



## Plot 10a, First Street Statement of Consultation

January 2023

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# 1. Introduction

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

*“Full Planning Permission for a 13-storey office building (Use Class E) and other associated works including external amenity spaces, public realm, secure cycle parking, access and servicing arrangements”*
- 1.4. The Proposed Development has been designed collaboratively as part of wider proposition for Plot 10, and was therefore consulted on jointly with proposals for a purpose built student accommodation building immediately to the east, on Plot 10b. This Statement focuses on the relevant responses to Plot 10a only and a separate Statement of Community Involvement will be submitted with the forthcoming Plot 10b application.
- 1.5. This Statement sets out in detail the pre-application consultation that has been undertaken, the feedback received and how that has been considered and addressed within the final proposals, where appropriate.
- 1.6. The following documents have been included within this report as evidence to support the statements that have been made:
  - Site Location Plan (Appendix 1);
  - Consultation Leaflets (Appendix 2);
  - Consultation Boundary (Appendix 3);
  - Consultation Webpages / Brochure (Appendix 4), and
  - Consultation Boards (Appendix 5).

## Site Description

- 1.7. The Site comprises approximately 0.36 hectares of brownfield land and is currently vacant. The Site’s last use was as a temporary event space for organised outdoor events including Manchester Pride festival, which ended in August 2021.
- 1.8. In its current state, the Site is predominantly comprised of hardstanding with a minimal amount of vegetation. The Site slopes downwards from the south-west to the north-east towards River Street.
- 1.9. The Site can be accessed by vehicle via Newcastle Street however this is restricted by site hoarding around the perimeter and locked gates to north and south.

## Wider Area

- 1.10. The Site is located within the Deansgate Ward and is identified as being within the City Centre and the Regional Centre by Manchester City Council’s Core Strategy.
- 1.11. The Site is located within the First Street Strategic Development Area as well as the Oxford Road Corridor which is Manchester’s knowledge quarter and innovation district with a mix of knowledge, business and cultural businesses. It includes two of the UK’s largest universities, a university NHS foundation trust, and a large cluster of digital, technology and life science businesses.

- 1.12. A Strategic Development Framework (SDF) for First Street was originally endorsed by MCC's Executive Committee in 2005 and most recently updated November 2018. The framework and subsequent iterations of it, have all been subject to several rounds of consultation with residents and key stakeholders, by the City Council. The most recent consultations took place in 2018 and 2020. The 2018 consultation specifically focused on Plots 9 and 10 of the masterplan, defining the opportunity to deliver greater density of development on these plots with commercial office buildings up to 17-storeys in height. The proposed development is within the development and design principles set out within that document.
- 1.13. The SDF sets out environmental, social, design and economic objectives which are relevant to the attainment of the regeneration of the First Street area which is supported by existing planning policy. It is not a planning policy document and it is not a site allocations document. As such this document has the status of a "Local Development Document" but not a "Development Plan Document" and should not be considered or viewed as formal planning policy, and does not set out a series of tests to be passed. The role of the SDFs has been to seek to guide the content of planning applications so that they have in mind the objectives for First Street.
- 1.14. All iterations of the SDF have established a vision to establish a commercially-led mixed-use neighbourhood at First Street. Since 2012, this vision has identified four of character zones: First Street North; First Street Central; First Street South; and the Creative Ribbon. The Site falls within the 'First Street Central' character zone, the commercial heart of the area targeted at a range of commercial occupiers, particularly those seeking the benefits of a central and highly accessible city centre location, competitively priced to help distinguish the accommodation from other locations in the city centre.
- 1.15. Immediately to the north and north-west are the completed No.1 and No.8 First St buildings, which are home to a number of major occupiers including WSP, Autotrader, Amaze, Odeon and Jacobs. James Grigor Square is located northwest of the site and provides attractive outdoor space.
- 1.16. Beyond this is First Street North, which is now complete. Centred around Tony Wilson Place, First Street North is now a cultural hub for the city including HOME a contemporary art, film and theatre complex alongside a wider mix of uses including student accommodation, an MSCP and a range of carefully curated food and drink operators, as well as new public spaces.
- 1.17. To the east of the Site is the forthcoming Plot 10b development site and beyond this are a number of former Mills including Macintosh Mill, Chorlton Mill and Cambridge Mill which are Grade II listed and are in residential and office uses. Further beyond to the east, there is a range of more modern, mixed-use development which include student accommodation, retail, apartment and food and beverage units. Taller developments exist within this area including Unite Students Medlock Heights and Artisan Heights.
- 1.18. To the immediate south is the under construction Plot 11 Downing site (125573/FO/2019), which is the construction of four co-living towers of varying heights (between 10 and 45 storeys). Slightly further south of the Site, beyond Parkway Gate and Medlock House student accommodation, is the Mancunian Way – a key arterial vehicle route into the City.
- 1.19. Immediately west of the Site is Plot 9 of the First Street Masterplan. Planning Permission (132600/FO/2021) was secured for a nine storey 'net-zero' office building, being brought forward by Ask at Plot 9a (the northern segment). In June 2022, it was announced that the Government Property Agency (GPA) will occupy the Plot 9a building once complete. Plot 9b remains a vacant future development site.

## The Proposed Development

- 1.20. The proposals for Plot 10a are summarised below:

**Table 1.1 Proposed uses, units and height for Plot 10A**

| Parameters For Development |                                                                                    |
|----------------------------|------------------------------------------------------------------------------------|
| <b>Proposed Use</b>        | <i>33,682 sqm commercial office space (GEA) (Use Class E)<br/>(28,252 sqm GIA)</i> |

|                                       |                                        |
|---------------------------------------|----------------------------------------|
| <b>Maximum Height (storeys / AOD)</b> | <i>13 Storeys / 90.3m AOD</i>          |
| <b>Car Parking</b>                    | <i>No Car Parking</i>                  |
| <b>Cycle Parking</b>                  | <i>204 secure cycle parking spaces</i> |

- 1.21. Further details can be found within the submitted Planning Statement, prepared by Deloitte, and the Design and Access Statement prepared by Jon Matthews Architects.

