GREAT NORTHERN STATEMENT OF COMMUNITY INVOLVEMENT

PREPARED FOR: GNW DEVELOPMENTS LIMITED

DATE: NOVEMBER 2022



FOREVER CONSULTING

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SECTION 1: INTRODUCTION

This Statement of Community Involvement (SCI) accompanies an application for Full Planning Permission, submitted to Manchester City Council (MCC), by GNW Developments Limited (the 'Applicant'). The application is in relation to the Great Northern site and includes plans for improving Great Northern Square, transforming the Warehouse into offices, erecting residential units on the existing Leisure Box, and creating new pedestrian routes.

This Statement has been prepared by Forever Consulting on behalf of the Applicant. It sets out the pre-application engagement and consultation that has been undertaken, a summary of feedback received and evidence of how the feedback has been considered in the final proposals, where appropriate.

The site

The Application Site (the 'Site'), the Great Northern, is a complex that covers an area of c. 4.5 hectares and benefits from a central location in Manchester City Centre, within the Civic Quarter. The Site is adjacent to Deansgate, and consists of four components:

- Great Northern Square – located to the north of the application boundary. The Square is an area of public realm with a mix of soft and hard landscaping, with an amphitheatre-style seating arrangements in its centre, which currently acts as a barrier to movement across the site.
- Great Northern Warehouse and the modern atrium – a Grade II* Listed former railway goods warehouse built between 1896 and 1899, which was refurbished in 1999 to provide retail, commercial and 519 carparking spaces.
- Leisure Box – a modern addition to the Warehouse following the 1999 refurbishments. It contains an Odeon cinema, the Gym and 721 carparking spaces.
- Deansgate Terrace – covers the length of Deansgate from Peter Street to Great Bridgewater Street. It is Grade II Listed and is considered to be one of the best examples of Victorian Terraces in England. The three to four storey length of the terraces currently comprises a mix of retail, food and drink, and commercial uses.

The existing bar within Great Northern Square (Impossible Bar) is not included within the Site and will remain in its current form.

Figure 1.1: Site application boundary



Source: SimpsonHaugh (2022) Design and access statement

Background to the proposals

The proposals form part of a wider regeneration priority area. In 2017, Manchester's Executive Committee endorsed the 'Great Northern Complex, Manchester Central and Castlefield Quay Strategic Regeneration Framework' (SRF), which sets out a clear ambition to guide the redevelopment, re-modelling and refurbishment of the site within the SRF boundary.

The ambition for the Great Northern Warehouse, Deansgate Terrace and Leisure Box, as set out in the SRF, is to allow the site to reach its full potential and reflect its strategic and historic importance within Manchester City Centre.

Following the endorsement of the initial SRF by Manchester City Council in 2017, an application was submitted in December 2017 (LPA Ref.: 118568/FO/2017). This application for planning permission and listed building consent related to only part of the current application site and comprised conversion of the Great Northern Warehouse, works to Great Northern Square, and remodelling of the northern end of Deansgate Terrace under the following description of development:

Refurbishment, restoration and re-use of Great Northern Warehouse building as mixed-use development including retail units (Use Classes A1 shop, A3 restaurant/cafe and A4 drinking establishment), gym (Use Class D2), casino (sui generis) and 118 no. residential apartments (Use Class C3), refurbishment, restoration and extension of 223-255 Deansgate Terrace and Goods Yard Entrance to accommodate ground floor retail units (Use Classes A1 shop, A3 restaurant/cafe and A4 drinking establishment) and 24 no. residential apartments (Use Class C3) on upper floors, reconfiguration of Great Northern Square to allow for redeveloped and additional public realm, to include hard and soft landscaping, and formation of Dean Street parallel to Deansgate, together with associated highway works, access, car parking, servicing, rooftop plant, removal of non-original modern installations and making good and associated works.

This permission was granted on 14 March 2018 and subsequently partially implemented (confirmed via a Certificate of Lawfulness), with demolition, public realm and infrastructure works undertaken within Great Northern Square. The remainder of the permission has, to date, not been realised and refreshed proposals are now coming forward.

After the 2018 planning permission was granted, an alternative strategy was set out and endorsed by Manchester City Council in a partial update to the Great Northern SRF (March 2019). This allowed for the Great Northern Warehouse upper floors be converted to offices instead of residential.

