation, a range of communication methods were used to raise awareness of the proposals among the local community. People were provided with a number of accessible and convenient means by which to provide feedback.

6.2 Distribution of Materials

6.2.1 Consultation Postcards

Consultation postcards were sent to 774 residential and business properties within the distribution area (as shown in Figure 1 in Section 4.4). These were distributed to land with residents and businesses on 5 September 2016. The consultation postcard invited recipients to either of the public exhibitions on the 12 and 13 September. It provided details of these events, as well as publicising the available channels for finding out further information, namely the project website, the dedicated email account, and the Freephone information line.

The postcard is provided as Appendix 1.

6.2.2 Briefing Pack

Briefing packs were produced to provide introductory information about the proposals and also explain the consultation process. On 2 September 2016, an electronic version of the briefing pack was emailed out to identified political, economic, community and civic stakeholders as identified in Sections 4.2, 4.3 and 4.5 above. This was accompanied by a covering email, briefly introducing the proposals and inviting stakeholders to the consultation events.

Hard copies of the invitation letter and briefing pack were distributed first class on the 8 September, to land with stakeholders, including important neighbours, on the 9 September.

The Briefing Pack is provided as Appendix 2 and the accompanying invitation letter is provided as Appendix 3.

6.2.3 Newspaper Advert

A quarter page (200mm x 112mm) colour advert was placed in the Manchester Evening News (MEN) on Wednesday 7 September. The advert provided introductory information about the proposals and the details of the public exhibitions on the 12 and 13 September.

The newspaper advert is provided as Appendix 4.

6.2.4 Press Release and Media Coverage

A press release was issued on 9 September 2016 to the media outlets listed in Section 4.6. This press release introduced the development team and the proposals and publicised the public exhibitions on the 12 and 13 September. A copy is provided as Appendix 5.

Articles about the proposals were subsequently published in:

- Manchester Evening News (12 September, online and in print)
- Salford Online (10 September 2016, online)
- Place North West (12 September, online)
- The Nubian Times (13 September 2016, online)

Another press release was issued to the media outlets listed in Section 4.6 on 13 October. This was to publicise the public exhibition on 19 October. A copy is provided as Appendix 6.

Articles with details of the public exhibition on 19 October were subsequently published in:

- Manchester Evening News (14 October 2016, online and in print)
- Place North West (18 October 2016, online)

Local community groups and stakeholders that were notified by the Project Team also promoted the public exhibition through their members and social media.

6.3 Finding Out More and Providing Feedback

6.3.1 Website and Email

A project-specific email address (enquiries@st-michaels.com) was launched so that interested parties could send comments, feedback, or queries to the Project Team. All feedback received to this email account has been considered by the Project Team.

A project website (www.st-michaels.com) was launched at the end of July 2016. During the consultation, the exhibition materials were made available to download. The website details were published on the consultation postcard.

6.4 Public Exhibitions

Public exhibitions were held over three days to provide members of the public with the opportunity to find out more about the development proposals.

The first public exhibition was run over two days, and was held at Manchester Reform Synagogue on Jackson's Row. The exhibition was open to the public from 3:00pm to 7:30pm on Monday 12 September 2016, and from 11:30am to 3:00pm on Tuesday 13 September 2016. These events were publicised within the consultation postcard, the briefing pack and accompanying invitation letter, the press advert and the press releases.

Nine exhibition banners were on display at this event, along with an architectural model of the proposals, and hard copies of the briefing pack. These materials provide information about the scheme and the latest visual representations of the building designs. The exhibition banners are provided as Appendix 7. Members of the Project Team were on hand to discuss the proposals with visitors and to answer any questions they may have had.

A total of 228 people visited the public exhibition, run over two days, at Manchester Reform Synagogue. Attendees included local residents, local business owners, representatives of civic bodies, and Manchester City Councillors.

Another public exhibition was held at Manchester Central Library on 19 October 2016. It was open to the public from 11:30am to 7pm. Three additional display banners were created for this exhibition, to complement the existing banners used at the previous events. These are provided as Appendix 8. A second model was also on display, focusing on the development site and the relation of the proposed public realm to the buildings. A slide show was also played on loop during this exhibition, which considered the development proposals in context.

A total of 271 people visited the public exhibition held at Manchester Central Library. Attendees included Manchester City Councillors, representatives and members of local community groups, and local employees.

A feedback form was provided at all public exhibitions, so that visitors could provide their comments. The feedback form is provided as Appendix 9 and the feedback received is described as part of Section 7. A total of 233 written feedback forms were completed at the public exhibitions.

Figure 2 - Photos of the public exhibitions at Manchester Reform Synagogue on 12 and 13 September 2016

Figure 3 - Photos of the public exhibition at Manchester Central Library on 19 October 2016

7. Pre-Application Consultation Feedback

7.1 Summary of Feedback Received

Throughout the pre-application consultation, several channels were made available for people to ask questions and provide feedback. To summarise, these were:

- The Freephone information line (0800 032 5725).
- The enquiries email address (enquiries@st-michaels.com).
- The enquiries form hosted on www.st-michaels.com.
- A written feedback form available at the public exhibitions.

In total, 276 written responses to the pre-application consultation were received. These are broken down into the relevant channels below.

Table 1 - Number of Consultation Responses Received

Feedback method	Number of responses
Email / online response	43
Exhibition feedback form	233
Total	**276**

All of the responses received during the pre-application consultation period have been logged and every comment has been considered by the Project Team in the preparation of the Planning Application. The written responses to the consultation are available on request.

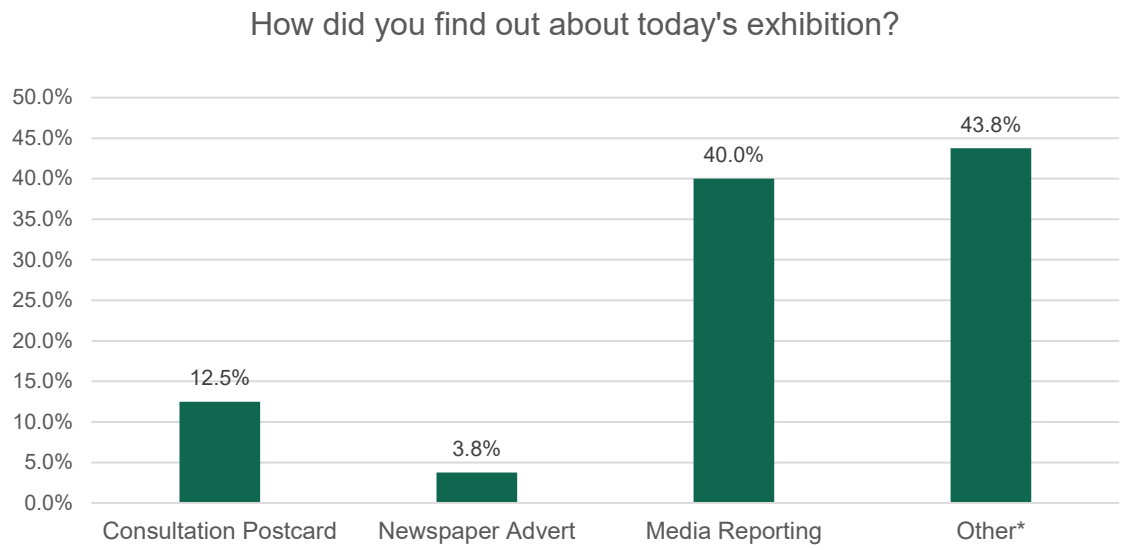
7.2 Analysis of Feedback Forms

Comments received through open questions in the written feedback forms and by email are summarised and address in Table 2 in the following section.

The written feedback form also asked a selection of closed questions. The responses to these questions are presented in the following graphs.

How did you find out about today's exhibition?

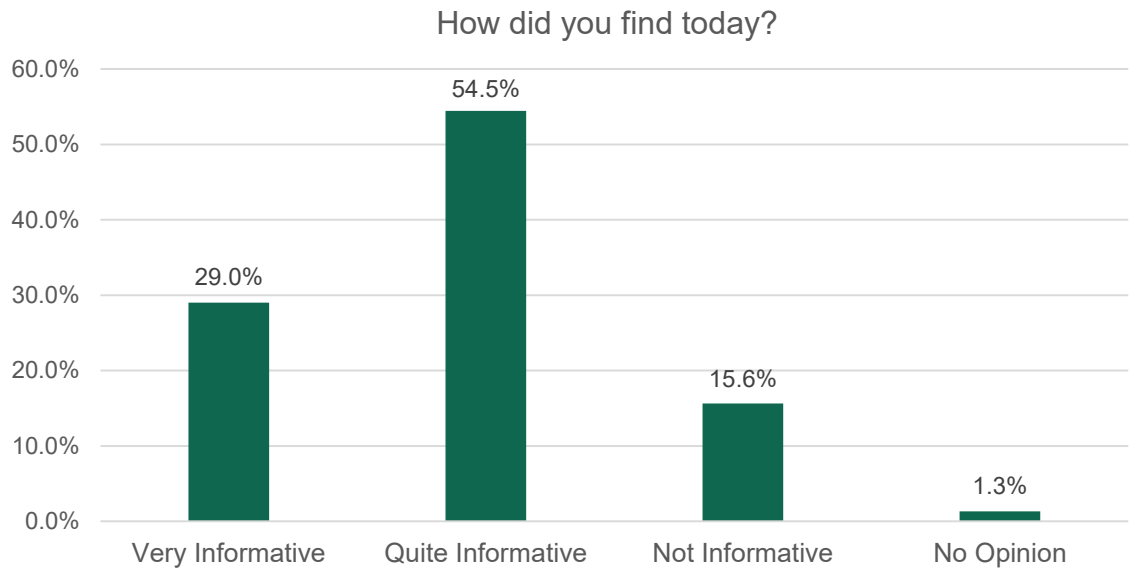
A closed version of this question was included only in the written feedback forms at the public exhibitions at Manchester Reform Synagogue. 80 people responded to this question. Most individuals stated that they found out about the event through sources other than those specified. Of these respondents, most found out about the consultation event through word of mouth, social media or through bodies of which they are a member or follower. A total of 32 respondents were made aware of the events by media reporting. 10 attendees were notified by the consultation postcard, and 3 were made aware by the quarter-page advert in the MEN.



This was an open question in the feedback form at the public exhibition at Manchester Central Library on 19 October. Popular responses included social media, word of mouth and media reporting.

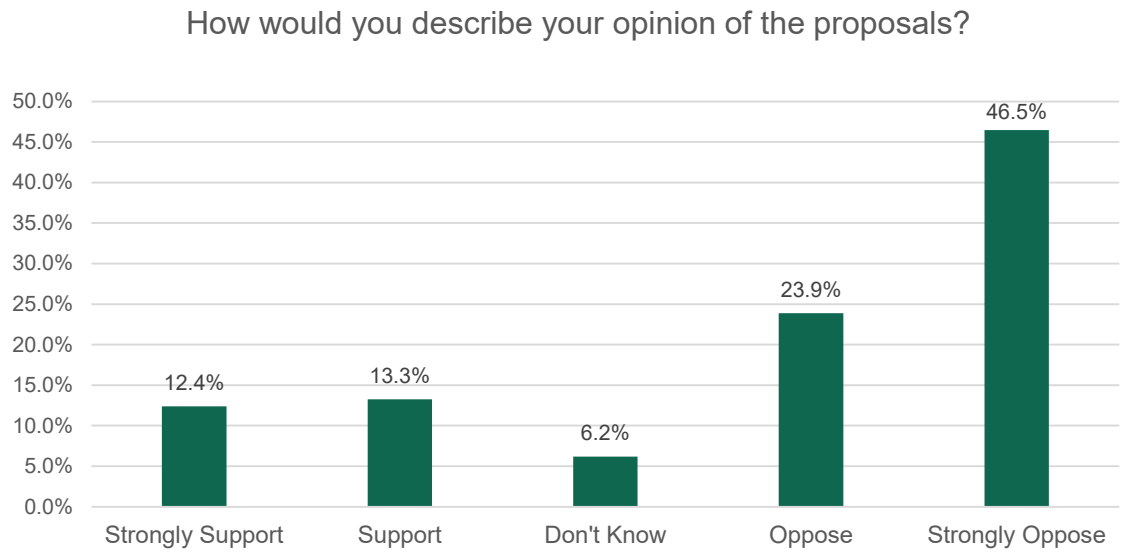
How did you find today (the public exhibition)?

A total of 224 individuals responded to this question. 187 respondents considered the event to be “Quite Informative” or “Very Informative”. 35 visitors responded with “Not Informative”.



How would you describe your opinion of the proposals?

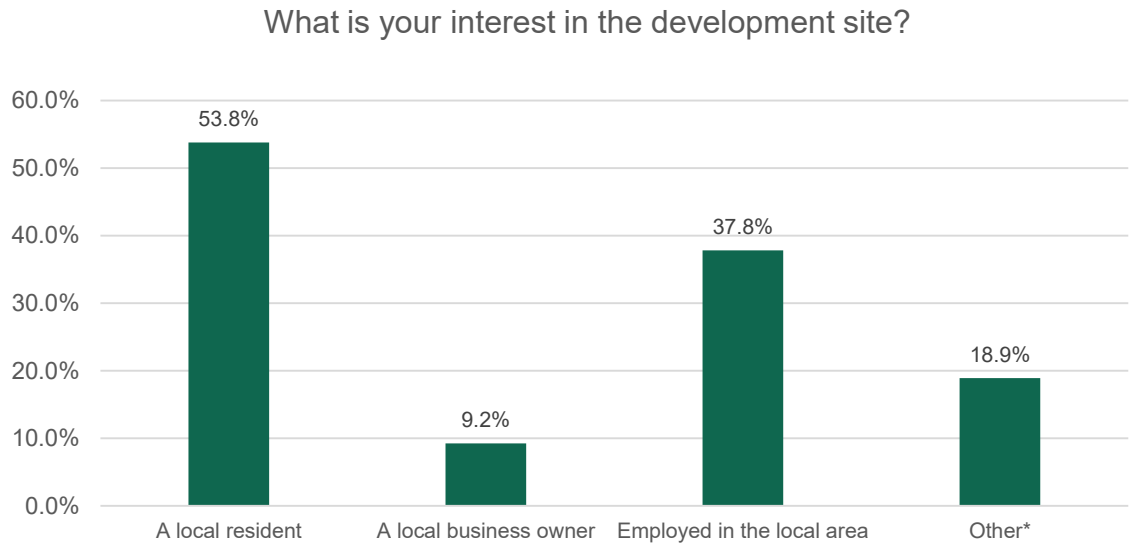
226 visitors responded to this question. 159 respondents opposed the proposals whilst 58 were in support of them, both to varying degrees.



What is your interest in the development site?

226 respondents answered this question. 128 visitors were local residents, 90 worked in the local area, and 22 were owners of local businesses. A variety of other reasons were cited by respondents for prompting their interest in the development site, for example being a member of CAMRA or Manchester Reform Synagogue, or having an interest in architecture or heritage.

NB: Respondents could logically select multiple responses to this question, hence why the number of responses exceeds the number of respondents.



7.3 Main Findings and Consideration of Issues

An extensive summary of the issues raised by members of the local community (through all feedback methods) and how they have been considered and responded to is provided in Table 2 below.