## Pre-Application Consultation

- 1.22. Prior to the submission of the planning application the Applicant has undertaken an extensive stakeholder engagement strategy to ensure that the objectives and details of the emerging proposals have been clearly communicated and discussed with statutory consultees and interested.
- 1.23. As set out above, a holistic public consultation was undertaken for Plot 10 First Street and therefore also included the forthcoming proposals for Plot 10b by House of Social 1 Ltd.

## Public Consultation on the planning application

- 1.24. Public engagement was undertaken through a two-phase consultation process. The first phase of consultation with local residents and businesses took place from 25 August 2022 to 12 September 2022 and provided an opportunity for the community to provide feedback to ensure local priorities and concerns were addressed as plans develop. The second phase of consultation provided another opportunity for public engagement with more detailed proposals for each of the schemes and took place between 26 October 2022 and 11 November.
- 1.25. The objectives for pre-application engagement for the next phase of development at First Street were to:
- Communicate the vision for the next phase of development at First Street and generate support for the new development being proposed;
  - Gather feedback on the key issues and addressing any potential concerns that relate to the proposed development; and
  - Make people aware of the timescales for development and keep them informed about progress with regard to the development of the proposals.
- 1.26. Throughout the duration of the public consultation period, members of the public had access to the First Street public consultation website, which provided details of the site history, masterplan context, project objectives and emerging scheme proposals. The website also provided visitors with the opportunity to provide any comments or raise questions, which have been responded to by the project team during the pre-application period.
- 1.27. A press release regarding the consultation was also distributed which was picked up by numerous media outlets.
- 1.28. The following activities, set out in detail in Section 3 of this Statement, have been undertaken with the public to support this overall ambition for the consultation process:

### Phase 1

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

- 1 September 2022: The first physical public consultation event for Phase 1 was held at Tony Wilson Place between 12pm and 2pm, allowing the public to discuss the proposals with the project in-person. The event received 63 attendees.
- 6 September 2022: The second physical public consultation event was held at Tony Wilson Place between 4pm and 6:30pm. The event received 11 attendees.

## Phase 2

- 24-26 October 2022: A total of 4247 leaflets (**Appendix 2**) were delivered to the local businesses and residential community (as defined by the consultation boundary area in **Appendix 3** to notify them of Phase 2 public consultation and direct them to the consultation website. Direct contact was also made with local community groups, including MacIntosh Village Residents Association.
- 26 October – 11 November 2022: The Phase 2 consultation ran for approximately 2 and a half weeks between 26 October 2022 and 11 November 2022. Over the consultation period the website (**Appendix 4**) received approximately 745 unique visitors and 7 responses were submitted. The vast majority of the respondents were local residents.
- 1 November 2022: The first physical public consultation event for the second phase of consultation was held at Vita Student First Street between 4pm and 6:30pm, allowing the public to discuss the proposals with the project in-person. The event received 6 attendees.
- 3 November 2022: The second physical public consultation event for was held at Vita Student First Street between 12pm and 2pm. The event received 1 attendee.

1.29. Overall, local community consultation ran over a period of 5 weeks across a range of accessible mediums both virtual and physical, giving the opportunity for the local community to provide insight and ensure local priorities considered within development proposals. A full account of all public engagement undertaken, the headline responses received, and the Applicant's response to each is set out in full within Section 3.

## Stakeholder Consultee and Key Stakeholder Engagement

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

- Pre-application discussions with Senior Planning Officers at Manchester City Council, which has taken place throughout the design development process;
- Greater Manchester Police (via the Design by Security team) has been consulted, and their advice in terms of security has been addressed in the application proposals;
- Historic England was contacted via email to provide details of the proposals and confirm if they would like to be formally consulted in the planning application.
- Local Ward Councillors were provided with a direct briefing of the project prior to the start of public consultation and were invited to attend the public consultation events;
- An Environmental Impact Assessment Screening and Scoping Report was submitted to MCC on 25 November 2022. As part of this, the key statutory stakeholders were consulted by MCC including:
  - Manchester City Council;
  - Manchester City Council Highways;
  - Environment Agency;
  - Greater Manchester Ecology Unit (GMEU);
  - Greater Manchester Archaeology Advisory Service (GMAAS);
  - Transport for Greater Manchester (TfGM);
  - United Utilities;
  - MCC Highway Services;
  - MCC Environmental Health; and

- o MCC Flood Risk Management.

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

## Report Structure

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

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

## 2. Policy Context

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

### National

#### Localism Act

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

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

### **National Planning Policy Framework**

- 2.10. The Department for Communities and Local Government published the amended NPPF in July 2018, February 2019, and most recently in July 2021. The document sets out the Government's planning policies for England and how these are to be applied. It requires planning policies to meet objectively assessed needs, with sufficient flexibility to adapt to rapid change.
- 2.11. Paragraphs 39 to 46 address pre-application engagement and front-loading. Paragraph 39 observes that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. It goes on to state that good quality pre-application discussion enables better co-ordination between public and private resources and improved outcomes for the community.
- 2.12. Paragraph 40 directs local planning authorities to encourage any applicants who are not already required to do so by law to engage with the local community, where they think this would be beneficial, and, where relevant with statutory and non-statutory consultees, before submitting applications.
- 2.13. Similarly, paragraphs 124 to 129 set out how Local Planning Authorities should have regard to early, proactive and positive engagement with the local community and their views, as well as addressing any comments received from design review panels.
- 2.14. The NPPF also promotes the use of the Local Planning Authority Pre-Application Service to encourage a partnership approach to applications. It is considered that early engagement with the Local Planning Authority is often conducive to the best result for the application, as it highlights where further work is required.

### **National Planning Practise Guidance**

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

## **Local**

### **Manchester City Council Statement of Community Involvement**

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

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

## Summary

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

# 3. Consultation Strategy and Responses

- 3.1. This section describes the consultation that has been undertaken by the Applicant and the project team. It includes an outline of the consultation strategy and the outcome of the consultation process.
- 3.2. The consultations outlined below have underpinned an iterative design process that has sought to identify the optimum viable use for the Site that responds to the site's physical and historic context, whilst delivering sustainable development that maximises the social, economic and environmental benefits of development.
- 3.3. As set out above, the Plot 10a proposals were consulted on as part of a joint proposition for mixed-use development on Plot 10, comprising the office building proposed in this application and a PBSA building on Plot 10b. Whilst these consultations included both plots, and explained the characteristics of the two as a cohesive regeneration proposal, they also provided distinct detailed information about each development plot. It was also made clear to visitors that the applications may be submitted as separate planning applications.
- 3.4. For the purposes of this planning application, the comments for or of relevance to Plot 10a are considered and set out below. Comments received with regards to Plot 10b will be considered in the Statement of Consultation submitted with that planning application.

## Manchester City Council

### Local Planning Authority

- 3.5. During the design development stages undertaken prior to the submission of this planning application, regular dialogue has taken place with MCC Planning Officers to present the proposals, understand and address the City's strategic objectives and have an opportunity to consider and address feedback. A series of pre-application meetings were held between January and December 2022
- 3.6. The overall feedback from pre-application discussions has been positive and supportive in principle on the basis that the proposals are well designed and are supportive of the objectives and guiding principles within the First Street Strategic Development Framework (SDF).
- 3.7. The following key considerations have been discussed with Senior Officers over the course of the pre-application period and addressed within the planning application submission:
  - Relationship with First Street SDF and surrounding area – discussions involved the proposed commercial use and how it interacts with the existing and emerging uses at First Street and the wider Oxford Road Corridor. It was acknowledged that the delivery of a commercial building in this location would support the longstanding regeneration objectives of First Street and complement the existing commercial spaces in the area. The proposed use was fully supported by officers.
  - Delivering sustainable development - The Applicant explained to officers the challenges of delivering enhanced highly-sustainable buildings but that the delivery of such buildings is important to drive forward sustainable economic growth for the benefit for the wider Greater Manchester conurbation. Discussions related to the increasing demand for highly-sustainable buildings that incorporate areas of high-quality amenity space and respond to an identified market demand by companies for spaces which will help them attract and retain the best talent and meet their own net zero carbon objectives.
  - Orientation of Plot 10 – The Applicant explained the decision to re-orientate the layout of Plot 10 from that originally envisaged in the SDF by splitting the plots on a north-south axis rather than east-west was discussed and agreed with officers. The Applicant's design team explained how this

afforded the opportunity for larger, more diverse floorplates, a greater range of uses and more opportunity to step the developments down and transition to the lower-rise heritage buildings and predominantly residential uses to the east.

- Reinstatement of First Street – Following on from the above point, MCC emphasised the important role Plot 10 would play in connecting First Street North with First Street South. As part of this, MCC recognised how this re-orientation of the plot would enable the opportunity for the reinstatement of First Street. In addition, it was highlighted that the interface of Plot 10a with Plot 9a would be important to create a high-quality public realm along First Street including an integrated public realm strategy that creates a tree lined pedestrian route from First Street South to First Street North.
- Scale and Massing – MCC reviewed the proposed scale and massing across a series of pre-application meetings. These included discussions on the technical impact of the proposed scale and massing, as well its relationship with the surrounding uses, the SDF and the heritage assets. The discussions have fed into the proposed scale and massing, which are in accordance with those set out within the SDF. The scale and massing of the Plot 10a proposals were also discussed in relation to the forthcoming Plot 10b application. Officers acknowledged that the height of the development, at 13-storeys, was significantly less than the maximum envisaged in the SDF and welcomed the proposed step further down on Plot 10b to address the lower height buildings in MacIntosh Village.
- Architectural design quality – MCC challenged the Applicant to ensure the Proposed Development is of the highest architectural quality. This included significant discussions on the quality and durability of the materials, detailed design elements such as window reveal depths, louvre details, metalwork finishes, and the construction methodology. MCC showed support for the design approach and it was considered that the same architectural language to the adjacent Plot 9a office development (also being delivered by Ask Real Estate) would lead to a high-quality streetscape. In addition, MCC noted it was positive that the high levels of sustainability proposed at Plot 10a has been achieved whilst also delivering a high-quality design.
- Relationship with nearby heritage assets – it was acknowledged that the site is near a number of heritage assets, including Macintosh Mill. Discussions included how to use the scale and massing to respond sensitively to these assets, as well as an appropriate choice of materiality and the copper tones proposed.
- Consultation Strategy – the proposed two-phase approach to public consultation was discussed with MCC. An overview of the feedback provided during the public consultation was also presented to MCC, including setting out how the Proposed Development would respond to these comments

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

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

### **Environmental Health**

3.10. Cundall consulted with Manchester City Council's Air Quality Team in September 2022 to discuss and agree the scope of the assessment. Further details can be found within Appendix B of the Air Quality Assessment.

3.11. Environmental Health also provided feedback that they agreed with the proposed methodology and areas of investigation in respect of Noise and Vibration and Ground Conditions.

### **Flood Risk Department**

3.12. The Flood Risk and Drainage Consultants have engaged with Manchester City Council to consider the risk of various sources of flooding to the site and the consequent risk of flooding to downstream receptors (such as people, property, habitats, infrastructure and statutory sites) from the proposed development as a result of surface water runoff.

- 3.13. This considered that the Site is located within Flood Zone 1 and partially within Flood Zone 2 as well as the below ground drainage, outlining the necessary mitigating measures and drainage strategy required on this site. The proposals have therefore been designed to reduce surface water run-off to approximately 5 l/s and incorporate sustainable urban drainage systems as far as possible.