Table 2 - Consultation Feedback

Issue Raised	Response and Consideration of Issue	Further Information Provided
Regeneration		
Redevelopment of the site and revitalisation of the streets is welcomed, and considered necessary in this area of Manchester. Acknowledgement that in their current use, the streets on this site have few active frontages and are not considered as welcoming.	Noted. St. Michael's will reinvigorate the last, largely disused, streets in the heart of the city. In its current form the site does not interact well with the surrounding area and there are significant limitations to developing the site in its current layout. St. Michael's is strategically positioned at the heart of the city centre directly adjacent to the Town Hall complex and Albert Square. It is surrounded by key growth areas, such as Spinningfields, the Civic Quarter and the Central Business District. There are very few sites within Manchester City Centre of this scale that are readily available for development to come forward whilst possessing the locational advantages of being directly adjacent to several of the city centre's most important areas and functions. The new development will become a destination offering a series of unique public spaces and high-quality contemporary buildings. The area will play host to a range of apartments and commercial spaces, including offices, shops, restaurants and a five-star hotel, perfect for attracting new visitors and residents to the city. The proposal will contribute to, and accelerate the growth of Manchester, addressing identified gaps in the housing, office and hotel markets, providing public benefits and helping to address the productivity gap.	Further information about regeneration can be found within the Regeneration Statement and the Planning Statement.
Appreciation that the proposal encourages positive regeneration of the area and will support employment, commercial space and other economic benefits.		
Concern expressed over loss of social places and livelihoods of people who currently use and work in existing site buildings. Want to ensure there is life in the core of the city after working hours.	The development will bring life to the area on weekdays and weekends, both in the daytime and in the evening. St. Michael's will provide 15 brand new restaurant units totalling up to 4,571 sq.m, one of which will retain a Bootle Street entrance. It will also provide high-quality new public realm designed for people to meet and socialise in. In terms of livelihoods, St. Michael's will deliver around 500 jobs directly during construction (860 jobs in total including indirect and induced jobs) and space for	

Issue Raised	Response and Consideration of Issue	Further Information Provided
	around 1,500 jobs when open, in comparison to the 10 jobs currently supported on the site. In terms of the landlord and staff of the Abercromby pub, the applicant has offered the landlord and his team the opportunity for ongoing employment during construction (through the provision of catering for the construction site workers) and once the development is open through the provision of a new unit within the development. The jobs that the development will provide space for will help to deepen the labour market pool and increase the number of higher skilled and higher paid jobs in the area. Through high productivity employment, the development will make a significant contribution to accelerated economic growth and the re-balancing of the national economy, increasing Greater Manchester's share of high value added service jobs.	
Concerns raised that the development could result in gentrification. Query regarding the different price ranges and demographics that the development will cater for.	St. Michael's has been designed to be welcoming and accessible to all. The public realm will play host to a rolling programme of events which will look to cater to all age groups and demographics. As well as the leisure spaces (which will be open to all), kiosks within the public realm will be open for business start-ups and small businesses to benefit from. St. Michael's will also make a significant long-term contribution to public sector finances through the Business Rates generated by the office and leisure space (£28m over 10 years), which will benefit the wider city. The development is intended to meet a demand for premium quality, executive housing of which there is a shortage in the city centre. Such provision will assist in broadening the range of housing across the city.	
Questions over the name of the development. Suggestions that it is renamed Abercromby Square or Bootle Street Square.	The development takes its name from St. Michael (the Archangel), who is the patron saint of the police. This acknowledges the former Bootle Street Police Station site heritage.	
Challenge regarding whether the development can add more to the tourist, leisure and public art functions to further make the area a more desirable destination.	St. Michael's has been designed to bring investment into the city centre and provide a leisure environment for dwellers and visitors to enjoy. St. Michael's will make a direct contribution to the visitor economy, helping to address a key shortfall in top end hotels, providing the city with a balanced hotel	

Issue Raised	Response and Consideration of Issue	Further Information Provided
	stock attractive to business visitors and conference organisers. It will also further support the quality evening economy which now underpins Manchester's attraction as a place to live and work, as well as to visit.	
Heritage		
Comment that the Bootle Street Police Station is of a high heritage value and suggestion that it should be retained in full or in part within the scheme.	The Bootle Street Police Station was constructed in the 1930s to provide a new police headquarters. Although the building's façades contribute to the local street scene, it does not retain its original windows, layout or any internal fixtures or fittings of note. A heritage appraisal stated that although the building is of local historical and architectural interest, it occupies a pivotal site in the city centre which may provide opportunities for greater public benefit. Demolition could therefore be justifiable if redevelopment was shown to outweigh the loss of the building in terms of wider public benefits. In regards to the retention of the building, it would be very difficult to convert it for alternative use due to the completely bespoke design of the building.	Further information about the heritage impacts of the scheme can be found within the Heritage Impact Statement, Heritage Significance Statement and Chapter 9 of the ES. The Design and Access Statement and Demolition Justification Statement additionally describe in detail the evolution of the scheme and how and why the decision was taken to demolish all buildings on site. The Regeneration Statement explains the context to the new Synagogue in greater detail.
Comment that the Manchester Reform Synagogue should not be demolished.	The current Synagogue building on Jackson's Row was opened in 1953. It is an example of an early 1950s modernist religious building but the 1960s extensions have undermined its architectural value. The building is now in a very poor state of repair – it is no longer fit for purpose and is not capable of meaningful refurbishment or improvement. The congregation are finding it increasingly difficult to obtain insurance and they require a new building to ensure that the Synagogue can continue to function effectively, to grow and to continue their work in the community. The Synagogue will be rehoused within the St. Michael's development, providing a modern and bespoke facility but incorporating a number of the original interior fittings. The new building will enable the congregation to continue to enjoy its city centre location and play an important role in the civic life of the city.	
Concerns raised over the future of the Sir Ralph Abercromby, and the possibility of	The Sir Ralph Abercromby pub was built in the early nineteenth century but has been altered and extended over the years. For example, the exterior walls to the	

Issue Raised	Response and Consideration of Issue	Further Information Provided
incorporating, preserving, or relocating the pub. This concern was predominantly raised in relation to the heritage of the site, but also by current pub users for a social aspect. Some support for giving the name to a new unit on the site.	rear and west were almost completely rebuilt following the Second World War and little of the original internal layout or fixtures remain. It has been found by heritage experts to have little heritage value. After consultation with all of the developments' parties and authorities, and with the support of the landlord, the scheme proposes that the pub is taken down to deliver the best possible development for the city. Jackson's Row Developments is working with the landlord to ensure the continued employment of both him and his team. The Partnership is also open to further discussions with interested groups about any potential ideas to relocate the pub.	
Desire for the development to commemorate the Peterloo Massacre and contribute to the preservation of its heritage in some form.	The Peterloo Massacre was a significant event in the city's history and, given the opportunity provided by the development to commemorate it in some form (particularly given its 200th anniversary in 2019), the Applicant is keen to work with interested parties once planning permission for the development is in place. There are a number of opportunities within the scheme as submitted to commemorate the event both within the public realm (on both vertical and horizontal planes) and within the building fabric.	
Concerns that the proposals are inconsistent with the stated aims of the Deansgate Conservation Area.	Conservation areas do not stand still in time. Information regarding the Deansgate / Peter Street Conservation Area on Manchester City Council's website recognises that parts of this particular conservation area consist of fragmented built elements with incidental surface parking left over from cleared sites. It states that these are often fronted by the backs of other buildings, as is the case on the application site. It recognises that such sites can make greater contributions to the character of the conservation area through appropriate new development. Notwithstanding this, it is recognised that the three present buildings on the site are positive contributors to the Conservation Area and that their loss will need to be balanced against the benefits that such demolition will provide. Despite being positive contributors to the Conservation Area, the Heritage Significance Statement identifies that the buildings are of low heritage value. The Project Team have been through a lengthy assessment and design process, founded on initial heritage work, before arriving at the decision to demolish the existing buildings. The Planning Statement identifies the substantial public benefits	

Issue Raised	Response and Consideration of Issue	Further Information Provided
	which will arise from the development and which are considered to outweigh the heritage impacts.	
Query raised regarding the provisions that are being made for archaeological investigations.	Archaeological evidence from the surrounding area suggests there is potential for unknown previously unrecorded assets to be present, including some possibly dating from the prehistoric and Romano-British periods. Eighteenth and nineteenth century remains of the type likely to be present at the Site are often very robust and survive well. Due to the high potential for archaeological remains to be present, a programme of investigative fieldwork has been devised in consultation with the relevant archaeological body. This fieldwork is intended to determine the extent, depth, function, chronology and relative significance of any archaeological deposits, and if necessary will serve to inform further stages of more detailed archaeological mitigation and appropriate recording of significant remains.	Further information about the archaeological assessment can be seen within the Environmental Statement Chapter 12 and the appended Desktop Archaeological Assessment (Appendix 12.1).
Development Height and Impact on Cityscape		
Comment that the proposed heights of the buildings are considered as too tall, leading to concerns that the buildings will appear incongruous with and dominate the surrounding area.	The relatively fast growth of Manchester, combined with its tight city borders, has caused development height within the city to rise rapidly within the past decade. Due to these factors, the city requires its core to be dense and efficient to support the continued growth of Manchester. The wider city centre is currently characterised by densely packed, medium scale buildings. Taller, landmark buildings are pepper potted around the city centre – providing accents to mark key gateways or movement corridors, with the majority of new development height concentrated around the city periphery along the city's watercourses. This growth pattern has caused the loss of the Town Hall spire amongst the slightly taller townscape. The city has therefore lost its 'marker for the middle', instead replacing it with markers of its edge or less significant areas of townscape. The approach of the Proposed Development clearly seeks to remark the middle of the city through two towers of 21 and 31 storeys. The towers play off the surrounding architectural heritage by addressing the distinctive roofscape and colour palettes clearly visible around the Civic Quarter. The towers are proposed within the emerging 'secondary cluster' of towers, arching down through	Further consideration of the townscape is included within the Townscape and Visual Impact Chapter of the ES (Chapter 8).
Some support expressed for the development height, with comments that the buildings provide excitement and will add to the Manchester skyline.		

Issue Raised	Response and Consideration of Issue	Further Information Provided
	Spinningfields to the Beetham Tower, Great Northern Tower and towards the Mancunian Way. On the city scale, the proposed towers are not out of place in this cluster, however they will have a much greater connection with the historical core of the city. Given the growth ambition of Manchester, there is an expectation to see development of height when viewing the city from afar. The skyline is expected to evolve; however, buildings of height are also required to be mitigated by high design standards, building quality and consideration of the façade and how it will be maintained into the future. These expectations are accentuated by the Scheme's historical context.	
Concerns raised that existing views of the Town Hall will be obstructed from other parts of the city. Particular concern that views from Great Northern Tower will be lost.	A range of static and kinetic verified views have been produced to demonstrate the changed views of the cityscape, including of the Town Hall, from a range of locations. These were agreed with Historic England and MCC Planning and were selected as they align with key thoroughfares, public spaces and existing views within the city. The Proposed Scheme will be at an entirely new scale to the immediate built form. However, whilst the scale of the towers is much greater than the surrounding context, the density of Manchester's core limits the dominance of towers beyond the immediate locality. The rectangular form of the towers and split quantum of development across two buildings allow the form of the proposed development to change as users move around the city. The building alignment ensures that in the majority of locations where the height is dominant, the development will be visible in the towers' more slender forms to limit the visual appearance. At other points around the city, the towers will appear either as one or to move apart from one another. The towers of the Proposed Development are to be clad in bronze to respond to the 'warm' colour tones of the Civic Quarter. The cladding, mixed with the proportions of glazing, help to lighten the weight of the towers, reducing their prominence, particularly against a typical grey Manchester sky. The city centre has witnessed a dramatic change in recent years with significant new developments continuing to emerge. The Council's aspirations to increase economic output will result in the need for land to be used more efficiently and at higher densities in order to provide accommodation to fuel such growth. As a result, the city's townscape, skyline, and views will change. The Proposed Development intends to form a landmark on Manchester's skyline to enhance	The verified views can be seen within the ES Appendix 8.5.

Issue Raised	Response and Consideration of Issue	Further Information Provided
	the townscape and increase the distinctiveness and identify of Manchester, in recognition of its international city status.	
Comment that this development will set a precedent for more high rise in Manchester City Centre.	There are already numerous planning consents for tall buildings around the periphery of the city centre. Each planning proposal is assessed on its merits and given that every site is unique, it does not follow that tall buildings will automatically be considered appropriate in other locations within the city centre.	Details of other consents can be found within the cumulative impact section of Chapters 8 and 14 of the ES.
Design		
Support for development design. Particular support for the curved design of the buildings. Support for a landmark development, and recognition that it may have to push boundaries if it is to be considered as iconic.	Noted.	
Concern over the proposed colour of the building cladding. Request that using a lighter building colour be considered. Queries regarding how the cladding will weather. Comment that the building façade could be multi-coloured.	Since the public consultation, the colour and finish of the proposed aluminium rainscreen cladding material has been changed to anodised bronze. The decision was taken in response to the ongoing evolution and assessment of the impacts of the design, but also in recognition of comments received during the consultation period. During the design development and associated Townscape and Heritage assessment processes, a comparative study was undertaken to compare a number of colour tones and finishes, prompted by but not exclusive to the consultation process. The verified views clearly show how the bronze takes its reference from the immediate settings, in particular the Town Hall and Central Library, but also contemporary buildings close by such as No1. St Peters Square. The anodised bronze is also a superior quality material which has even greater weather, UV radiation, and abrasion resilience properties than the previously proposed black polyester powder coated finish.	More detail can be found in the Design and Access Statement
Request that the proposals adopt uniquely Mancunian features and local styles, and for local materials to be incorporated into the design. Challenge raised regarding how the development will relate to local context.	Paintings by LS Lowry depict a city skyline made up of pitched and angular roofs interspersed with tall, slender chimneys and spires. While this undulating, articulating skyline depicts an industrial past, it does have a unique visual identity. Many of the buildings in close proximity to the site, including the Town Hall and the Central Library, retain such angular, three-dimensional roof profiles. These add to the character of the Manchester skyline. The roofscape of the proposal seeks to draw similarities to	Further information can be found in the Design and Access Statement.

Issue Raised	Response and Consideration of Issue	Further Information Provided
	this interest and character and we believe it makes a positive addition to the skyline. The towers of the Proposed Development are to be clad in a high quality 'bronze' finish to respond to the 'warm' colour tones of the Civic Quarter. Further, the horizontal and vertical detailing of the proposed elevations draws on the grain and textures of 'rustication' found within the local context, particularly on Southmill Street and Peter Street. Rustication is the dressing and shaping of building facade faces with raised or contrasted horizontal or vertical joints. The public realm, podium and covered hotel drop-off are proposed to be constructed of traditional materials which are common in the local contact. This includes Portland Stone, brick and granite.	
Comment that sustainability should be considered in the design, and considerations must be made to "future proof" the development. For example, desire to see electric car charging provision for residents.	The design team has fully considered sustainability in developing the proposals to ensure that the scheme will achieve high standards of sustainable design and construction. Carbon emissions, waste generation and water usage will be minimised. Further surface water flows from the site will be reduced and opportunities for biodiversity enhanced. The buildings have been designed with future flexibility in mind, i.e. by providing generous floor to ceiling heights. The suggestion for the provision of car charging points has been noted and should be incorporated into the detail of the scheme. The design team is also working with MCC on its proposed investment into a local heating network, which is currently in the process of being procured. Subject to timescales, these discussions will advance with the intention of the scheme connecting to the district heating system.	Further information is located in the Environmental Standards Statement and the Design and Access Statement.
Query as to why the Project Team decided upon the proposed building layout, as opposed to the alternatives displayed on the exhibition banners.	The massing studies on the banner illustrated the evolution of the building form through the design process. Within the Design and Access Statement a detailed narrative appraises each of these options and concludes why the proposed is the most appropriate for this site. The Demolition Justification Statement provides further information relating specifically to the decision to demolish the existing on-site buildings.	Design and Access Statement and Demolition Justification Statement.
Comment that the design involves too much blank façade.	The building façade responds to the external environment and the use within. Consequently, a balance is struck between solid and glass to maximise views out and natural light in whilst also trying to minimise solar gain. Further considerations of privacy are also factored for hotel and residential uses.	Refer to the Design and Access Statement for further detail on the evolution of the façade design

Issue Raised	Response and Consideration of Issue	Further Information Provided
	At street level, the development seeks to provide as much activity as possible and the proposed provision of 'active frontage' has increased as the scheme has evolved. The Design and Access Statement includes a plan showing the active frontages within the proposed scheme as well as street-level building elevations. These show that Jackson's Row will benefit from the synagogue, residential and hotel entrances, along with two glazed leisure units and the hotel drop-off area. Bootle Street will be the main street for servicing but will also include two new pedestrian linkages to the public spaces within the proposed development, and two glazed leisure units. Activation and/or overlooking from other low level uses on Bootle Street will occur from the synagogue terrace and meeting rooms, the hotel conferencing facilities and the offices. The decision was taken to include the 'office cores' (the office building's lifts and stairs) on the narrow sides of the building (i.e. along its Southmill Street elevation and the opposite elevation), a opposed to its longer sides. This was in order to maximise views out from the longer elevations, for practical reasons and in response to agent advice; as is explained in more Detail in the Design and Access Statement. In order to maximise activity and overlooking to Southmill Street with the arrangement proposed, the lifts will benefit from views out of the glazed façade elements. The entrance to the high-level leisure unit is also located on Southmill Street.	
Suggestion that activities could be raised on stilts, to reduce the plot footprint. Recognition that this will increase the height of the proposed development.	The public spaces need to be open, naturally lit and airy spaces. Raising the buildings up on stilts would create dark public spaces beneath with limited access to natural light. Further, we wish to encourage use of the buildings and therefore consider that it is important for the buildings to directly address the streets. The provision of The Garden on top of the podium promotes the efficient use of land within the site and maximises public space.	
Activity along Jackson's Row and Bootle Street		
Request for preservation of the street grid. Concern that opening up the traditional street grid doesn't support wider town planning.	The proposed buildings are aligned to the existing back of footpath lines. In response to consultation with Historic England, St. Michael's Square includes landscape features and treatment at the edges of the square to ensure the back of footpath line is marked and the street line is visually maintained. The building line and cohesive building form within the site at present is fragmented; this will be addressed by	Further information is located within the Design and Access Statement.