### **Local Ward Councillors**

- 3.14. On 12 August 2022 a detailed email was sent to Ward Councillors in the Deansgate Ward to provide information of the emerging proposals ahead of the first phase of consultation.
- 3.15. The email outlined the Site, the background to the project, the consultation boundary, and the vision for Plot 10a including the proposed uses. The correspondence included the offer of a briefing to Members to explain the proposals in more detail.
- 3.16. In return correspondence, the Ward Councillors noted the ongoing challenges local residents faced with construction in the area, as well as general concerns around increased numbers of students in the area.
- 3.17. A meeting was held with the Deansgate Ward Councillors on 18 October 2022. The meeting provided an opportunity to update the Ward Councillors on the outcome of the first phase of consultation and present some of the emerging design for Plot 10 and the pre-application consultation presentation materials.
- 3.18. The following planning considerations were raised during the discussions and addressed within the planning application:
- Principle of Development, including the increased number of students in the area.
  - Construction Impacts of the Proposed Development, which was raised following concerns over construction impacts related to development not being undertaken by the Applicant.
  - Choice of Materiality
  - Public Realm and Landscaping
  - Residential Amenity
- 3.19. Ward Councillors' detailed comments are captured in those received from members of the public and are therefore addressed holistically below.

### **Statutory and Non-Statutory Consultees**

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

#### **Greater Manchester Police**

- 3.21. A meeting was held with Greater Manchester Police (GMP) on 14<sup>th</sup> September 2022 at the pre-application stage, to inform their preparation of a Crime Impact Statement for Plot 10, First Street.
- 3.22. The CIS highlights positive aspects of the proposals which include:
- The Proposed Development will help to continue to diversify land use in Circle Square, which will help to add interest and activity throughout the day and at weekends.
  - The glazed façade supports surveillance of the public realm as well as help to enliven the surrounding streets and emit a greater level of artificial light onto the surrounding public realm making it safer to walk through at night.
  - The building footprints at ground floor level are relatively simple and contain no areas of potential concealment.

- Plant has been largely restricted to the basement level which has resulted in a more active street level frontage free from large swathes of plant room walls and doors.
- The main entrance to office space and to the commercial units will be concentrated on the most prominent River Street elevation. The main pedestrian entrance to the building is located in a prominent location and is readily apparent on approaching from the surrounding public realm.
- The generous lobby space will facilitate surveillance of the public space by staff employed within the reception area. The reception lobby has been laid out to allow staff at the desk to effectively monitor personnel entering or leaving the building through the main entrance. Reception staff will also have a good view of the area immediately in front of the building allowing activity in this area to be easily supervised.
- The reception desk suitably located so as to allow staff to monitor and control staff and visitor movements in and out of the building.
- All doors and shutters appear to be flush with the external elevations of the buildings, removing areas of potential concealment that could be subject to abuse. The main entrance doors into the office reception are accessed via two revolving doors.
- Further staff access to upper floors appears to be controlled by turnstiles and visitors would be required to report to the reception desk before being admitted.
- Cycle storage for building users is provided in a designated room at the ground floor. Entry to this area must be restricted to genuine cyclists only and requires access-controlled doors.
- The Proposed Development provides the opportunity to include security features into the design and construction of the building and avoid the need for obtrusive retro-fitted security measures that can increase the fear of crime. Security measures carefully incorporated into the design can ensure the building is reasonably secure, without visibly announcing that design was concerned about crime.

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

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

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

## Historic England

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

## Greater Manchester Archaeological Advisory Service

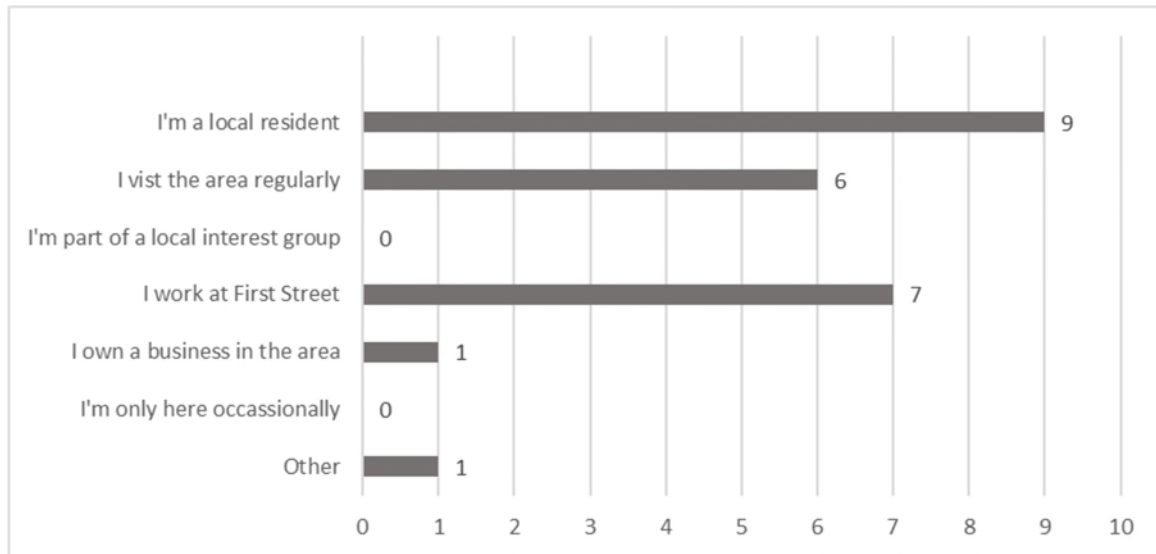
- 3.27. During pre-application consultation the Greater Manchester Archaeological Advisory Service (GMAAS) it was noted that Plot 10 covers the area immediately east of Plot 9, and as such it can be expected that survival of 19<sup>th</sup> Century workers' housing will be similar to that discovered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