Issue Raised	Response and Consideration of Issue	Further Information Provided
	the proposed development which will reinforce the street grid to Jackson's Row and Bootle Street. Originally the area was occupied by tight-knit slum dwellings with a number of alleys and courtyards across the site. The site is therefore not presently as permeable as it once was. The proposed development seeks to address this in order that the development acts as a catalyst for further connections to be made within the area. The creation of St. Michael's Square and the provision of further public realm is vitally important to the proposed development to ensure that it becomes a destination that is active at all times and open to all, not just residents, staff, worshippers, hotel guests and people visiting the leisure functions.	
Comment that the development appears to be closed in upon itself, except at the corner closest to Albert Square. This gives an impression of the development being inward looking. Suggestion that an exit route from The Garden would increase permeability and reduce dead ends.	A feature stair and lift have been incorporated in to the design to provide a link from the elevated Garden square down on to Bootle Street.	Refer to the Design and Access Statement for further detail.
Comment and query raised over street level activities and active frontages, both inward and outward facing. Comment that active frontage and windows facing Southmill Street are needed. Comment that Jackson's Row needs to be fully active and engaged.	Jackson's Row includes the hotel entrance and drop off, the residential entrance, the synagogue entrance plus additional leisure uses to maximise active frontages along the street. Bootle street is more challenging due to the level changes and the requirement for the development to be serviced from this street. However, a new route has been incorporated that connects with St. Michaels Square. This has dual aspect leisure usage and the office entrance lobby adjacent to it, offering views in to the square and also through on to Bootle Street. A new leisure unit is also provided with direct access and frontage on Bootle Street. There is also a feature stair and lift that provide access from Bootle Street to The Garden square. Within the podium, active uses have been strategically positioned on to the Bootle street elevation from within the hotel and synagogue to enable views out on to Bootle Street.	See building envelope and appearance section of the Design and Access Statement
Public Realm		
Comment that the operation of the squares is essential to the success of the space. Suggestion that initiatives will need to be in place to ensure	Noted. All aspects of the public spaces have been designed in order to facilitate a variety of events, of all scales, throughout the year. The intention is for the three key	Detail regarding the use of the public realm for events is located within the Design and Access

Issue Raised	Response and Consideration of Issue	Further Information Provided
that public spaces will be used. Support for the idea to enliven the public realm with arts and entertainment, and involve local institutions such as colleges.	spaces to have a constantly running programme of events, both independently and as part of the City-wide programme (e.g. Christmas Markets; Manchester International Festival).	Statement. Further details regarding events and programming will be agreed in due course, possibly through a planning condition.
Support for the provision and design of new public realm. Comment that with decent planting they will increase the variety of public areas in central Manchester. Comment that the proposals provide a good ratio of public and commercial scale.	Noted – the public spaces fill an important gap in the City's movement fabric and the provision of valuable external opportunities within a key emerging city neighbourhood.	Reference to the approach to planting and how the public spaces will fit strategically are included within the Design and Access Statement.
Accessibility of the public realm, particularly for those with mobility impairments or young children. Concerns that The Grand Steps could create a physical and psychological barrier.	The design proposals include two centrally located lifts, connecting St. Michael's Square with the elevated Garden square, as an alternative means of access to the steps. Additionally, the lifts stop at each of the intermediate levels to ensure everyone can get access to the leisure uses that connect to the steps. A further public lift also connects Bootle Street with The Garden square.	A detailed access statement is included as Appendix A of the Design and Access Statement.
Impression that the predominant use of the public realm will, or at least appears to be, commercial. Concerns that this implies the squares will only welcome paying customers, and thus challenges the 'public' aspect of the area.	The public squares will be open to all, throughout the year. The lower, St. Michael's Square should be seen as an extension to Albert Square, both in terms of use and character, with the Grand Steps and The Garden providing a rich, verdant environment that will be unique to Manchester. Kiosks will be provided within St. Michael's Square to give increased vibrancy to the area.	Detail of both design and programme of possible events are included within the Design and Access Statement.
Query raised regarding how the team envisages that the public squares remain a safe and clean environment to enjoy for all. Particular queries concern whether areas will be closed at times when the commercial units aren't open. There is recognition of a need to strike a balance between preventing the opportunity for anti-social behaviour whilst maintaining that the spaces are public.	The public spaces will be centrally managed and maintained by the onsite management company. They will be covered by CCTV and cleaned on a regular basis. The closure or partial closure of the public spaces after dark / closing time is still under discussion. It is expected this will form part of the details to be agreed through the planning conditions of any planning permission.	More details regarding security and maintenance are location in the Design and Access Statement.
Questions raised over the need for more public realm in this area of the city, as the site is	The Design and Access Statement describes the lack of connectivity between the exiting public realm and explains that the public squares are needed within the development to create a true, new destination within the city in order for the scheme to be successful.	Further details are provided in the Design and Access Statement.

Issue Raised	Response and Consideration of Issue	Further Information Provided
close to Albert Square and St Peters Square.	Without them the scheme would simply comprise of buildings on a street which would only be used by people with a purpose to enter the buildings. By creating public realm, the development provides an attraction to the wider community of residents, workers and visitors to the city thereby ensuring that the development integrates into the existing fabric of the city and network of other public squares and spaces.	
Suggestion that there would be support for green roofs (as in earlier proposals) and more green space.	Noted. Significant opportunities for both green walls and roofs have been identified within the proposals.	Detailed information relating to the location, design and management of green walls and roofs is included within the Design and Access Statement.
Development Uses		
Support for the proposed mix of uses, with comment that this will contribute to the city centre. Particular support for the provision of a new 5* hotel.	Noted. The new 5* hotel will offer an unrivalled level of service within Manchester city centre and help to address a key shortfall in top-end hotels. This will provide the city with a balanced hotel stock, attractive to business visitors and conference organisers. It will further provide additional hotel bed spaces to address the significant undersupply. The Regeneration Statement identifies the consistently high levels of hotel occupancy within the city centre and that for its size and status, Manchester should have more 5* hotels than it currently does.	Further information about the specification of the proposed buildings can be found within the Design and Access Statement. Further information about the need and benefits to the city of the development uses, particularly the residential, can be found within the Regeneration Statement.
Query raised over whether there is a need for another hotel in Manchester city centre.		
Query regarding the specifications of the residential apartments, for example whether they are dual standard, whether they meet national space standards, and whether they will be available to buy or rent through a PRS model. Request that if possible the scheme ensures residential units are offered to first time buyers.	The development will provide 159 high quality apartments. The residential offer within these apartments will be above what is typically delivered as 'high end' in Manchester city centre; for example with recessed balconies for all south-facing apartments and with corner duplex apartments to have double-height balconies. There will be four 'duplex penthouses' and a single 'super penthouse' on the top floor. All of the apartments exceed Manchester's residential space standards, as well as the more onerous London standards, and will assist in meeting the need for new, high-end private sale apartments in the heart of the city. A good mix of apartment sizes will be available ranging from 1-bed studios to the top-floor super penthouse. The apartments will be available for private sale. Whilst it is possible that future apartment owners may choose to rent out their apartment, the development has not been designed as a comprehensive Private Rented Sector scheme.	

Issue Raised	Response and Consideration of Issue	Further Information Provided
Query raised regarding the need for more city centre apartments.	There are many proposed residential developments on the edges of the city centre with a high proportion of these being built on a 'private rented sector' model with similar sized and specified apartments. The St. Michael's apartments will be larger and will provide a superior specification of apartment in the heart of the city centre, therefore diversifying the housing options in Manchester. St. Michael's will deliver executive style accommodation that will provide a huge amount of added value to the city centre offer and meet an identified gap in the residential market, as this type of accommodation is not readily available in Manchester city centre. The location of St. Michael's at the core of Manchester city centre makes it an ideal location for such residential development.	
Query raised regarding whether the scheme will include provision of affordable or social housing.	The market research undertaken, as described in the Regeneration Statement, identified that the priority is for large, high quality apartments within the city centre in order to support the growth of the city and to diversify the housing market, rather than to provide affordable housing. Further, the location of the site, in the heart of the city and immediately adjacent to Spinningfields, the CBD and civic quarter, offers the ideal opportunity to provide apartments which are conveniently located for those who need to be located close to those functions. The proposals therefore do not include provision for affordable housing. Significant benefits in kind will be delivered by the development, most notable of which relate to the provision of the synagogue and the creation of substantial new public realm. A confidential viability appraisal has been submitted to officers with the planning application which confirms that the development is not able to provide financial contributions towards affordable housing and as such none are proposed to be made.	
Support was expressed for the delivery of a new building for the Manchester Reform Synagogue.	Noted. The Manchester Reform Synagogue plays an important role in the civic life of the city and this new facility will secure their presence in the city centre for years to come.	
Question raised asking whether there will be any community space for charities.	Jackson's Row Developments is open to discussions with charities about their involvement in the scheme.	
Desire for an accessible viewing platform near the top of the taller	Double-height sky bars / restaurants with south facing external terraces will be integrated at Level 13 of the	

Issue Raised	Response and Consideration of Issue	Further Information Provided
tower as an attraction, for example a cocktail bar.	taller building, and level 20 of the office building, which will provide impressive views across the city.	
Environmental Impacts		
Concerns that the height of the buildings could cast shadows over nearby spaces and buildings, as well as the public squares proposed in the development.	Overshadowing analysis has been carried out using Building Research Establishment (BRE) criteria. This analysis finds that the level of impact of the development on Albert Square, Deansgate Square, Lincoln Square, and Great Northern Square would be negligible and all open spaces would continue to meet the criteria if the proposed development is built. Overshadowing analysis has also been undertaken on the development site, and finds that both the proposed public squares will meet the (BRE) criteria for overshadowing of open spaces.	More detailed information can be found in the Environmental Statement, Chapter 11.
Concerns that the scale of the building may have wind impacts. Query raised regarding the assessments that have been done to take account of these.	Ongoing wind assessments have been carried out during the evolution of the proposed development. Technical models have assessed the impact of the proposal on surrounding streets as well as within the development's open spaces. Design changes to reduce the impacts of wind have been integrated into the evolving design. Following additional mitigation, such as tree planting, to reduce impacts on adjacent streets the assessments show that the resulting wind impacts will be negligible to minor. A major improvement to wind conditions will be experienced at the junction of Peter Street and Watson Street as a result of the development where the currently modelled 'unsafe' conditions will be made safe.	More detailed information can be found in the Environmental Statement, Chapter 10.
Query regarding the sunlight impact the development could have on nearby properties.	Detailed daylight and sunlight assessments are included as part of the planning application. The assessments identify a range of impacts from negligible to major negative. The majority of the buildings in the immediate location are not in residential use so the impact on residential amenity will be minimal. The site is currently developed at a low density with parts of the site undeveloped. Therefore, the comprehensive redevelopment of the site to significantly increase its economic contribution would invariably lead to negative impacts on sunlight and daylight levels in adjacent properties, with the form of development which came forwards making little difference (i.e. tall buildings or lower buildings with larger footprints). Although reductions in sunlight and daylight are not desirable, expectations in city centre locations are lower than elsewhere. When taking its decision on the	More detailed information can be found in the Environmental Statement, Chapter 11.

Issue Raised	Response and Consideration of Issue	Further Information Provided
	planning application, the City Council will weigh the impacts on sunlight and daylight levels against the many benefits of the development.	
Construction Impacts		
Queries have been received concerning what can be done during construction to alleviate the stress caused by the building works for nearby residents, workers, and town-centre users.	The contractor will be required to prepare and comply with a construction environmental management plan (CEMP). This will set out measures to reduce environmental and amenity impacts arising from construction. It will cover aspects such as access routes, the location of site hoarding, site worker welfare facilities, the minimisation of noise, vibration, dust and air quality impacts, details regarding the collection of deliveries and removal of waste, the storage of materials, measures to ensure surrounding roads remain clean. It will also include a management plan for ongoing consultation with local businesses and residents. Access routes will be maintained throughout the area during the construction works of all phases of the development. The impact on local businesses and the surrounding area will be kept to a minimum. Temporary pedestrian routes will be created where necessary to ensure that pedestrians are able to continue to walk around the site.	The Environmental Statement sets out some of the details which will be contained within the Construction Environmental Management Plan (CEMP) in the form of required mitigation. The actual CEMP document will be prepared and submitted to MCC as part of the post consent condition approval process.
Operational Impacts		
Concerns about the impact the development will have on traffic and parking in the city centre.	There are approximately 70 parking spaces contained on the existing Site and, once complete, the Proposed Scheme is expected to contain approximately 110 parking spaces. An analysis of the Proposed Scheme, including its size, development mix and proposed parking provision, has shown that the anticipated development traffic during operational phases is unlikely to have a significant effect on the operation of the junctions at the Site, and would not cause any significant congestion. In addition, the proposals include measures to promote sustainable travel patterns and a significant percentage of journeys to and from the Site are assumed to be taken by modes of transport other than private car.	More detailed information can be found in the Environmental Statement, Chapter 5 and the Transport Statement.
Query over the noise impact the development will have on the surrounding area.	A Noise Assessment has been undertaken and is included within the Environment Statement. Given the proximity of adjacent properties, noise impacts will occur during the construction phase however these will be mitigated as far as possible and they will intermittent and temporary. During the operational phase, the use of The Garden for entertainment and sports events has the potential to generate noise impacts on nearby properties and	Further details can be found within Chapter 6 of the ES.

Issue Raised	Response and Consideration of Issue	Further Information Provided
	receptors. The running of events and the use of the square will therefore need to be carefully managed. Details regarding the management of the public spaces will be provided and are expected to be agreed with MCC before the development opens.	
Consultation		
Concerns over the consultation time period. Comment that detailed design work was withheld until a relatively late stage.	Manchester City Council undertook consultation on the draft Jackson's Row / Bootle Street Strategic Regeneration Framework in November 2015. This consultation offered people the opportunity to comment on the principle of the redevelopment of the site at a very early stage in the design process. Once the scheme design had been developed, the formal public pre-application consultation, the subject of this document, was then carried out by the Applicant initially between 2 September 2016 and 27 September 2016, and then extended to 21 October 2016. The pre-application consultation was open to any interested audiences, and was publicised to members of local communities. Detailed information and plans were made available during the pre-application consultation process. For example, the Project Team hosted public exhibitions at which interested parties could view models of the proposed development, display banners detailing the scheme, and talk in detail with representatives from the Project Team. In addition to this, the exhibition banners were made publicly available online via the St. Michael's website, and Briefing Packs including CGIs and detailed proposals of the scheme were produced and distributed to near neighbours to the site and key city stakeholders. An information phone line and enquiries email address were open throughout the consultation period, through which interested parties could make enquiries and seek additional information. The timescale of this consultation allowed interested audiences the opportunity to find out more detail about the scheme proposals and provide their feedback. It also provided the Project Team with the time required to consider the feedback received in detail ahead of submitting a planning application.	
Appreciation of extended consultation, in particular the additional public exhibition on 19 October. Comment that the additional materials produced for the event were useful.	Noted.	

Issue Raised	Response and Consideration of Issue	Further Information Provided
Questions over the efforts to publicise the consultation process.	The first public exhibitions were publicised by an advert in the Manchester Evening News. The Partnership also sent invitation postcards to 744 properties located near to the proposed development site, to make local residents and businesses aware of the public event. In addition to this, political, economic, community and civic stakeholders were identified and contacted in advance of the events. These stakeholders were sent a letter inviting them to attend the events, as well as a briefing pack providing information on the proposals. Attendees of the public events were encouraged to provide their views by submitting a written feedback form. Recognising that not everyone would be able to attend either of the public events, the Partnership also set up a dedicated phone line and email address for members of the public to contact. All feedback received through any of these channels has been considered and discussed by the Project Team.	

8. Influence of Consultation Feedback on the Proposals

Feedback from the pre-application consultation has been considered by the Applicant and Project Team on an ongoing basis. This has ensured that the issues raised during the consultation period could be addressed throughout the development of the proposals. This section outlines how consultation comments have influenced the development of the scheme.

Of the feedback received during the consultation, a number of positive comments were made about the redevelopment of this site and its potential to make a major contribution towards the regeneration of the surrounding area. Positive feedback supported the economic and social opportunities that the mixed-use development will bring to the city centre. There was also favourable support for the provision of additional public realm and the redevelopment of Manchester Reform Synagogue, amongst other aspects of the proposed development.

The feedback received has influenced the design evolution of the development proposals. The decision to change the colour of the proposed scheme from black to bronze was influenced by the consultation exercise, in addition to the ongoing visual and heritage impact assessments. The bronze tone was considered favourably during the consultation and the colour change represents the most significant revision of the development's initial design.

The Project Team recognise that significant feedback was received concerning the proposed height of the development, in particular its potential impact on neighbouring properties, existing heritage and the city skyline. Acknowledging that this was a concern for a number of those who took part in the consultation process, the Project Team have explored the relationship of the proposed buildings with the existing site and townscape. Given the growth ambition of Manchester, there will be an expectation to see developments of height when viewing the city from afar, and therefore the skyline is expected to evolve. Having said this, the Applicant recognises that it is particularly important for buildings of height to demonstrate high design standards, building quality and consideration of the façade and how it will be maintained into the future. In this case these expectations are emphasised by the Scheme's historical context, of which the Project Team are sensitive. Further detail of these considerations and studies into the proposed development height can be seen within accompanying documents, such as the Design and Access Statement and the Environmental Statement. The Applicant's consideration of the development's interaction with existing heritage is detailed in the Heritage Significance and Heritage Impact Statements and the Built Heritage chapter of the ES.

Another important conversation that occurred during the consultation process considered how the new public realm will be managed and secured. Responding to the mix of opinions that were expressed on this issue, the Project Team have confirmed that the public spaces will be centrally managed and maintained by an onsite management company. CCTV will be installed and the public spaces will be cleaned on a regular basis to ensure they remain a safe and welcoming area for all to enjoy. The Project Team are sensitive to the variety of feedback they received, and recognise the importance of achieving a balance between ensuring the space remains public whilst guaranteeing it is maintained as a secure and pleasant area to enjoy. The closure or partial closure of the public spaces is still under discussion and will likely form part of the details to be agreed through the planning conditions of any planning permission. This will continue to be influenced by the feedback that has been gathered through the consultation process.

Questions about microclimate impacts, particularly about how wind, noise and sunlight impacts would be assessed and addressed were also raised during the consultation. These issues have been a major consideration during the development of the scheme design and the Project Team have been able to address many of the concerns that were raised during the consultation process. For example, technical wind and public open space overshadowing assessments have been

undertaken. The Project Team are confident that these assessments can alleviate concerns regarding amenity issues. Detailed information on these issues can be found in accompanying documents, such as the Environmental Statement.

The Applicant is grateful to members of the local community for contributing their views during the pre-application consultation and looks forward to further constructive dialogue throughout the development process.

Appendices

Appendix 1: Consultation Postcard

2016 ©

ST. MICHAEL'S

A new destination for Manchester

ST. MICHAEL'S –
A NEW DESTINATION FOR MANCHESTER

The Partnership behind the new St. Michael's development (formerly known as Jackson's Row) would like to invite you to a consultation drop-in event to find out more about the proposals.

Venue:

Manchester Reform Synagogue
Jackson's Row, Manchester, M2 5NH

Date and time:

Monday 12 September,
3:00pm to 7:30pm
Tuesday 13 September,
11:30am to 3:00pm

For further information:

www.st-michaels.com

enquiries@st-michaels.com

0800 032 5725

Delivered by Royal Mail

ROYAL MAIL
POSTAGE PAID GB
S468

Appendix 2: Briefing Pack

2016 ©

INTRODUCING PROPOSALS FOR ST. MICHAEL'S

A Transformational Landmark Development For Manchester

A BRIEFING PACK FOR KEY STAKEHOLDERS

September 2016

ST. MICHAEL'S

CITY CENTRE DEVELOPMENT DRIVING **ECONOMIC GROWTH**

Manchester is the UK's fastest growing city and is the leading professional and business services centre outside of London. In recent years it has also seen strong growth in the creative, media and digital sectors and is the third most visited city in the UK.

A major contributor to this growth has been Manchester's success in delivering major city centre regeneration projects. Strong urban design has helped to create a city centre environment that is attractive to new investors and businesses looking to move to the city. This has driven growth across a number of sectors and increased the popularity of city centre living.

There is a clear opportunity for the St. Michael's development to make a significant contribution towards Manchester's continued economic growth.

Why St. Michael's?

St. Michael (the Archangel) is the patron saint of the police – which acknowledges the former Bootle Street Police Station site heritage.

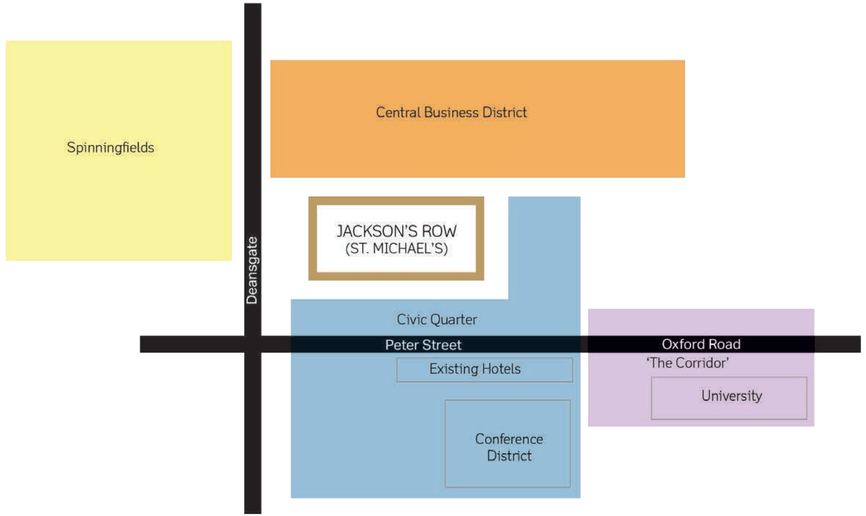
AN UNRIVALLED **OPPORTUNITY**

The site, bordered by Jackson's Row, Southmill Street and Bootle Street, incorporates a number of buildings including the former Bootle Street Police Station, Manchester Reform Synagogue, the Sir Ralph Abercromby pub and surface car parking.

The site currently lacks a sense of place. The major routes through it are uninviting, with many frontages being the rear of buildings, refuse areas and fire escapes. This area is currently an overlooked and under-used part of an otherwise vibrant city centre.

That said, the site is in an important strategic location, being next to the Civic Quarter and Spinningfields, and close to St John's. It is also surrounded by key pedestrian routes including Deansgate, Peter Street and Albert Square, but currently disconnects these key routes.

The relocation of the Police, as the main occupier of this site, presents a one-off opportunity to look at how this part of the city can be redeveloped to reach its full potential, worthy of its position in the heart of the city centre.



SETTING OUT THE **VISION**

St. Michael's represents a major opportunity to deliver a transformational new development at the heart of Manchester City Centre.

Our vision is to create a lively new destination centred around a series of unique public spaces and high-quality contemporary buildings. These buildings will play host to new offices, homes, shops, restaurants and a hotel to bring life to the area on weekdays and weekends, both in the daytime and in the evening.

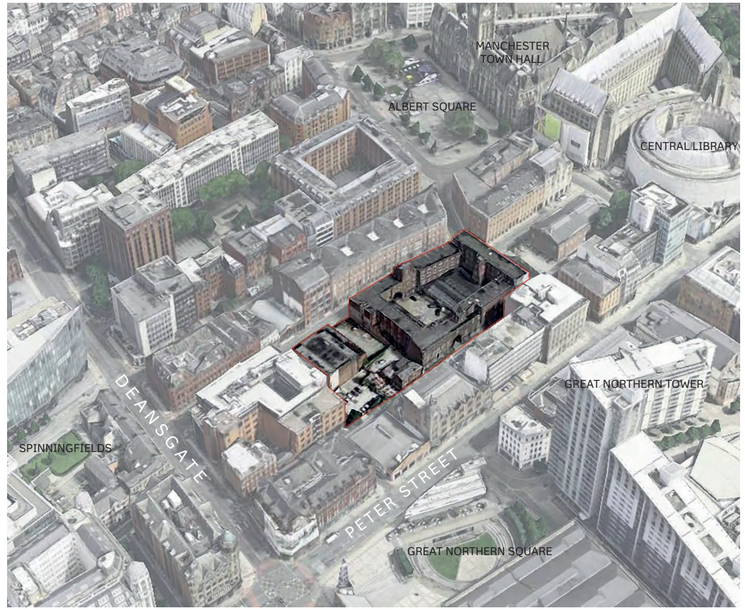
St. Michael's will set new standards for public spaces that encourage people to meet, socialise and relax. Vibrant new spaces of the highest design quality will provide a lively, attractive and safe environment for the benefit of Manchester residents and visitors alike.

Introducing the Partnership

The St. Michael's Joint Venture Partnership is a collaboration between Gary Neville, Ryan Giggs and Brendan Flood. Headquartered in Manchester, the company has worked on many high profile developments in the city. In August 2015, the Partnership was joined by Rowsley Ltd and Beijing Construction and Engineering Group International (BCEGI) who announced their financial commitment to the scheme.

Zerum are acting as Development Manager on behalf of the Joint Venture Partners and the scheme is being designed by Make Architects.

zerum smart thinking. make



INTRODUCING THE **DESIGN**

The design process started with the desire to create spaces and places of the highest quality that will link and connect with the existing city. It is this process that then defines the appropriate locations for new buildings.

New Public Spaces For Manchester

New public spaces provide places for people to meet and congregate, to socialise with friends and neighbours. St. Michael's will be centred around two new public squares. The public squares will be active and vibrant spaces, full of people, and blurring the edges between inside and outside. They will host a rolling programme of events that will incorporate seasonal and cultural activities for people of all ages and for families – St. Michael's truly will be a destination for all.

Indicative image of The Garden

Indicative image of St. Michael's Square

WHAT DO THE **PROPOSALS INCLUDE?**

NORTH BUILDING

The 31-storey building will include:

Hotel

A premium five-star hotel of around 200 rooms with the inclusion of high-quality conference and business facilities. The main entrance will be located on St. Michael's Square with event and leisure spaces spilling out into The Garden.

Apartments

Approximately 153 apartments will be provided on the 17 floors above the hotel. These apartments will be of a range of sizes to meet the diverse range of people wishing to live in the city centre, including families.

Sky Bar

A double-height sky bar will be located on Level 13, with panoramic views and a full-width terrace along the southern elevation.

SYNAGOGUE

The replacement of the existing buildings with a new bespoke facility for the Manchester Reform Synagogue will provide the congregation with state-of-the-art accommodation, which is fit for its purpose as an important religious and community facility.

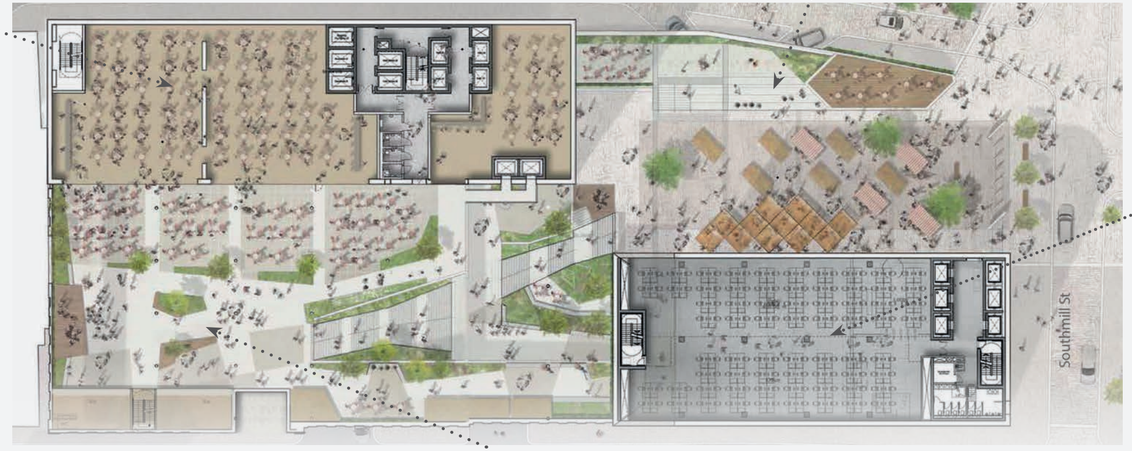
It is incorporated into the lower levels of the north building, with original fittings retained and reused, and its front door address remaining on Jackson's Row.

PARKING

Provision will be made within the basement levels of the north and south buildings to ease the parking needs on the city for people living in and visiting the development.

ST. MICHAEL'S SQUARE (LOWER SQUARE)

St. Michael's Square will welcome people as they arrive at St. Michael's. It will be an attractive and multifunctional space, incorporating canopies to provide areas of shelter, framed by planting and seating. It will provide a strengthened connection with Albert Square and draw people into the heart of the site.



THE GARDEN (UPPER SQUARE)

South-facing, The Garden will provide a stunning new open air venue for events and activities, from music performances to cinema and the arts. Its restaurants and bar will provide a constant attraction. To ensure it is used to its full potential all year round, the space will be covered to protect it from the wind and rain.

SOUTH BUILDING

The 21-storey building will include:

Offices

Commercial office space will be provided in the south building, responding to the demand for high-quality, flexible work spaces in this central location which is close to the Central Business District and Spinningfields.

Restaurant

A public restaurant will be located on Level 19 above the office floors, with a dedicated entrance from Southmill Street.

Retail

Retail unit at the entrance to the development, spilling out onto the new St. Michael's Square.

HERITAGE

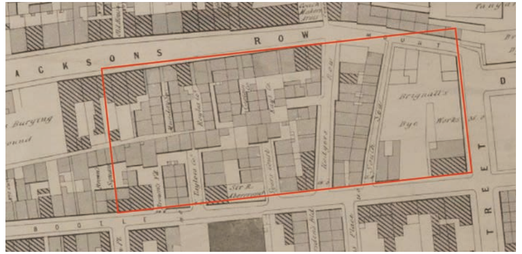
Regenerating a site in such a prestigious city centre location comes with a considerable responsibility. The St. Michael's Partnership takes this responsibility incredibly seriously.

From very early in the design process, we have worked closely with heritage specialists to consider different options and weigh up the value of the existing buildings on the site compared to the benefits of regeneration. In all of these cases, it must be proven that the benefits of redevelopment outweighs the retention of the buildings.

The Manchester Reform Synagogue has existed in some form in Manchester since the 1850s. Following the destruction of the previous Park Place Synagogue during the Second World War, the current building on Jackson's Row was opened in 1953. The Synagogue will be rehoused within the St. Michael's development, providing a modern and bespoke facility but incorporating a number of the original interior fittings. The new building will enable the congregation to continue to enjoy its city centre location and play an important role in the civic life of the city.

The Bootle Street Police Station was constructed in the 1930s to provide a new police headquarters. Due to the completely bespoke design of the building, it would be very difficult to convert to alternative use. Although the building's façades contribute to the local street scene, it does not retain its original windows, layout or any internal fixtures or fittings of note.

The Sir Ralph Abercromby pub was built in the early nineteenth century but has been altered and extended over the years. For example, the exterior walls to the rear and west were almost completely rebuilt following the Second World War and little of the original internal layout or fixtures remain. Plans for St. Michael's do involve the removal of the existing pub building but the St. Michael's Partnership is clear that they want to create spaces for people to meet, socialise, eat and drink.



CONSULTATION AND ENGAGEMENT

We recognise that people will have questions about the St. Michael's proposals. Prior to the submission of our planning application, we want to inform key stakeholders about the proposals and give them the opportunity to contribute to the finalisations of our plans.

Listening To Local Views

On 2 September 2016 we will launch a pre-planning application consultation about the St. Michael's proposals. This consultation will run until 27 September 2016. To engage with key stakeholders and the local community we will use a number of different techniques:

Briefing pack

Copies of this briefing pack will be distributed to local Elected Members, neighbouring properties and other local stakeholders such as local residents' and civic groups.

Press release

A press release to local news outlets will ensure that those interested audiences who haven't received a briefing pack directly have the opportunity to learn about the proposals and are aware of the public exhibition.

Telephone information line and email address

A dedicated freephone information line (0800 032 5725) is in operation for any enquiries relating to St. Michael's. This line operates from 9am to 5pm (Monday to Friday) with an answer phone facility to take calls outside these hours. Members of the team managing the information line will be able to answer questions about the proposals or the pre-application consultation process.

A dedicated email address (enquiries@st-michaels.com) has also been set up to provide key stakeholders and members of the local community with a way to get in touch to ask questions about the scheme.

Public exhibition

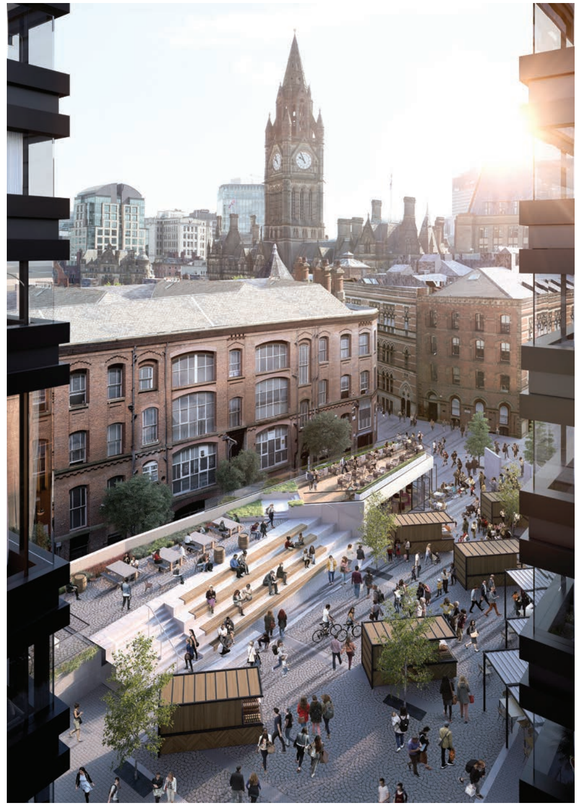
A public exhibition will provide stakeholders and members of the public with the opportunity to discuss the proposed scheme with key members of the project team.