## Public Consultation

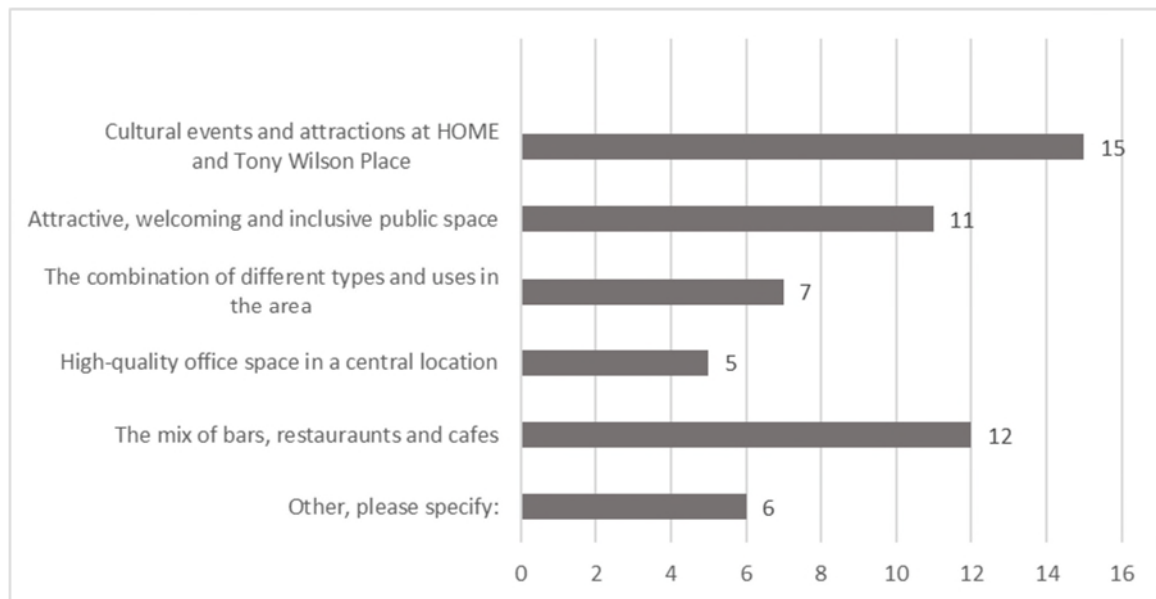
### Phase 1 – Early Stage

- 3.29. Public consultation on the early stage plans for the developments across the sites was held between 25 August 2022 and 12 September 2022. The majority of the responses gathered by the consultations were supportive of the proposals on the next phase of development in First Street.
- 3.30. The material presented online summarised the surrounding context of the development sites and some initial design concepts for Plots 10a and 10b. This information was supplemented by a range of questions with regards to thoughts and feelings about the developments. Details of building massing and design were not known at this stage and so were not presented; however, the Client Brief was established and so the consultation team was able to advise visitors of the likely height and design intent of the building – being circa 12-13 storeys and taking design cues from Plot 9a.
- 3.31. A consultation webpage was set up to provide respondents with the ability to view the proposals online and submit comments via a feedback form. Prior to the launch of the consultation webpage, consultation postcards were distributed on 24 and 25 August via Royal Mail postal service to all residential and business addresses located within an agreed distribution area of approximately 4247 addresses. In addition, an invite was also sent directly to the Chair of the Macintosh Village Residents Association on 25 August 2022 to pass onto local residents in Macintosh Village, and the consultation was also publicised on the 'First Street MCR' social media profiles. An invitation was also sent directly to Zenith Property Management on 25 August 2022.
- 3.32. The A5 sized postcard introduced the proposals and directed recipients towards the consultation website to find out more and provide their feedback, via the dedicated online feedback form or by email. The consultation postcard is provided as **Appendix 2**.
- 3.33. The postcard also promoted the physical consultation events which took place on 1<sup>st</sup> September between 12pm and 2pm and 6<sup>th</sup> September 2022 between 4pm and 6:30pm. A total of 7 boards were set up to outline the proposals and the project team were in attendance to answer any queries raised. A total of 63 people attended the first drop-in event while 11 attended in the second.
- 3.34. A total of 19 responses were collected as part of the consultation. A total of 10 people responded via the online feedback form, while 9 completed a paper feedback form across both in-person drop-in sessions. A summary of these responses are set out on the following page.

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



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



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

| Topic                                                                                                                                                                                              | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
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| Office (Plot 10a)                                                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p>Is there demand for new office space? With some respondents outlining concerns that the office will be underused, especially as there is already a large volume of office space in the area</p> | <p>In order to ensure that any development on the Site would contribute to the sustained economic growth and competitiveness of the city and deliver employment-led regeneration, Manchester City Council's Executive Committee have endorsed the First Street SDF (2018), which acts as a material consideration when determining planning applications.</p> <p>First Street was identified as one area of Manchester City Centre that could become one of the most significant opportunities for jobs and investment in the region for many years and the SDF makes it clear that the regeneration of this brownfield site should deliver a commercially-led, employment generating development and create a critical mass of economic activity to promote and encourage investment and growth opportunities.</p> <p>The Site falls within the 'First Street Central' character zone of the First Street SDF; a new office destination targeted at a range of commercial occupiers, particularly those seeking the benefits of a central and highly accessible city centre location, competitively priced to help distinguish the accommodation from other locations in the city centre.</p> <p>Manchester's economy has continued to grow at a faster rate than the UK as a whole in recent years with the city centre being the engine for economic growth for both Manchester and the wider region. Despite a turbulent market in 2020 and 2021, office developments had continued to be delivered to market, however, 2021 saw 66% less floorspace delivered to the market as market uncertainty and delays to construction projects caused by the pandemic began to take effect<sup>1</sup>.</p> <p>Whilst there remains a reasonable quantum of office floorspace under construction, new starts have been subdued in the last 2 years and much of the development in the pipeline is already pre-let. With market confidence returning and businesses moving to hybrid working models and returning to the office, there is the prospect of short-term supply issues in the market in the coming years.</p> <p>The flexibility and change in workplace demands has been exacerbated by COVID-19 which has provided an opportunity to reflect on the evolving role of the workplace and what it should enable. Evidently, the way in which office space is used has changed and is likely to continue to change, requiring office buildings to be as flexible as possible. Demand has also changed to indicate the importance of sustainability from occupiers and investors.</p> <p>The new office building proposed on Plot 10a would provide approximately 20,000 sqm of market leading sustainable new Grade A office space which will be attractive to a range of occupiers within key growth sectors, thus making a contribution to the economic success of the City. It is anticipated that once operational, the building will support approximately 2,000 full time equivalent jobs. A range of interior features are designed to contribute to occupier wellbeing, sustainability and future resilience, placing the building competitively at the forefront of the Manchester office market.</p> |