Venue:
Manchester Reform Synagogue
Jackson's Row
Manchester
M2 5NH

Date & Times:
12 September, 3:00pm to 7:30pm
13 September, 11:30am to 3:00pm

THE GARDEN
TERRACE
PACIFIC

THE BRIDGE



PACIFIC
THE GALLERY
Saturday night

NEXT STEPS

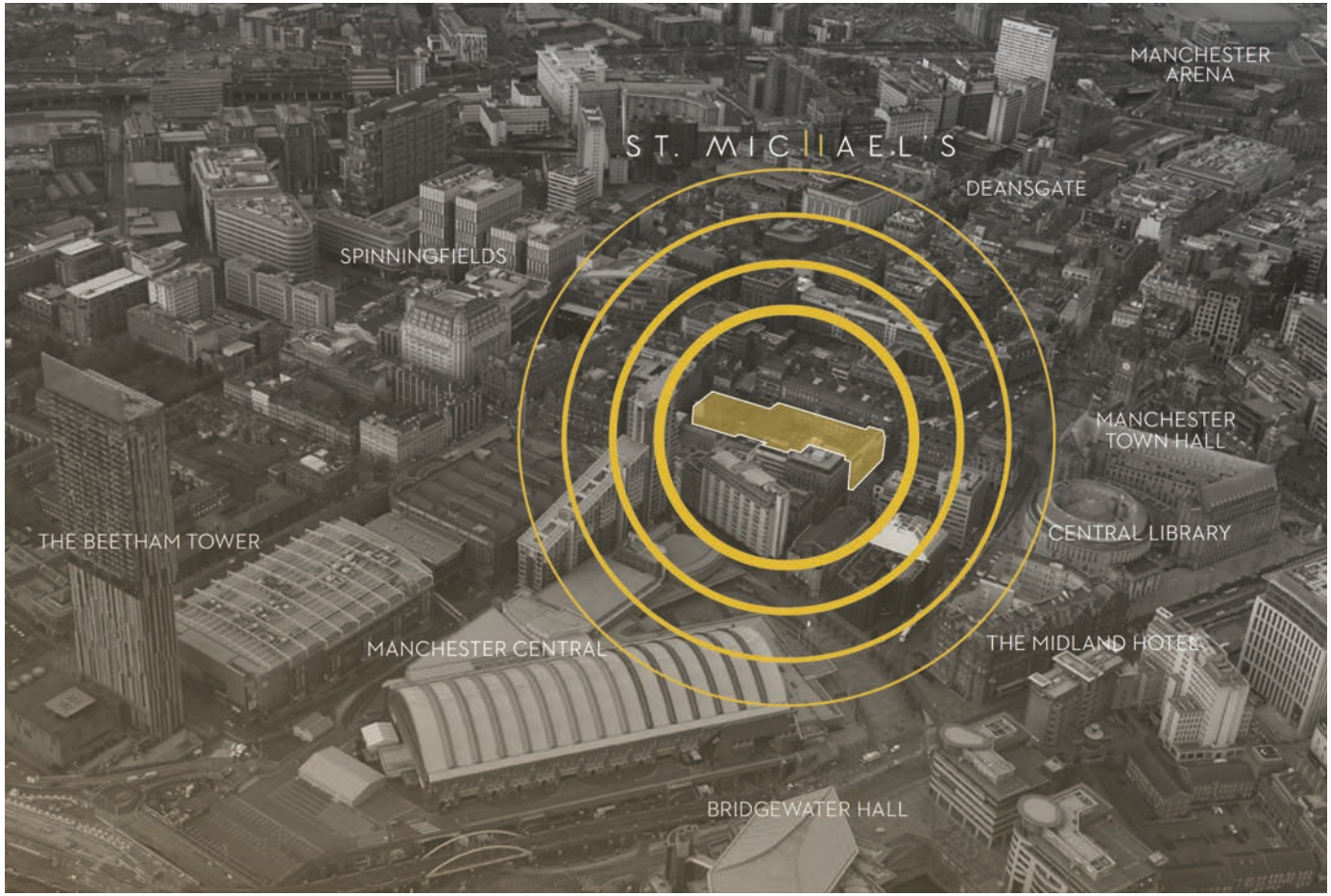
This pre-planning application consultation will end on 27 September 2016. All feedback received during the consultation will be considered on an ongoing basis and suggestions will be incorporated into the finalisation of the scheme where possible. The planning application for the scheme will be submitted to Manchester City Council in the coming weeks.

Get In Touch

To request further information or provide feedback on the St. Michael's proposals, you can:

Call:
Our dedicated information line on **0800 032 5725.** The line is open Monday to Friday, from 9am to 5pm, with an answer phone at all other times.

Email:
Our dedicated consultation email address, **enquiries@st-michaels.com**



Appendix 3: Stakeholder Invitation Letter to Public Exhibitions on 12 and 13 September 2016

ST. MICHAEL'S

Name
Address 1
Address 2
Address 3
Address 4
Postcode

08 September 2016

Dear xxxx,

Please find enclosed a briefing pack introducing the proposals for St. Michael's, a transformational development in the heart of Manchester.

St. Michael's will provide a new destination centred around a series of new public spaces and high-quality contemporary buildings. These buildings will play host to new offices, homes, shops, restaurants and a hotel, bringing life to the area on weekdays, weekends and evenings.

We are currently undertaking a pre-application consultation with nearby residents and businesses before we submit a planning application. We will be displaying the plans for St. Michael's at a public exhibition, which will give you the chance to meet members of the project team and ask any questions you may have. We would be delighted if you are able to attend. The venue, dates and times are as follows:

Manchester Reform Synagogue, Jackson's Row, Manchester, M2 5NH
Monday 12 September, 3:00pm to 7:30pm
Tuesday 13 September, 11:30am to 3:00pm

That said, we recognise that as a particularly close neighbour to the development you may have some specific questions. If you are unable to attend the exhibition and would prefer to set up a separate meeting to discuss the St. Michael's proposals, please get in touch via the contact details below.

I hope you find this information of interest. Should you have any questions then please do not hesitate to contact our Consultation Team on 0800 032 5725 or email enquiries@st-michaels.com.

Yours sincerely,

Anthony Kilbride

Managing Director,

Zerum

On behalf of the St. Michael's Joint Venture Partnership

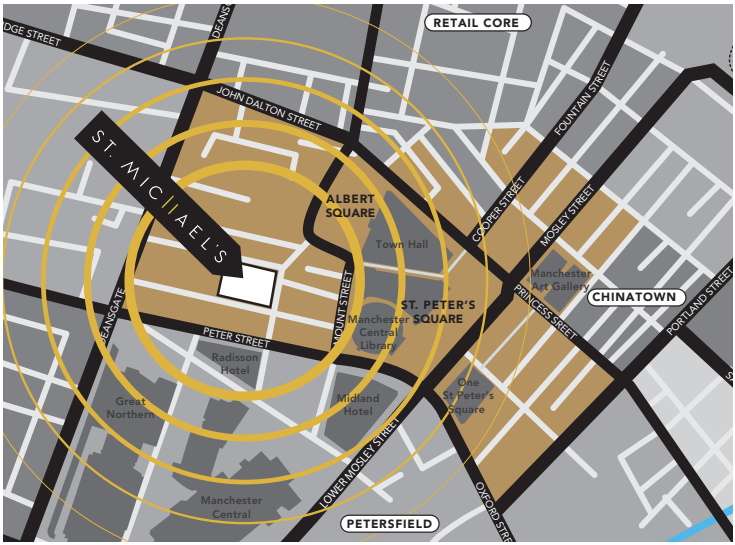
Appendix 4: MEN Newspaper Advert (published on 7 September 2016)

2016 ©

ST. MICHAEL'S

A new destination for Manchester

The Partnership behind the proposed St. Michael's development (formerly known as Jackson's Row) would like to invite you to a consultation drop-in event to find out more about the proposals.



Venue:

Manchester Reform Synagogue
Jackson's Row, Manchester, M2 5NH

Date and time:

Monday 12 September,
3:00pm to 7:30pm
Tuesday 13 September,
11:30am to 3:00pm

For further information:

www.st-michaels.com

enquiries@st-michaels.com

0800 032 5725

Appendix 5: Press Release for Public Exhibitions on 12 and 13 September

2016 ©

NEWS RELEASE

9 September 2016

St. MICHAEL'S PLANS ON DISPLAY

The Plans for St. Michael's – a transformational development in the heart of Manchester – will be on display next week as part of a consultation with local residents, businesses and city stakeholders.

A public exhibition is being held at the Manchester Reform Synagogue on Jackson's Row, one of the buildings to be replaced as part of the scheme, next Monday and Tuesday. Members of the public are welcome to attend the event to view the plans, discuss the proposals with members of the project team and provide their feedback. The event details are as follows:

Venue: Manchester Reform Synagogue, Jackson's Row, Manchester, M2 5NH

Monday 12 September, exhibition open from 3:30pm to 7:30pm

Tuesday 13 September, exhibition open from 11:30am to 3:00pm

Designed by award winning architects MAKE, the multi-million pound development will transform this largely disused area in the city centre into a 200-bed, five-star hotel, 153 one, two and three-bed apartments and penthouses, 135,000 sq ft of Grade A office space and 30,000 sq ft of retail and leisure space, including two new elevated bars/restaurants.

The development includes the 31-storey Number One St. Michael's, home to the hotel and residences, and the 21-storey office tower, Number Two St. Michael's.

The development will also feature three brand new public spaces, designed by Landscape Architects Planit-IE. Each space is characterised by its own unique identity and will feature a mix of high quality hard and soft landscaping.

The St. Michael's Partnership is an international consortium comprising Singapore's Rowsley Ltd, Beijing Construction and Engineering Group International (BCEGI) and Jackson's Row Developments Limited, formed by Gary Neville, Ryan Giggs and Brendan Flood. Zerum Consult is Development Manager and Planning Consultant.

Gary Neville, Director of Jackson's Row Developments Limited, said: "Next week is a crucial milestone in the development of the project. We want St. Michael's to become the premier destination in the city for the people of Manchester to visit and enjoy. It is therefore vitally important that we both explain our vision and listen to people's views."

Following the public exhibition, the project team will be reviewing the responses to the consultation as they look to finalise the proposals, prior to the submission of a planning application in the next few weeks.

More information about the plans can be seen at www.st-michaels.com. The pre-planning application consultation will run until 27 September 2016. Anyone who wishes to provide their feedback on the plans can email enquiries@st-michaels.com or call a dedicated Freephone information line on 0800 032 5725.

ENDS

Appendix 6: Press Release for Public Exhibition on 19 October

NEWS RELEASE

13/10/16

FINAL OPPORTUNITY FOR THE PUBLIC TO VIEW THE ST. MICHAEL'S PLANS AHEAD OF PLANNING SUBMISSION

The St. Michael's Partnership – the team behind the transformational development proposed in the heart of Manchester – is providing the public with a further chance to view the plans next week ahead of the submission of the planning application. Next week's final consultation event is being held at **Central Library**. Members of the public are welcome to attend the event in order to view the plans, discuss the proposals with key members of the project team and provide their feedback.

- **Venue: Central Library, St Peter's Square, Manchester**
- **Date and Time: Wednesday 19 October, open from 11:30am to 7pm**

More information about the plans can be seen at www.st-michaels.com. Anyone who wishes to provide their feedback on the plans can email enquiries@st-michaels.com or call a dedicated Freephone information line on 0800 032 5725.

ENDS

Notes to Editors:

About St. Michael's

Designed by Ken Shuttleworth of award winning architects MAKE, St. Michael's will transform a largely disused area in the city centre into a 200-bed, five-star hotel, 153 one, two

and three-bed apartments and penthouses, 135,000 sq ft of Grade A office space and 30,000 sq ft of retail and leisure space, including two new elevated bars/restaurants. The development will also feature three brand new public spaces, designed by Landscape Architects ‘Planit-IE.

It is estimated that during construction the St. Michael’s will create up to 300 jobs with a further 1,500 jobs once the development is completed. Of those jobs created approximately 1,100 will be associated with the proposed offices, 200 for the hotel and 180 for the associated retail/leisure floor space

Appendix 7: Public Exhibition Display Banners

2016 ©

ST. MICHAEL'S

INTRODUCING PROPOSALS FOR ST. MICHAEL'S – A NEW LANDMARK DEVELOPMENT FOR MANCHESTER

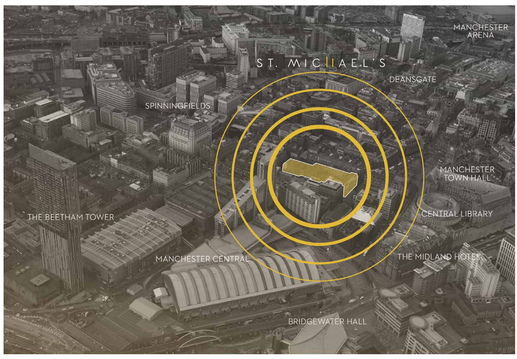
PUBLIC EXHIBITION HERE TODAY

ST. MICHAEL'S

THE VISION

St. Michael's represents a major opportunity to deliver a transformational new development at the heart of Manchester City Centre.

The development will provide a new destination centred around a series of new public spaces and high-quality contemporary buildings. These buildings will play host to new offices, homes, shops, restaurants and a hotel to bring life to the area on weekdays, weekends and evenings.



The vision is to make this area a more welcoming part of the city, creating spaces that provide a lively, attractive and safe environment for the benefit of Manchester residents and visitors alike.

Introducing the Partnership

The St. Michael's Joint Venture Partnership is a collaboration between Gary Neville, Ryan Giggs and Brendan Flood. Headquartered in Manchester, the company has worked on many high profile developments in the city. In August 2015, the Partnership was joined by Rowsley Ltd and Beijing Construction and Engineering Group International (BCEGI) who announced their financial commitment to the scheme.

Zerum are acting as Development Manager on behalf of the Joint Venture Partners and the scheme is being designed by Make Architects.

zerum smart thinking. make

ST. MICHAEL'S

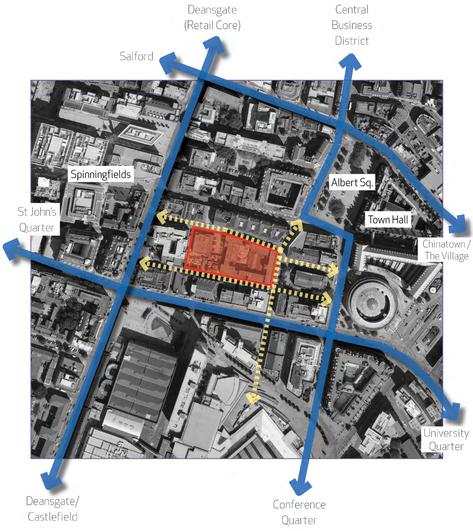
SITE LOCATION

The site, bordered by Jackson's Row, Southmill Street and Bootle Street, incorporates a number of buildings including the former Bootle Street Police Station, Manchester Synagogue, the Sir Ralph Abercromby Pub and surface car parking.

The site currently lacks a sense of place. The major routes through it are uninviting, with many frontages being the rear of buildings, refuse areas and fire escapes. This area is currently an overlooked and under-used part of an otherwise vibrant city centre.

The site is in an important strategic location, being next to the Civic Quarter, Spinningfields and, in the future, St John's. It is also surrounded by key pedestrian routes including Deansgate, Peter Street and Albert Square, but currently acts as a 'block' between these key routes.

The relocation of the Police, as the main occupier of this site, presents a one-off opportunity to look at how this part of the city can be redeveloped to reach its full potential, worthy of its position in the heart of the city centre.



Why St. Michael's?

St. Michael (the Archangel) is the patron saint of the police – which acknowledges the Bootle Street Police Station site heritage.

EXISTING STREETSCAPE

ST. MICHAEL'S

INTRODUCING THE **MASTERPLAN**

The design process started with the desire to create carefully planned spaces and places that form the linkages and connections with the existing city. It is this process that then defines the appropriate locations for new buildings.

NORTH BUILDING

The 31-storey building will include:

Hotel - A premium five-star hotel of around 200 rooms with the inclusion of high-quality conference and business facilities. The main entrance will be located on St. Michael's Square with event and leisure spaces spilling out into The Garden.