<sup>1</sup> Deloitte, Manchester Crane Survey 2022

| Topic                                                                                                                                                                  | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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| <p><b>Respondents queried what the building would look like and materials chosen and how these would feed into the sustainability credentials of the building.</b></p> | <p>Plot 10a has been designed by Jon Matthews Architects who are a highly experienced architecture practice with a breadth of experience across Greater Manchester.</p> <p>The design approach shares some common elements with that of the adjacent and under construction building 9a (also designed by Jon Matthews Architects) to create a consistent language and contribute to a sense of place at First Street.</p> <p>As well as being visually exciting and contributing to the character and identity of the area, the building has been designed with sustainability at its core.</p> <p>The use of a pre-cast concrete panel system for the building's cladding helps to reduce embodied carbon (the emissions resulting from construction). Reducing glazing to 40% reduces energy in use, meeting the sustainability criteria of a net zero carbon façade. Notably, the proposals are for a 5.5* NABERS rating, meaning one it will be one of the most environmentally sustainable buildings in Manchester.</p> <p>The building has been designed to be at the forefront of flexible and high-quality, sustainable Grade A office floorspace that caters to market demands. As well as NABERS 5.5* rating, the building is also targeting WELL Building Standards, BREEAM Outstanding and an EPC A rating.</p> <p>The materiality has been carefully chosen so for its durability and also to ensure it can be easily maintained. The materiality and cladding system also works to reduce embodied carbon. In addition, the orientation of the building and the use of broad windows maximises daylight, with the corners of the building opened to increase natural light.</p> |
| <p><b>Respondents suggested that it is important that the office provides 'flexible workspaces' with wide floorplates where people can rent/hire desks</b></p>         | <p>The proposed office building has been specifically designed as a 'flexible office space' by providing generous, adaptable floorplates, co-working provision and informal working environments suitable to a majority of potential tenants or with the potential of being led to a sole occupier should there be the demand.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p><b>Plot 10</b></p>                                                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <p><b>Can more green space and trees be provided as part of development proposals?</b></p>                                                                             | <p>High quality public space and streetscape has been key to the success of First Street. As the area around James Grigor Square and River Street takes shape, development on Plot 10 will enhance the surrounding streetscape, spreading the vibrancy of Tony Wilson Place southwards.</p> <p>The mix of uses proposed for Plot 10 will bring footfall and use across different times of day, while a number of improvements will help both buildings actively engage with the surrounding space. These include active frontages, landscaping (planting, seating and other amenities), new public space and pedestrian connections, street improvements and crossings.</p> <p>A public realm strategy has been prepared by Planit, the landscape architect in support of this Application. As part of the landscaping proposals delivered with Plot 10a, 11 trees are proposed to be planted within the red line boundary. This will therefore provide a significant increase in the overall biodiversity of the surrounding area whilst creating a more attractive setting.</p> <p>The proposals include a shared service yard whilst open for pedestrians to use, it is anticipated that the main pedestrian thoroughfares are along First Street and Wilmott Street.</p>                                                                                                                                                                                                                                                                                                                                                                                                                   |

| Topic                                                                                                                                                                                                                                                       | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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|                                                                                                                                                                                                                                                             | <p>Nestled between the two buildings is an area of public realm, with simple paving, trees and planting to add colour, scale, and maximise the sites tree planting opportunities. Between 10a and 10b is an area providing opportunity to sit and dwell, and flexible spill out dining opportunities.</p> <p>A wayfinding totem will display information including a site map and directional arrows.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <p><b>Respondents requested that soft landscaping should be provided to facilitate drainage/run-off in the area</b></p>                                                                                                                                     | <p>The Plot 10a proposals have been designed to mitigate against any potential risk of flooding on or around the Site. The proposed strategy for Plot 10a is comprised of a mixture of Sustainable Urban Drainage Systems (Suds) systems including the following measures:</p> <ul style="list-style-type: none"> <li>• surface water attenuation within a blue roof</li> <li>• small areas of permeable surfacing with collection pipework for drainage that will not infiltrate</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p><b>Impact on Heritage</b></p>                                                                                                                                                                                                                            | <p>A Heritage Statement has been prepared by Deloitte and has concluded that there will be a less than substantial harm on the surrounding heritage assets. This has been weighed up and mitigated through the public benefits derived from the scheme in line with the policy test, and is set out within the Planning and Tall Building Statement.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <p><b>Concern that additional highrise buildings will exacerbate the issue of lack of sunlight received at No.1 First Street and Vita.</b></p> <p><b>Request that the line of the sun is considered to maximise the amount of sun the area receives</b></p> | <p>Throughout the pre-application stage nearby sensitive receptors within the surroundings have been considered in respect of the potential impact in daylight and sunlight as a result of the Proposed Development.</p> <p>A Daylight and Sunlight Assessment has been undertaken by Proximity and is submitted with the application. The Site has been earmarked for redevelopment since at least 2005. Affected apartments have to-date overlooked a vacant development site, giving them an unusually open aspect for the city centre and greater perception of change. As such, localised adverse impacts on daylight and sunlight amenity are not an unusual or uncommon effect of development undertaken with the aim of realising the vision set out in within Manchester City Centre and in Council's adopted planning policy.</p> <p>Detailed consideration of daylight and sunlight impacts area is provided within the submitted Planning Supporting Statement and Overshadowing Study.</p> |
| <p><b>Respondents queried how construction impacts will be managed</b></p>                                                                                                                                                                                  | <p>The Outline Construction Management Plan sets out the proposed construction methodology and expected programme for the development of Plot 10a. This has been fully coordinated across both Plot 10a and the forthcoming Plot 10b and with an open dialogue between both construction contractors and applicants.</p> <p>Any impacts on amenity during construction will be temporary in nature. Mitigation will be implemented in line with the recommendation set out by the noise and air quality assessments that have been prepared according to the relevant legislation and guidance.</p>                                                                                                                                                                                                                                                                                                                                                                                                     |

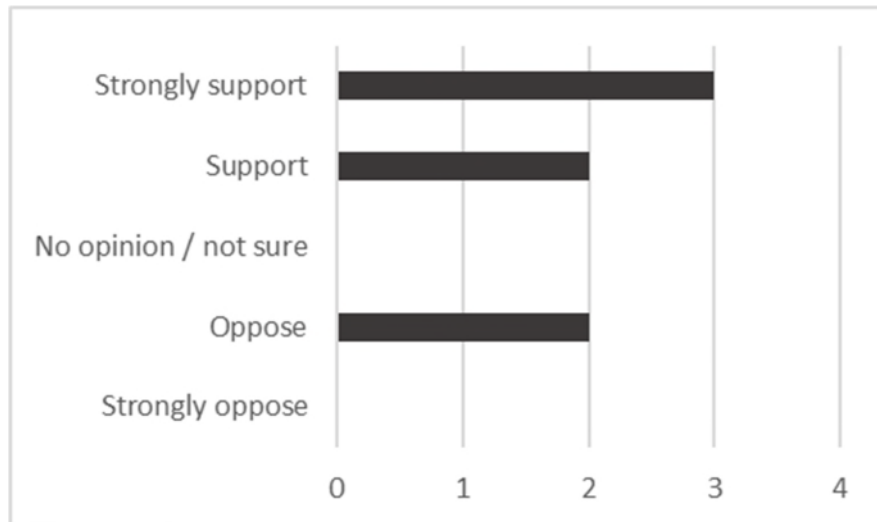
| Topic                                                                                                  | Response                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
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|                                                                                                        | <p>The construction programme for Plot 10a will also take approximately 2.5 years. The construction programme has been based on normal construction working hours in line with Manchester City Council guidance to protect residential amenity. Construction activities will be managed in accordance with the relevant guidance and legislation.</p> <p>All construction vehicles will arrive/depart at suitable times and will not significantly impact on the local highway network or local residents. The Site will be primarily served from Willmott Street. It is envisaged that deliveries will arrive via Medlock Street, through River Street and on to Wilmott Street. Traffic will leave via Hulme Street east, through Cambridge Street and onto the Mancunian Way as applicable, creating the most efficient and least disruptive route.</p> <p>The majority of deliveries will be programmed to arrive during normal working hours only. Care will be taken when unloading vehicles to minimise noise and delivery vehicles will be routed so as to minimise disturbance to local residents. These delivery vehicles are to be prohibited from waiting within or in the vicinity of the Site with their engines running.</p> <p>Construction parking will also be suitably identified and managed to minimise impacts as far as possible. There will be a limited number of visitor and key staff parking within the compound area. Site personnel will be encouraged to utilise the extensive public transport options available to them. Any personnel who have to attend by car will be asked to avoid parking in residential areas and instead utilise nearby formal carparking areas.</p> <p>The Principal Contractor will ensure that regular contact is made with local residents and community groups to ensure they are kept up to date with general progress on the site. The contractor will also be required to adhere to the Considerate Contractors initiative.</p> <p>An Air Quality Assessment has been prepared by Cundall in support of this application which has concluded that there are nearby receptors that may be susceptible to dust effects. However, with appropriate mitigation measures implemented, it was concluded that the construction effects of the Proposed Development would be not significant.</p> <p>A Noise and Vibration Assessment has been undertaken by Cundall in support of this application which has concluded that the effect of demolition and construction traffic noise is anticipated to be minor and vibration negligible. However, mitigation measures have been considered to include low noise options, noise attenuation techniques and carrying out certain activities during agreed hours of the day.</p> |
| <p><b>Queries around how the proposals would help to increase the permeability of First Street</b></p> | <p>The Plot 10 proposals present a strong and clear opportunity to enhance the existing level of permeability within the First Street Masterplan.</p> <p>With Plot 9a being constructed on the adjacent site, development of Plot 10a brings the opportunity to complete the pedestrianised footpath connecting First Street to Hulme Street to the south.</p> <p>The River Street connection will be vital in reinstating important links with the Oxford Road Corridor and the growth opportunities this presents. Once complete, east - west connections along Hulme Street will also be reinstated providing access between Medlock Street and Oxford Road.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

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| <p><b>Concern that plans look 'car dominated' and suggestion that cycle lanes be added throughout the site</b></p> <p><b>Desire for more information regarding how cycle access is being provided</b></p>                                                                                    | <p>The Site is located within an area that that is well served by existing cycling infrastructure which enables safe journeys to be made by cyclists to a wide number of areas across the City Centre and beyond.</p> <p>Plot 10a will I encourage travel by bike and provide 204 double stacked cycle parking spaces on the ground floor, as well as showers and changing facilities.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p><b>Concern over the way in which enhanced routes and connections will be achieved based on proposed plans</b></p> <p><b>Request that pedestrians be prioritised over vehicles on River Street as well as safe crossings and filtering to prevent site being used as a cut through</b></p> | <p>The Proposed Development will include a number of measures to improve the overall pedestrian experience. Both buildings will be jointly served by a dedicated service area located in between and accessed only by delivery / refuse vehicles. This will help to centralise deliveries into one location and reduce the any impacts to residential amenity.</p> <p>The chosen layout and orientation of the two buildings has enabled the reinstatement of First Street, allowing for a through route for pedestrians and cyclists between First Street North and First Street South which is currently blocked off. Additionally, another through route will also be provided in between the two buildings that will provide new public realm which will be supplemented with new planting and opportunities for seating.</p> <p>One respondent questioned whether the main access point to the Q-Park be moved to the North/South part of River Street to allow for the East/West part of River St. to be closed to general vehicle traffic. However, this is currently beyond the remit of the planning application.</p> |