Sky Bar - A double-height sky bar will be located on Level 13, with panoramic views and a full-width terrace along the southern elevation.

Apartments - Approximately 153 apartments will be provided on the 17 floors above the hotel. These apartments will be of a range of sizes to meet the diverse range of people wishing to live in the city centre, including families.

St. Michael's Square (Lower Square)

The Garden (Upper Square)

PARKING

Provision will be made within the basement levels of the north and south buildings to ease the parking needs on the city for people living in and visiting the development.

SOUTH BUILDING

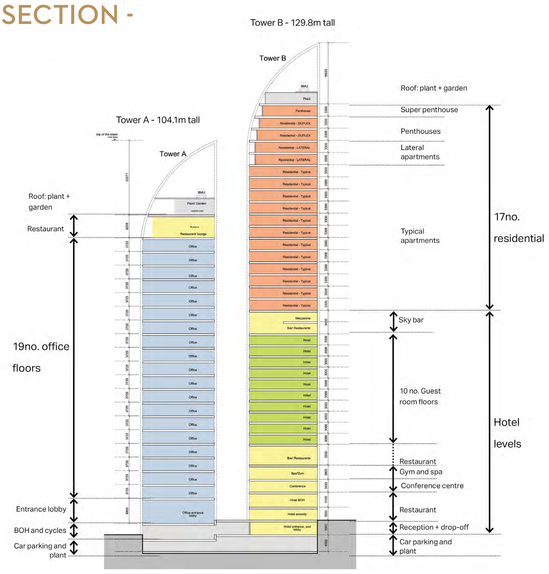
The 21-storey building will include:

Offices - Commercial office space will be provided in the south building, responding to the demand for high-quality, flexible work spaces in this central location which is close to the Central Business District and Spinningfields.

Restaurant - A public restaurant will be located on Level 19 above the office floors, with a dedicated entrance from Southmill Street.

Retail - Retail unit at the entrance to the development, spilling out onto the new St. Michael's Square.

BUILDING CROSS SECTION - PROPOSED USE



ST. MICHAEL'S

A NEW HOME FOR THE MANCHESTER REFORM SYNAGOGUE

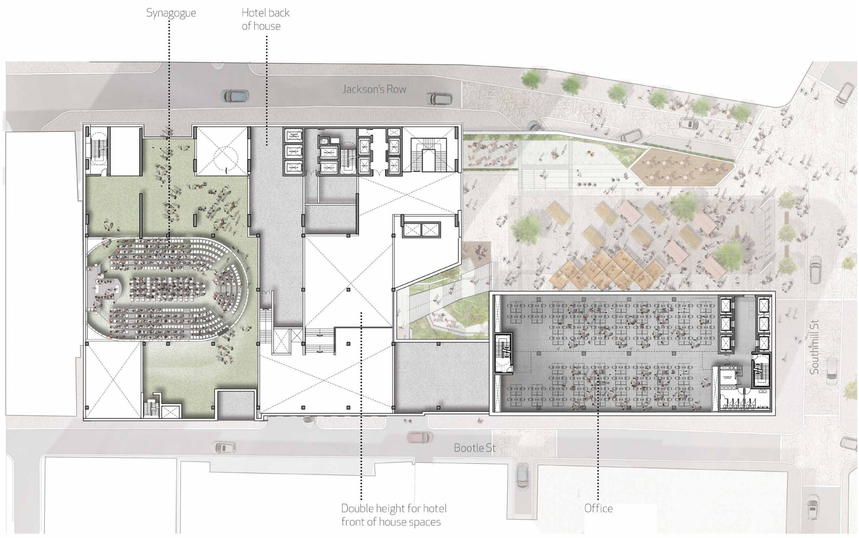
An important aspect of the St. Michael's scheme has been to rehouse the Manchester Reform Synagogue within the site. The Manchester Reform Synagogue has existed in some form in Manchester since the 1850s. The congregation moved to Jackson's Row at the end of the Second World War and has been an important part of the local community since then.

The replacement of the existing buildings with a new bespoke facility will provide the congregation with state-of-the-art accommodation which is fit for its purpose as an important religious and community facility.

It will be incorporated into the lower levels of the north building, with original fittings retained and reused. Importantly, its front door address will remain on Jackson's Row.

The new building will enable the congregation to continue to enjoy its city centre location and play an important role in the civic life of the city.

Manchester Reform Synagogue - current building



Floor plan of Level 1 - Synagogue upper level

ST. MICHAEL'S

NEW PUBLIC SPACES FOR **MANCHESTER**

New public spaces provide places for people to meet and congregate, to socialise with friends and neighbours.

St. Michael's will be centred around two new public squares. The aspiration is for the public squares to be active and vibrant spaces, full of people, and blurring the edges between inside and outside. They will host a rolling programme of events that will incorporate seasonal and cultural activities for people of all sorts and ages – a destination for all.

THE GARDEN (UPPER SQUARE)

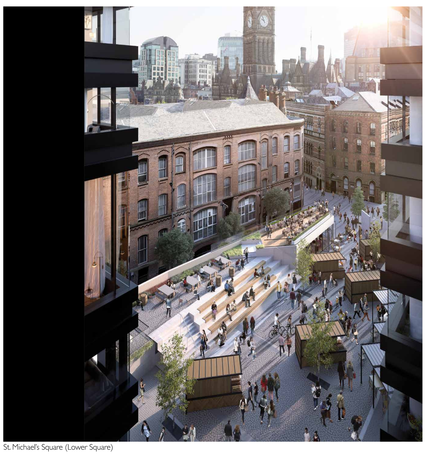
South-facing, The Garden will provide a natural home for events and activities, from music performances to cinema and the arts. Its restaurants and bar will provide a constant attraction. To ensure it is used to its full potential all year round, the space will be enclosed to protect it from the wind and rain.

ST. MICHAEL'S SQUARE (LOWER SQUARE)

St. Michael's Square will welcome people as they arrive at St. Michael's. It will provide a strengthened connection with Albert Square and draw people into the heart of the site. It will be an attractive and multifunctional space, incorporating canopies to provide areas of shelter, framed by planting and seating.

The Steps

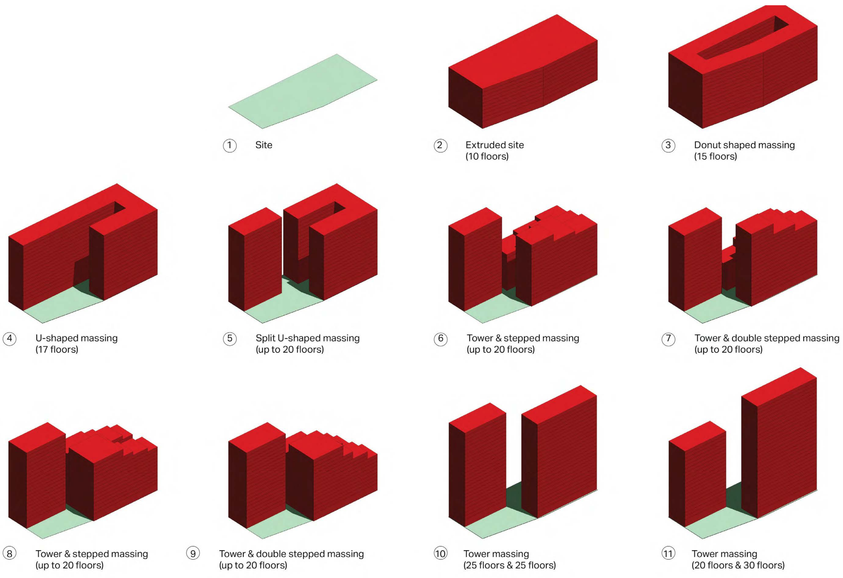
The Garden (Upper Square)


St. Michael's Square (Lower Square)

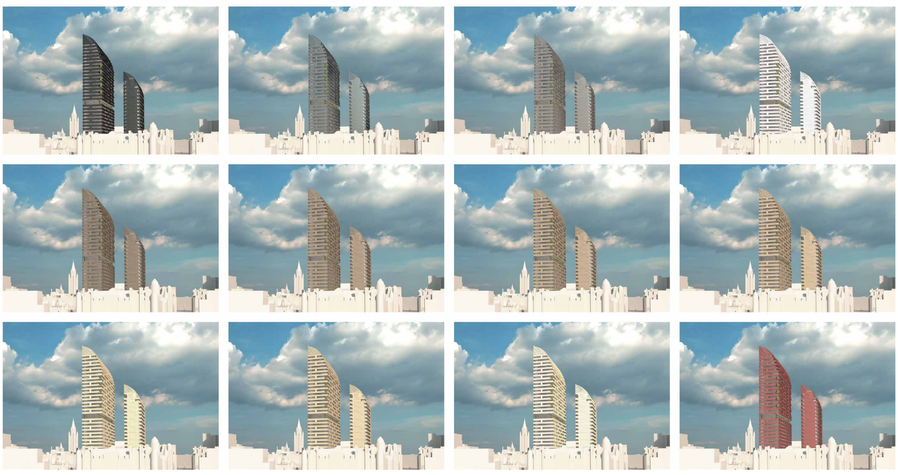
ST. MICHAEL'S

DESIGN **EVOLUTION**

EVOLUTION OF THE POSITIONING OF BUILDINGS



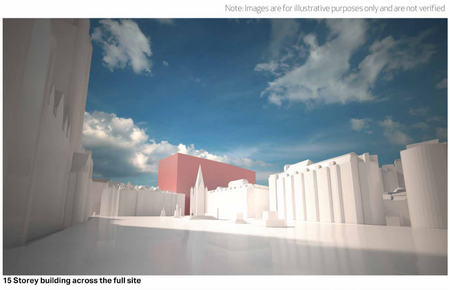
STUDY INTO THE CHOICE OF BUILDING COLOUR



VIEWS FROM ALBERT SQUARE

Note: Images are for illustrative purposes only and are not verified

As existing



15 Storey building across the full site

25 and 25 storey high points

20 and 30 storey high points

ST. MICHAEL'S

HERITAGE

Regenerating a site in such a prestigious city centre location comes with a considerable responsibility. The St. Michael's Partnership takes this responsibility incredibly seriously.

Our plans to create a network of public spaces to bring life to the area means that the site must be cleared of existing buildings. From very early in the design process, we have worked closely with heritage specialists to consider different options and weigh up the value of the existing buildings on the site compared to the benefits of regeneration. In all of these cases, it must be proven that the benefits of redevelopment outweigh the retention of the buildings.

1946 - Looking west along Bootle Street towards Deansgate

Existing Southmill Street/Jackson Row elevation

The former Bootle Street Police Station was constructed in the 1930s to provide a new police headquarters. Due to the completely bespoke design of the building, it would be very difficult to convert to alternative use. Although the building's façades contribute to the local street scene, it does not retain its original windows, layout or any internal fixtures or fittings of note.

The Sir Ralph Abercromby pub was built in the early nineteenth century but has been altered and extended over the years. For example, the exterior walls to the rear and west were almost completely rebuilt following the Second World War and little of the original internal layout or fixtures remain. The Partnership will be working with the landlord and other stakeholders during the development process to ensure that the pub's legacy as a place for people to meet and socialise continues.

The current Manchester Reform Synagogue on Jackson's Row was opened in 1953 and is now in a poor state of repair. The Synagogue will be rehoused within the St. Michael's development, providing a modern and bespoke facility but incorporating a number of the original interior fittings.

Manchester Reform Synagogue

Sir Ralph Abercromby pub

Former Bootle Street Police Station

We are also working with key organisations including Historic England to assess the changes to different views around the city centre as a result of the St. Michael's proposals. A range of verified views are being produced to ensure the changes to these views are presented transparently.

ST. MICHAEL'S

NEXT STEPS

This pre-planning application consultation will end on 27 September 2016. All feedback received during the consultation will be considered and suggestions will be incorporated into the finalisation of the scheme where possible. The planning application for the scheme will be submitted to Manchester City Council in the coming months.

GET IN TOUCH

To request further information or provide feedback on the St. Michael's proposals, you can:

CALL: Our dedicated information line on **0800 032 5725**. The line is open Monday to Friday, from 9am to 5pm, with an answer phone at all other times.

EMAIL: Our dedicated consultation email address, **enquiries@st-michaels.com**

Appendix 8: Additional Public Exhibition Display Banners

ST. MICHAEL'S

ST. MICHAEL'S WILL PROVIDE:

135,000 sq ft
of the BEST Grade A office space in Manchester

£95m
contribution to the UK Treasury over a 10 year period

Statement architecture
designed by Ken Shuttleworth of world renowned Make Architects. Ken has designed iconic buildings such as 30 St. Mary Axe (The Gherkin)

Three brand new
public spaces

300
jobs during construction

A stunning
architectural staircase
leading one square to another

A 200 bed
5*
hotel offering an unrivalled level of service

ST. MICHAEL'S

ST. MICHAEL'S WILL PROVIDE:

15
brand new restaurant units totaling up to 30,000 sq ft

A total GVA contribution estimated at
£80.7m

Around
1,500
new jobs when St. Michael's is open

A development which breathes
new life
into underused streets linking Albert Square to Deansgate

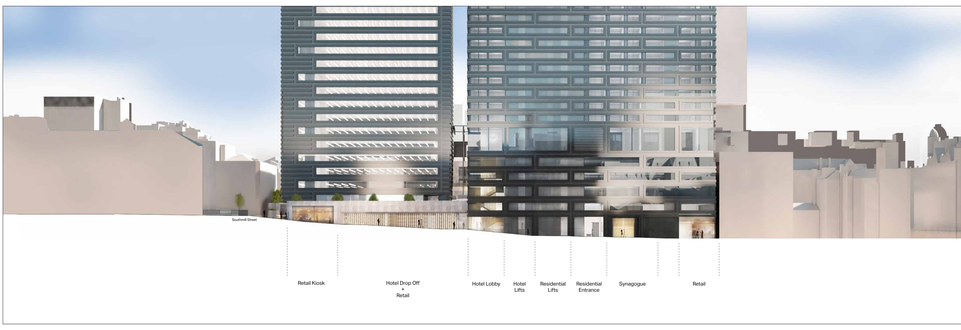
Public realm -
55%
of total land is being developed for public use

153
high quality apartments at the heart of the city centre

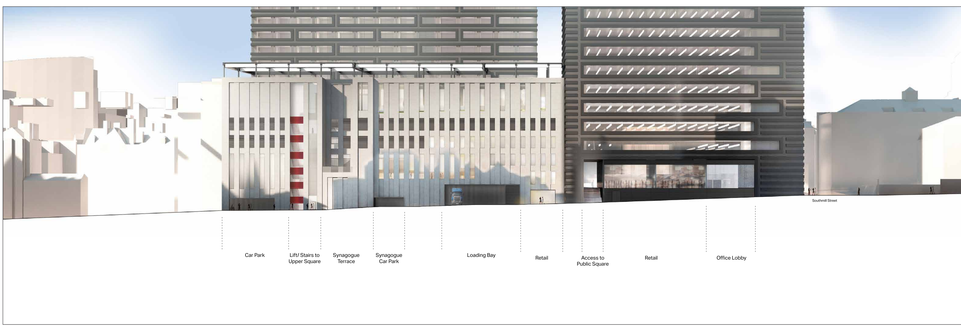
Support to local businesses through the provision of
non-commercial kiosks

ST. MICHAEL'S

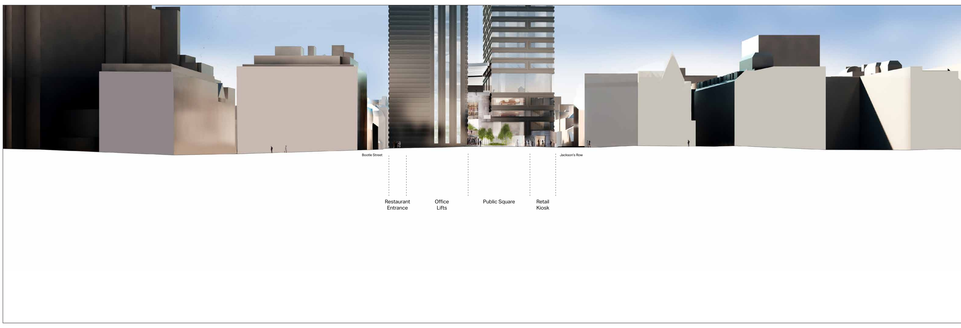
STREET LEVEL ACTIVITY AND ACTIVE FRONTAGES



North Elevation (view along Jackson's Row)



South Elevation (view along Bootle Street)



East Elevation (view along Southmill Street)

Appendix 9: Written Feedback Form

2016 ©

ST. MICHAEL'S

Your feedback on today's exhibition

Thank you for attending today's exhibition. We would be grateful if you could take a few minutes to complete this feedback form. Your views can help us refine our proposals and our approach to consultation.