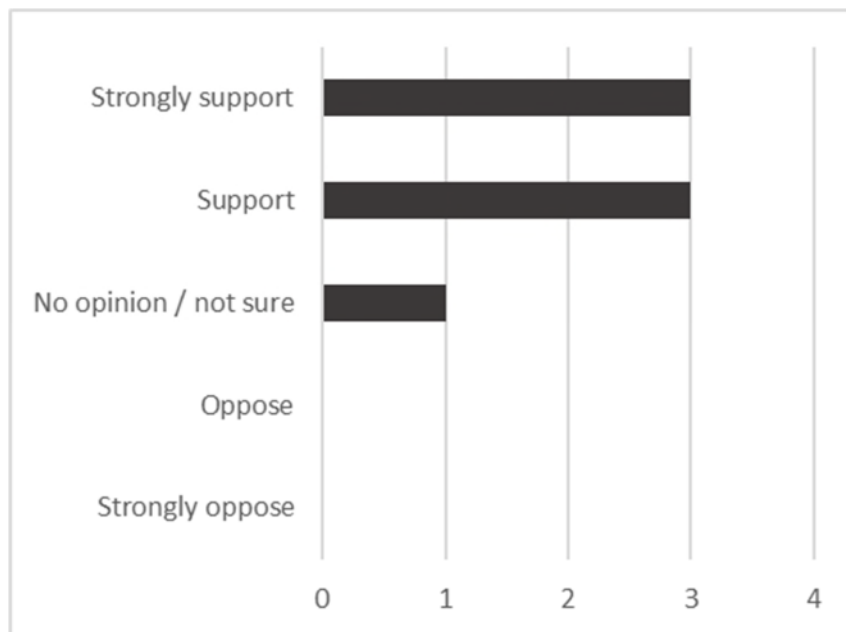
## Phase 2 – Detailed Proposals

- 3.36. Following the first phase of the stakeholder and public consultation process, formal feedback was collected and was used to amend the design proposals in light of the comments received from respondents for each of the plots coming forward as part of the Proposed Development.
- 3.37. The second round of public consultation for the updated detailed design proposals for Plot 10 was held between 26 October 2022 and 11 November 2022. The majority of the responses gathered by the consultations were supportive of the updated design proposals and respected the efforts to reflect their comments in the design process.
- 3.38. The material presented online provided an updated design proposal for each of the buildings coming forward at Plot 10. This information was supplemented by a range of questions with regards to public perception on each of the buildings including the opportunity for detailed written comments. For Plot 10a, full details of the building were presented including photo-realistic rendered images, which showed the design and materiality of the building were included.
- 3.39. As part of this the consultation webpage updated to provide respondents with the ability to view the detailed proposals online and submit comments via a feedback form. Prior to the launch of the updated consultation webpage, consultation postcards was distributed on 24 to 26 October to all residential and business addresses located within an agreed distribution area of approximately 4247 addresses. In addition, an invite was also sent directly to the Chair of the Macintosh Village Residents Association on 2 November 2022 to pass onto local residents in Macintosh Village, and the consultation was also publicised on the 'First Street MCR' social media profiles. An invitation was also sent directly to Zenith Property Management on 2 November 2022.
- 3.40. The A5 sized postcard introduced the proposals and directed recipients towards the consultation website to find out more and provide their feedback, via the dedicated online feedback form or by email. The consultation postcard is provided as **Appendix 2**.

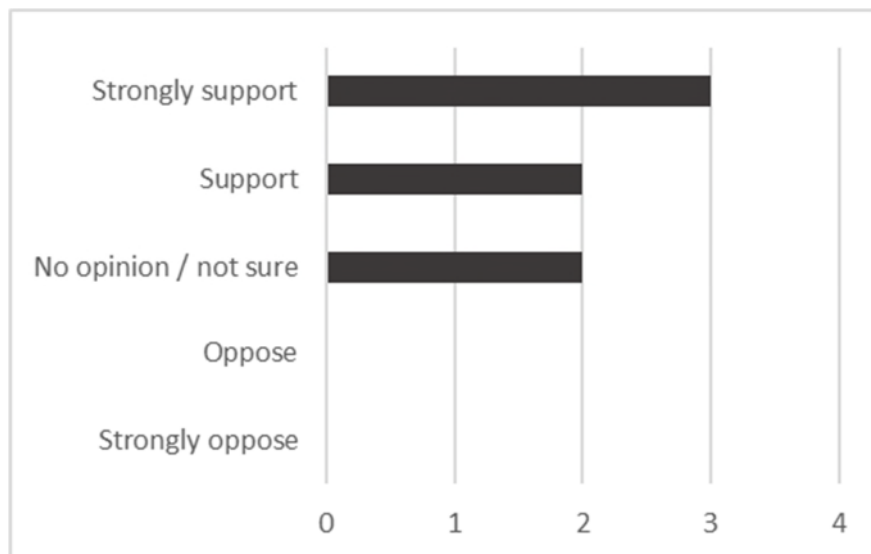
- 3.41. The postcard also promoted the physical consultation events which took place on 1<sup>st</sup> November and 3<sup>rd</sup> November 2022. A total of 11 boards were set up to outline the proposals and the project team were in attendance to answer any queries raised. A total of 6 people attended the first drop-in event while 1 attended in the second.
- 3.42. 7 completed feedback forms were submitted during the consultation period: 4 were submitted online and 3 hardcopy forms were submitted at the consultation events. These responses are set out below:
1. What are your views on our overall vision for Plot 10, First Street?



2. What are your views on our plans for a sustainable, 'best in class' office building?



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



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

## 4. Summary and Conclusions

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



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