1. How did you find out about today's exhibition?

- o Consultation postcard
- o Newspaper advert
- o Media reporting
- o Other (please state) .....

2. How did you find today?

- o Very informative
- o Quite informative
- o Not informative
- o No opinion

3. What are the main issues that you wish to provide feedback on or ask questions about?

Issue	Detailed feedback / question
e.g. public realm	*Support provision of new public squares*

ST. MICHAEL'S

4. Are there any other topics or considerations you would like to raise before these proposals are finalised?

……
……
……
……
……
……
……
……
……
……

5. How would you describe your opinion of the proposals?

- o Strongly support
- o Support
- o Don't know
- o Oppose
- o Strongly oppose

6. What is your interest in the development site?

- o I am a local resident
- o I am a local business owner
- o I am employed in the local area
- o Other ……

7. **If you don't mind, what is your home** postcode? ……

8. We would like to keep in touch with you about progress on the project. To enable us to do this, please fill in the details below. Your data will be stored in accordance with the Data Protection Act and will not be passed on to any third parties.

Name ……

Email Address ……

Appendix 10: Written Feedback Received from Key Stakeholders and Community and Civic Groups

2016 ©

Councillor Joan Davies

Comment on pre-planning consultation : St Michael's Bootle St / Jackson Row

Comments are based on the materials presented at the consultation event, except where stated.

I welcome the redevelopment of the site, with some reservations.

I welcome the inclusion of open space, but am uncertain how valuable this will be so close to other high-quality public space such as Albert Square and St Peter's Square. I am also uncertain as to how friendly this space will be to members of the public who are not customers of the premises surrounding the space.

The streets are narrow. It is difficult given the range of images presented, to see exactly how effective the development would be in counteracting the narrow feel, particularly given the height.

I would wish to know more about the impact of this development on its immediate neighbours.

Regarding the Sir Ralph Abercrombie, I am aware of strong arguments being presented in favour of its preservation and understand that fruitful discussions are taking place with the current management of the pub. I would like to know more detail regarding the history and heritage of this pub. Some information was provided at the exhibition, but more is needed. Presumably considerable work has been done in preparation of a heritage statement, and I would like to see this shared with the public as soon as possible.

The height of the towers is an issue for many people. A limited number of images were on show at the consultation exhibition but other images, from various sources, are being circulated in the media. On the basis of these, my current view is that the towers are too tall for the location; they block the view of the Grade 1 listed Town Hall from a number of buildings around the city. I also think black towers are inappropriate for

the area, though I do not think that changing the colour would resolve the location and height problem.

I understand that you have received written submissions from Lesley Chalmers and Mike Suddaby among others. I am in broad agreement with their submissions.

Response to pre-planning 2nd consultation on St Michael's

Councillor Joan Davies: Manchester City Centre Ward

1. I welcome development of the site and revitalisation the streets, Jackson's Row and Bootle Street.
2. I am aware that there are some publicly voiced concerns about the heritage of all three buildings on the site. I reserve judgement on this until I have seen the full heritage report. If there is any section of that report which can be shared prior to submission of the planning application, that would be very welcome.
3. I do have concerns about both the height and the colour of the two towers. I am not opposed to tall buildings, but I do feel that this is the wrong location given the impact they will have on views of and within the civic centre of the city, the home of one of the country's greatest Victorian Grade 1 listed buildings. I was particularly disconcerted to hear expressed a view that the Town Hall Clock Tower has lost visibility over recent years as more taller buildings have been built and that the new towers will enable the centre of the city to again be identifiable from a distance.
4. I am not convinced that there is a pressing need for more public realm in this area. There is a need for more public realm in the city centre, but this location is so close to Albert Square and St Peter's Square that it must be low on the list of priority areas for public realm.
5. The provision of public realm is used to justify the height of the scheme. I do not accept that the height is justified.
6. I have some concerns about the design of the public realm.
    I. The large number of steps creates a physical and psychological barrier, particularly in an area so full of restaurants, bars and coffee shops.
    II. The 'at grade' square closest to Albert Square will be in shade for much of the day. Squares in shade elsewhere in the city are not well used.
    III. The predominant use of the public realm will be, or will appear to be, commercial: this can create a feeling that the area is private and only welcomes paying customers
7. I have some concerns about the operation of the squares
    I. No decision has been made on whether the higher area will be closed once the commercial units have closed down. If

not closed it runs the risk of attracting anti-social behaviour; if closed it will even more be viewed as private space.

II. There is an intention to enliven the public realm with arts and entertainment. This will need a budget. There is talk of allowing colleges to use the space to showcase their work and talent. This is of value to colleges but there are practical and resource limitations on how far they can take advantage of such an offer.

The operation of the squares is essential to the success of the space.

8. Active frontages:
   I. Both Jackson's Row and Bootle Street are currently quite forbidding streets. They provide back door access to buildings on Lloyd Street and Peter Street and consequently attract little pedestrian footfall, particularly at night. The proposal seeks to address this. The latest consultation event showed images of the development façade at street level, which was helpful. There appears to be a potential for increased activity, but it is not fully exploited and the sheer bulk of the new buildings might well be so imposing as to continue to deter all but essential footfall. It would be even more helpful to see the view along the streets showing buildings on both sides of the road.
   II. The development appears to be closed in upon itself, except at the corner towards Albert Square. It gives the impression of being inward looking. Comparisons with both Piccadilly Place and the Arndale Centre have been made.

9. The public is still asking questions about the visibility of the towers. It would be helpful if the developers were to release further views and accept comment, in advance of the planning application being made. For example, views from St Peter's Square are being asked for.

AMS

Defending Historic Buildings

Patron: HIS ROYAL HIGHNESS THE PRINCE OF WALES, KG KT

ST ANN'S VESTRY HALL, 2 CHURCH ENTRY, LONDON EC4V 5HB Tel: 020 7236 3934

To: enquiries@st-michaels.com

24 October 2016

Dear Sir / Madam

St Michael's, Manchester – Public Consultation Response

The Ancient Monuments Society (AMS) has seen the development proposals put forward by the St Michael's Joint Venture Partnership for the Jackson Row / Bootle Street site in Manchester. These are included in a document which is out for public consultation and available online: http://st-michaels.com/

We join other bodies in expressing alarm at these preliminary plans. In our view the redevelopment of the site in the manner proposed would cause irreparable damage to the historic character of Manchester city centre. Indeed, should the proposals be submitted in their current form to Manchester City Council, the AMS would register **strong objections** and would support any action to refer the application to the Secretary of State for call-in.

Loss of Historic Buildings

The current scheme would entail the total demolition of several historic buildings:

Sir Ralph Abercrombie Public House

This is thought to have 18th century origins. The public house was built to serve a residential area which was cleared in the second half of the 19th century. It is an important survival of that period which adds interest to the streetscape of Bootle Street. The Victorian Society will be able to provide a more detailed assessment of the contribution the building makes to the Conservation Area, but we consider this to be **positive**.

City Police Headquarters

1937. Designed by Manchester City Architect Noel Hill (1893-1985). Hill, working with AT Gooseman, was also responsible for the Grade II-listed Charles Street Police Station in Leicester. The Twentieth Century Society will be able to provide a more detailed assessment of the contribution the building makes to the Conservation Area, but we consider this to be **positive.** The building has an imposing Portland stone frontage onto Southmill Street, with a rusticated ground floor, an attic floor and elaborate cartouche above the main entrance.

Manchester Reform Synagogue

1953. Designed by Peter Cummings and Eric Levy. The Synagogue was built on a plot adjacent to the site of the Park Place Synagogue, which was destroyed by German bombing in June 1940. The congregation negotiated compensation from the War Damage Commission and the new Synagogue was opened in 1953. The Twentieth Century Society will be able to provide a more detailed assessment

of the contribution the building makes to the Conservation Area, but we consider this to be **positive.** The Synagogue has a distinctive post-war façade and is built of red brick in an English bond. It has an interesting interior and retains many of its original fixtures and fittings, including stained glass.

In our view these buildings make a positive contribution to the Deansgate Conservation Area. Their loss has not been justified.

Impact of the proposed development on the Deansgate Conservation Area

Section 69 of the *Planning (Listed Building and Conservation Areas) Act 1990* defines conservation areas as 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. The Deansgate Conservation Area was designated by Manchester City Council in 1985.

Jackson's Row, Bootle Street and Southmill Street represent a sizeable proportion of the Deansgate Conservation Area. In our view the three buildings described above make a positive contribution to the Conservation Area and their demolition would have a significant impact on its character and appearance.

In addition to this, we consider that the proposed new buildings would radically alter the historic character of the Conservation Area. Manchester City Council's website lists "stone, red-orange brick, terracotta and faience" as the dominant materials in the Area. These are "heavy, solid materials" [1]. While the use of contrasting materials in historic contexts can be effective, the key issue here is that the proposed towers would be completely out of scale with existing buildings and would represent a radically different approach to urbanism to that which already exists.

As Manchester City Council explains on its website, "in this area there have been occasional gaps in the frontage where buildings have been demolished before designation of the conservation area. Generally, such gaps sites should be developed so that the linear 'street wall' character is reinstated."[2] This is not the approach which has been taken here. The proposed two tall towers and the areas between them do not in any way attempt to maintain this character. The split-level plaza, in particular, seems a very alien intervention, which does not reference any local or historical precedents.

Manchester City Council states that, "all development proposals should demonstrate recognition of the characteristics of the conservation area" and that "where redevelopment proposals are put forward, the City Council will seek designs which are consistent with the character of surrounding buildings."[3]

Impact on Listed Buildings inside of the Conservation Area

There are many listed buildings in the Deansgate Conservation Area. From John Rylands Library on Wood Street (designed by Basil Champneys, 1890-99, Listed Grade I), to Sunlight House on Quay Street (designed by Joseph Sunlight, 1932, listed Grade II*) to the Free Trade Hall on Peter Street (designed by Irwin and Chester, 1845, listed Grade II). Some are in very close proximity to the development site:

---

[1] Deansgate Conservation Area, Manchester City Council website:
http://www.manchester.gov.uk/info/511/conservation_areas/1092/deansgatepeter_street_conservation_area/4

[2] Deansgate Conservation Area, Manchester City Council website:
http://www.manchester.gov.uk/info/511/conservation_areas/1092/deansgatepeter_street_conservation_area/6

[3] Deansgate Conservation Area, Manchester City Council website:
http://www.manchester.gov.uk/info/511/conservation_areas/1092/deansgatepeter_street_conservation_area/8

Peter Street, which is directly south of the development site, includes several listed buildings of the mid-19th century which are built of sandstone ashlar, in a classical style and which are no more than five storeys in height:

- Harvester House, Peter Street. 1868 by Clegg and Knowles. Italian palazzo style. Sandstone ashlar. Listed Grade II.

- Albert Memorial Hall, 27 Peter Street. 1910 by W.J. Morley of Bradford. Eclectic style with Baroque and Gothic elements. Probably iron or steel framed, with cladding of yellow terracotta. Listed Grade II.

- Free Trade Hall, Peter Street. 1853-6, by Edward Walters (rebuilt 1950-1). Renaissance style. Sandstone ashlar. Listed Grade II*.

- Royale Club, Peter Street. 1845 by Irwin and Chester. Classical style. Sandstone ashlar. Listed Grade II.

To the west of the site, on Deansgate, there are several late 19-century buildings, some of which are listed. Most are in sandstone, but some include red brick or terracotta detailing. Again, none of these buildings is taller than five storeys:

- Onward Buildings, 205-209 Deansgate. 1903-5 by Charles Heathcote. Free Baroque style. Red brick with dressing of yellow terracotta, slate roof. Built for the 'Band of Hope', a temperance group which was founded in 1845. The building has a very impressive tiled interior.

- Elliot House, Deansgate. 1878 by Royle and Bennett. Queen Anne style. Sandstone ashlar at ground floor, red brick with sandstone dressings and red terracotta above, slate roof. Listed Grade II. Built as offices for the School Board.

The impact of the new development on the setting of these buildings would be significant and has not been justified.

Impact on Setting of Listed Buildings outside of the Conservation Area

The Jackson Row / Bootle Street development site is at the heart of Manchester's civic centre. The Town Hall (Grade I), Town Hall Extension (Grade II*), Central Library (Grade II*) are all nearby. The impact of the new development on this highly sensitive area does not appear to have been considered.

To the immediate east of the development site is a cluster of 1860s / 1870s buildings:

- Memorial Hall, Southmill Street. 1864-6 by Thomas Worthington. Venetian Gothic style. Red brick with sandstone and polychrome dressings. Listed Grade II*.

- Lawrence Buildings, Central Street. 1874 by Pennington & Bridgen. Gothic styke with much elaborate detail. Sandstone ashlar, slate roof. Listed Grade II*.

- Albert Chambers, 16-18 Albert Square. 1873 by Clegg and Knowles. Venetian style. Sandstone ashlar, slate roof. Listed Grade II.

- Carlton House Bridgewater Buildings, 17 and 18 Albert Square. 1872, by Clegg and Knowles. Free Venetian Gothic style. Sandstone ashlar, slate roof. Listed Grade II.

- St Andrew's Chambers, Mount Street. 1874 bt G. T. Redmayne. Gothic style. Sandstone ashlar, slate roof. Listed Grade II.

These are in the Albert Square Conservation Area and described in detail on the Manchester City Council website: "The Victorian buildings at the south end of Albert Square are gothic in style and are built on relatively small plots creating narrow frontages."[4]

Finally Lloyd's House, which is immediately opposite the Bootle Police Station, is listed Grade II. It was built in c. 1887 as the Manchester Shipping Offices and Packing Company, designed by architects Speakman and Charlesworth. It is currently missing its impressive corner turret, but this could easily be reinstated.

The impact of the new development on the setting of these buildings would be significant and has not been justified.

Impact on other Conservation Areas

The proposed development would not only have an adverse impact on the Deansgate Conservation Area, it would also adversely affect the setting of the Albert Square Conservation Area and the St Peter's Square Conservation Area.

Recommendation

The project's stated objective is to "make [the] area a more welcoming part of the city, creating spaces that provide a lively, attractive and safe environment for the benefit of Manchester residents and visitors alike." We do not believe it is necessary to demolish the existing historic buildings to achieve this objective. Nor do we see any justification for the excessive height and scale of the two towers which would be built in their place.

The proposal document states that "the site currently lacks a sense of place. The major routes through it are uninviting with many frontages being the rear of buildings, refuse areas and fire escapes. This area is currently an overlooked and under-used part of an otherwise vibrant city centre." There are numerous examples of projects which have reused existing buildings to delivered successful, profitable ventures. An example of this is the area around Carnaby Street in London, where a careful reuse of existing buildings and the creation of a new courtyard - Kingly Court, once an uninviting back street – have revitalised the area and led to an increased retail offer. The Regent Quarter at King's Cross is another example of the re-use of a space which did not at first seem lively and attractive.

Historic England will be able to advise on how best to achieve conservation-led regeneration scheme and we urge you to enter into further discussions with their North West office.

We would be happy to be consulted again, should additional information be made available.

Yours sincerely

Lucie Carayon
Casework Secretary
Please reply to office@ancientmonumentssociety.org.uk
Telephone: 020 7236 3934

[4] Manchester City Council website:
http://www.manchester.gov.uk/info/511/conservation_areas/934/albert_square_conservation_area/3

Enquiries@st-michaels.com
By email

10 October 2016

SAVE
BRITAIN'S HERITAGE
70 Cowcross Street, London EC1M 6EJ

Dear Sir/Madam,

Proposals for St Michael's, Manchester – Public consultation response

SAVE Britain's Heritage has been notified about the proposed St Michael's Development, on Jackson's Row, Bootle Street and Southmill Street, and we write to register our initial comments. These comments are based on the outline plans available online at http://st-michaels.com/ and other promotional materials in the public domain.

In summary, we consider that these proposals as currently presented would cause substantial harm, and we would register **strong objections** to any planning application submitted along these lines. Were such plans to be approved by the local authority we would request the Secretary of State intervene and call the scheme in for public inquiry.

Our concerns stem from both the loss of the existing historic buildings on the site, and the harmful impact the proposed new buildings will have, notably on the Grade I listed Town Hall, but also on the numerous surrounding listed buildings and the Deansgate Conservation Area. The site is one of the most historically sensitive within Manchester, and what is currently proposed amounts to substantial harm and would be in clear contradiction to local and national planning policy and guidance.

We note that we are not alone in taking this view, with serious concerns expressed by Historic England, the Victorian Society, the Twentieth Century Society, and numerous individuals. We hope that such significant opposition will give pause for thought and lead to revised proposals more suitable for such a location.

The proposed buildings

The proposed buildings, notably the 31 and 21 storey towers, will dominate the surrounding area in a negative way, as a result of their height and materials.

The site neighbours the civic heart of the city, and its wider setting is, for the most part, characterised by low and mid-rise buildings of up to six storeys. The proposed buildings are a clear break from this dominant characteristic, and it is an attempt to impose high rise buildings in a highly sensitive area.

The impact on the Grade I listed Manchester Town Hall will be severe, intruding into views of the spire, and entirely disrupting its setting. The choice of dark metallic materials for the proposed buildings further adds to this point.

We fully support Historic England's comments which specifically refer to this point:

> *"The proposed plans as they currently stand remain of great concern to us and we think that the scale and form of the plans would cause a high level of harm to both the conservation area and the setting of the nationally important civic buildings of the Town Hall and Library.*

The proposed layout of the development also poses significant problems. The consultation material speaks of addressing the 'blocks' to pedestrian routes across the site, created by the existing buildings, but the new design does no such thing. In creating two inwards facing quasi-public spaces, one of which is elevated, it opens up the eastern end of the site but crucially it appears no new access routes are created; the open spaces are cul-de-sacs, with no through routes.

Furthermore, such an approach appears to reduce Bootle Street and Jackson's Row to service areas for the new buildings, along with entrances to car parks. This scheme risks creating dead spaces which are unappealing to the pedestrian and fail to enhance the Conservation Area.

The existing buildings

The existing buildings have considerable character and charm, make positive contributions to their surroundings, and are worthy of retention and reuse. They are all located within the Deansgate Conservation Area, and are surrounded by many listed buildings and monuments.

The former Police Headquarters clad in Portland stone and fronting Southmill Street is a building of 1937 by City Architect Noel Hill. It has significant street presence and is visible in oblique views from Albert Square and from the many surrounding listed buildings. We see no reason why this building, or at least a very substantial part of it, could not be reused

as part of a redevelopment proposal for this site. Countless examples exist where similar institutional buildings have been successfully reconfigured and reused. One such example can be found in Leicester, where the former Charles Street Police Station, also by Noel Hill and now Grade II listed, has been successfully converted for office use.

The Jackson Row Synagogue dates from 1953 and is the work of Peter Cummings and Eric Levy. Constructed in red/brown brick, it is a simple but effectively detailed building with hints of an art deco influence. Internally there is figurative stained glass designed by John Bradshaw. The Twentieth Century Society consider the building has significant architectural and historic merit.

The third building on site is the Sir Ralph Abercromby pub, believed to be eighteenth century in origin although the existing building dates from the nineteenth century. It is a characterful building, typical of an inner city public house from the period, with significant historical value as one of two surviving buildings which witnessed the Peterloo Massacre in 1819.

The demolition of these three architecturally and historically significant buildings would clearly amount to substantial harm; as the Victorian Society point out in their response, demolition would, 'essentially obliterate a large portion of the Deansgate Conservation Area', and consequently would fail to comply with planning policy and guidance.

The site does not prevent or restrict redevelopment and the creation of new uses, but such change must take into account the existing historic and architecturally significant buildings, as well as respecting the surrounding area.

We sincerely hope that these comments will be taken on board prior to the submission of any planning application. Constructively engaging with these concerns will help ensure a scheme is developed which is more likely to succeed in gaining planning approval.

Yours sincerely,

Mike Fox
Deputy Director

70 Cowcross Street London EC1M 6EJ
T: 020 7253 3500 F: 020 7253 3400 E: office@savebritainsheritage.org
www.savebritainsheritage.org
Registered Charity 269129

Dear Sir/Madam

RE: Public consultation on the proposed St Michael's Development, land bounded by Jackson's Road, Bootle Street and Southmill Street, Manchester (including Sir Ralph Abercromby Pub, former Police Station and Jackson Row Synagogue) within Deansgate Conservation Area
Our ref: 2016/09/019

The Victorian Society is grateful for the opportunity to comment on the St Michael's development proposals. The Society's Northern Buildings Committee discussed the case at its most recent meeting and I write now to register the Society's serious concerns at the nature and principle of the proposed scheme. Notwithstanding the unavoidably limited information associated with this consultation exercise, it is likely, should a planning application be submitted to Manchester City Council for the present scheme, that we would request that it is called in by the Secretary of State on the basis that its implementation would cause a substantial, unprecedented and unjustifiable degree of harm to Manchester's rich historic environment.

The site incorporates three historic buildings. Of them, the Ralph Abercromby Pub on Bootle Street is the only one that falls directly within the Society's remit. It is a characterful historic building, almost certainly eighteenth-century in origin, with a pleasing external envelope that possesses much charm. In addition to contributing positively to the general character and appearance of the local streetscape, and its important role in views through the Deansgate Conservation Area, the building enhances the setting of the listed Albert Hall (Grade II, *W. J. Morley*, 1910), which stands opposite the pub on the south side of Bootle Street, and the Harvester House (Grade II, *Clegg & Knowles*, 1868).

In addition to the eighteenth/nineteenth-century public house, the site is occupied by two substantial buildings of the early and mid-twentieth century. The imposing 1930s police station, with its air of Lutyens, and the 1953 Jackson Row synagogue are clearly buildings of historic and architectural merit. On their significance, and the impact of the scheme on them, we defer to the Twentieth Century Society, whose views we strongly recommend you seek.

The scheme would entail the loss of three historic buildings that contribute positively to the significance of the Deansgate Conservation Area, as well as to the setting of adjacent conservation areas and numerous listed buildings, in particular the Grade I-listed Town Hall. Irrespective of the nature of the new buildings proposed, the mere clearance of this sizeable site and its historic buildings would essentially obliterate a large portion of the Deansgate Conservation Area. The impact of the demolitions would be highly damaging, resulting in a degree of harm that could only be considered to be substantial in planning terms and would fail to comply with the 1990 Planning (Listed Buildings and Conservation Areas) Act 1990, which emphasises the desirability of preserving or enhancing the special interest of the Conservation Area.

Compounding this harm would be the highly inappropriate nature of the proposed development. We would object in principle to new buildings of anywhere near the height envisaged, which – regardless of their architectural treatment – could only have a seriously intrusive and detrimental impact on the character and appearance of the local streetscape. Amongst the various conservation areas and innumerable listed buildings that would be affected by the twenty- and thirty-storey towers proposed, of perhaps greatest concern is the towers' likely impact on the Town Hall. This is a Grade I-listed building, of acknowledged international importance; the towers would inevitably have a major and detrimental impact on its primacy and setting and the way in which it is experienced. This is simply not an appropriate site for tall buildings. Historic England has issued guidance on tall buildings (Historic England Advice Note 4), which we urge you to study. Page 8 lists those things with

which a scheme involving tall buildings will have a 'positive relationship'; these include topography, character of place, heritage assets and their settings, height and scale of development, urban grain and streetscape, important views and impact on skyline. In every respect we consider this scheme to be a failure.

In the circumstances is to be greatly regretted that the Council has not commissioned detailed conservation area appraisals and management plans. Nonetheless, the Council website does provide a degree of direction for new development, which states that the City Council "*will seek designs which are consistent with the character of surrounding buildings*" and that "all development proposals should demonstrate recognition of the characteristics of the conservation area". We do not see how the proposed St Michael's scheme can be seen to comply with this advice.

This is one of the most sensitive of city-centre sites; the implications of developing it, regardless of the scale or quality of any scheme, are enormous and any scheme requires the careful scrutiny and input of a variety of specialist organisations. While there is no obligation to do so, given the scale of the proposals and the sensitivities of the site, we are disappointed that our advice has not previously been sought. We understand that the submission of a planning application is imminent. That being the case, we question the usefulness of a public consultation that surely leaves far too little time to take on board the serious concerns that organisations like the Victorian Society wish to raise.

The consultation website is at pains to highlight the scheme's "*revolutionary*" qualities. In our view the St Michael's scheme as it is currently envisaged is nothing of the sort. Aside from the exceptionally high level of harm it would cause, there is nothing unique about this development. Indeed, in its scope and architectural expression it is not unlike many new commercial developments around the country, with the only significant difference being that such schemes have rarely – if ever – been proposed in such historically and architecturally sensitive locations.

The Victorian Society's Committee described the St Michael's scheme as the single most damaging scheme that it has ever seen proposed in central Manchester. Aware though we are that a great deal of time, energy and finance has gone in to developing the scheme to this point, we must advise that in both principle and in detail it is simply not acceptable, and no amount of tweaking or refinement will render it so. Should it proceed to planning we will almost certainly recommend that it is called to the attention of the Secretary of State.

Yours sincerely

James Hughes

James Hughes
Senior Conservation Adviser
The Victorian Society

Feedback on the St. Michael's development proposals, sent via email on behalf of The Twentieth Century Society, Received 27/09/2016

Dear Sir or Madam,

The Twentieth Century Society is deeply concerned by the proposed scheme, which we consider is highly damaging to the historic streetscape of Manchester's city centre. The proposals will involve the loss of two fine twentieth century buildings, as well as a Victorian pub and the historic street pattern and as such we wish to object in the strongest terms.

Bootle Street Police Station is a distinguished neo-classical building by the architect G. Noel Hill, who is best known for his design of the Wythenshawe Bus Garage (1942, Grade II) and the Charles Street Police Station in Leicester (1933, Grade II). The grand central courtyard is entered through a large archway and was used for parades. The building retains a number of good quality original fittings, including a glazed timber entrance door with fanlight and metal grill security door, a fitted police wall lamp with a crown finial, reception desk, polished stone flooring and walls in the entrance hall and original holding cells.

The Manchester Reform Synagogue, designed by Levy and Cummings (1952-3), is significant as the first new building constructed in Manchester after the Second World War, following an application made to the War Damage Commission for building funds. It provided a new place of worship for the congregation, as the previous building had been destroyed by a bomb in 1941. It is an early example of a purpose-built Reform Synagogue, and is the only one of its kind in the city centre. The Synagogue is also notable for containing what we understand to be some of the earliest examples of figurative stained glass in a Jewish place of worship, as prior to the 1950s the portrayal of people in Synagogue artwork was generally considered to be taboo. It is remarkably well preserved. In a context of ever declining numbers of the architectural heritage of British Jewry, its loss would be acute.

Jackson's Row is a highly sensitive site, and it is the view of the Society that the proposed towers will have an extensive and harmful impact on the adjacent conservation area which contains a number of nationally important listed buildings, including the Manchester Central Library and Town Hall Extension (Vincent E Harris, 1930-38, both Grade II*).

For the above reasons, the Society wishes to strongly object to the proposed development, and strongly recommends that the scheme is fundamentally reworked to retain the historic buildings on the site in question, and to significantly reduce the impact on neighbouring listed buildings.
I trust that these comments are of use to you. Please do not hesitate to contact me if you have any further queries.

Yours faithfully,

Tess Pinto
Conservation Adviser
The Twentieth Century Society

St Michaels consultation and feedback
I would like to give you my perceptions on the recent consultation and the development you showcased.

Primarily I would like to add my voice to those with many concerns. I would also like to offer some ideas and alternatives so that there can be some constructive feedback other than just direct criticism.

1. The dark domineering towers

The style and design of the towers are colossal, and the colour is domineering and destructive to the skyline and the heritage of the area. Remedy this with a much more sensitive material and stonework for the tower other than the black oxidised material which is deeply disliked by many. The black is far too aggressive, and such a shade should not be chosen in this central area.

The towers have been compared to electricity boxes, biro pens, the towers of Mordor, Braun razors and many other things not befitting this area of central importance to a cities identity. For example, if these were at Salford Quays, the objections would be much less. Please show some sensitivity to the area and the skyline!

Why can you not return to more classical elements of architectural style instead of being so aggressively modern? We have great examples of heritage that could form part of the shapes and also inspirations for the tower. We have the Town Hall, nearby Sunlight House, Hotel Gotham and an array of historical and classical styles.

The towers could be so much more sensitive and softened if they were not so alien and destructive to the area. Though a reduction in height might be preferable to stop shadowing, as the towers rise like a monolith. I feel that the most obnoxious elements of the tower are that they are so domineering and so dark that they will seek a nomination for the Carbuncle Cup of 2017.

Why not return to inspired styles of New York City and Chicago, to elements like the Chrysler Building and Empire State? Anything that fits into the historic skyline with far more understanding and takes it cues and shapes from elsewhere in the city?

Often laypeople criticise the modern style and architectural fads. The technologies for adornments and detailing have increased yet design remains stuck in a brutalist and modernist malaise which ostracises the people.

The towers could retain all their functions if the external design were improved. The general design can be so much more intricate and desirable. Please reconsider why there is so much outpouring of disdain and anger by amending these plans and reflect this by completely changing the design ethos.

2. The demolition of heritage
I cannot believe under any circumstances the Sir Ralph Abercromby cannot be saved and found the protestations at the consultation that it cannot be, was just absurd. My incredulity maximised when, where this historic pub once stood, leads to a dead stairwell.

It is beyond philistine destructiveness to take a functioning business with such fundamental municipal and social history that affected the formations of modern democracy. The Peterloo Massacre and an important chapter of Manchester History and not find a way to retain it is abysmal when it could compliment your scheme and public realm.

Heritage is something to be celebrated and not abhorred and seen as inconvenient. To demolish this will have an absolute scar on your reputation and will show your consortium is incapable of lateral thought on how to protect an important part of Manchester history.

Similarly, the façade of Bootle Street Police Station on Southmill Street is outstanding. Of course, in the main people understand that the entire courtyard is much less significant and could be surrendered for a better area and revenue. However, it is distressing to unnecessarily lose this facade that looks onto Albert Square when it could be utilised in the design and that public realm model.

Is understandable you want to maximise the public realm (or what people are concerned may be a private and inaccessible realm). However, losing history, character, beloved buildings and importance places is a shameful outcome that must be prevented against.

How ironic that horrible 60s concrete building next to the Albert Schloss is retained! Even the Territorial Army left that ugly building, and I am sure Brewdog could find a new home. Perhaps you should rethink about the type of buildings you purchase to be demolished where no-one would have any objections!

3. Consultation and the lack of research. I am very concerned about the scheme and how it seems to be rushing ahead. It may even be that you have authorisation from Manchester City Council without the need for any genuine consultation process whatsoever, other than the requirements of planning legislation as that irritating afterthought. The suspicion of closed door deals concern people and make the inflexibility seem nefarious and the civic voice redundant, which infuriates more and more people.

I think the pre-planning research was absent. Research could of and should of, been done months ago. You could of, and should have asked people's opinion about what they would like regarding functionality and concerning the development. How St Michaels went from the low level and green development visuals of 2015 to this, seems symptomatic of greed and profit beyond profit at the expense of a city.

Despite from the demolition the public realm, though quite good, the destruction of heritage means this area can clearly be improved. The public realm is welcome and has many good ideas. However, the steep steps and nooks and crannies do not necessarily make a place many people will use. Also, people are concerned the privatisation of space means this will be no more accessible than a shopping centre or guarded area. In reality is it really going to give you the footfall you believe it will or will it be unfriendly, empty and unwelcoming?

There are so many unique functions in different aspects that really could complement the development if you had cared to ask the people's opinions. Museums, exhibitions, tourist attractions and so on. The development is the bland replication of hotels, offices, apartments and little else. If 'St Michaels' is so inspiring why not add more to the tourist, leisure and public art functions that will make the area more desirable? Be what you want to be? No, seems, 'be generic and detrimental'! It is all as ill thought out as the advertising campaign!

I am very concerned that the planning application is due to be designed in several weeks and despite all the petitions, the expert protestations and the negative feedback, this will go ahead as it is. In which case, the full consultation process will have been an absolute sham.

Several people complained me that they could not even find the entrance to the events and the very few hours that it was on in the basement of the synagogue, it was poorly advertised,

signed and accessible. The notice was poor in the media and timing. It was almost as if you wanted no-one to come!

In summary
As a campaigner and civic engagement, I have had no background in planning or architecture. However, the work I've done with the Friends of London Road Fire Station and also with Manchester Shield has influenced and changed the outcome of multi-million pound developments.

On 8th and 9th of October, we are running the Mayfield Imaginarium for free with no funding so to show the people's voices and opinions count. Ours is a collaborative of many different people architects, planners, urbanists, artists and citizens are concerned about their city.

The reasons you have failed so drastically in your consultation is because you have undertaken a cynical awareness of minimal box ticking. You did not involve the public in your visions, and you have worked totally against them in the proposed destruction of their precious heritage and towers and designs that are completely obsolete and destructive for Manchester.

This widespread perception of a disastrous consultation and design process can be remedied, however, with flexibility, receptivity, honouring the citizens of Manchester and taking on board constructive criticism.

Protecting the heritage assets is key, as is the softening of the designs and style of the towers.

I hope this is not false consultation by tick box with the backing of the elite upper echelon of the Town Hall, who are letting down so many people and disempowering the role of citizens in their city. Many different groups will be objecting if the plans go ahead as they are.

Therefore, please show Manchester respect and honour our city by reworking the whole development before this despised scheme gain even more public and virulent criticism.

Yours sincerely

Adam Prince
Founder Manchester Shield
Secretary Friends of London Road Station