Overview of the proposed scheme

The planning application relates to plans to create a thriving neighbourhood at the Great Northern, with people living, working and socialising there. Details of the proposed development can be summarised as:

- The Square - a series of new and enhanced public spaces alongside the remodelled and reworked Great Northern Square to provide an even greener feel, with the sense of being 'in nature'.
- Offices - refurbishment and reuse of the Great Northern Warehouse to provide c. 150,000 sq ft of office space and ground floor retail and leisure uses (Use Class E), including retention of the existing casino, restaurant and bowling alley. Conservation and alterations to Deansgate Terrace to provide a further 40,000 sq ft of office with ground floor retail and leisure space.
- Homes - demolition of the existing Odeon Cinema and the creation of new homes within three residential buildings on top of the retained car parking structures. The new homes will benefit from a significant amount of external private amenity space at roof top level.
- New pedestrian routes - creation of at-grade routes between Deansgate Terrace and the Warehouse (Dean Street) and between Deansgate and Watson Street (Alport Street), as well as rationalised and de-engineered junctions and access routes onto Watson Street to encourage pedestrian movement into the city centre northwards from Deansgate-Castlefield transport interchange.

SECTION 2: APPROACH TO CONSULTATION

The Applicant and Forever Consulting have conducted the consultation in line with the national and local policy frameworks outlined below.

Localism Act 2011

A core tenet of the Act is to shift power from Central Government to individuals, communities and local authorities. Section 122 sets out a series of consultation principles for consulting the public, which are:

- To publicise the proposed application widely, and in a way that can reasonably be considered to have brought the proposed application to the attention of the majority of people who live at, or otherwise occupy, premises in the vicinity of the land.
- To be clear how interested people may contact the applicant team if they want to comment or collaborate on the design of the proposed development.
- To give information about the proposed timetable for consultation to ensure that people wishing to comment may do so in good time.
- To ensure the developer takes into account the responses to the consultation when deciding whether to make any changes to the proposals before submitting a planning application.

National Planning Policy Framework (NPPF) 2019

The NPPF 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.

Paragraphs 39 to 46 address pre-application engagement and front-loading. Paragraph 39 states 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.

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. It also promotes the use of the Local Planning Authority Pre-Application Service in order to encourage a partnership approach to applications.

The NPPF finds 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.

Manchester City Council's Statement of Community Involvement 2018

Manchester City Council's own SCI sets out the view 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. This will mean that there are likely to be fewer objections once an application is submitted…Comments from consultees will be taken into account when negotiations take place."

It suggests that the format of the consultation is discussed with the council as part of pre-application discussions, to help ensure that there is an effective opportunity for people to comment and steer development. Their SCI also states the following consultation methods are likely to be suitable and should be used as appropriate:

- Letters sent to residents and businesses in nearby streets telling them what is proposed, how they can get more information and how they can give the developer their views.
- Public exhibition in an accessible location close to the development (e.g. library or supermarket) which tells the public about what is happening and gives them an opportunity to make comments.
- A website set up by the developer.
- Leaflets distributed to nearby streets and placed in facilities near the proposed developments which have a tear off slip for comments.
- Social media used by the developer to advertise the development and associated consultation events.

Great Northern Consultation and Engagement Strategy 2022

Forever Consulting, in conjunction with the Applicant, prepared a Consultation and Engagement Strategy to guide the soft engagement and pre-application consultation activities. This was approved by the Applicant in early June 2022 and was presented to Dave Roscoe, MCC's principal planning officer on 29 June 2022. The Strategy included series of principles that underpin the consultation activities:

- Open and transparent. We will be clear about the scope for engagement and consultation, including which elements are fixed and why, and which elements participants can meaningfully influence.
- Inclusive and accessible. We will ensure a range of in person and online activities so that residents and communities can have their say in a way that suits them.
- Honest about the impact. We will not attempt to frame negative outcomes as positive.
- Reflective and responsive. Where questions have been raised in relation to the fixed elements of the scheme, we will feed back to the wider development team to ascertain whether action can be taken to address the issues. Outcomes from these decisions will be reported back to the community via the online consultation platform.

SECTION 3: CONSULTATION AND ENGAGEMENT PROCESS

An extensive consultation and engagement exercise has been carried out by the Applicant, Forever Consulting and their team of Community Researchers. The Consultation and Engagement Strategy's objectives are to:

- Inform stakeholders, local residents, businesses and users of the site about the proposals.
- Understand stakeholders' views on the proposals.
- Encourage input into the flexible elements of the proposals.
- Involve local people in the proposals to generate a sense of connection with the site.

Soft engagement and pre-application consultation have taken place in three main ways, outlined below.

Soft engagement (from 2016 to September 2022)

Consultation on improving the Great Northern began in Autumn 2016 to inform a previous planning application, which was not taken forward. Pathways Consultancy managed the process and built strong relationships with local residents and key stakeholders, including the ward councillors. The initial consultation exercises explored:

- Overall space-shaping (using the CABE Space Shaper tool);
- Use of the Square and public realm;
- Use of the Warehouse; and
- Testing views on the introduction of residential units in the form of tall buildings.

A footfall survey was also caried out to identify patterns of use, and the difference when events are held.

In 2022, Forever Consulting began a new phase of soft engagement exercises with nearby residents and visitors to understand whether views had changed, particularly following the 'meanwhile uses' introduced by Trilogy Real Estate in the intervening years. Views were sought on likes and dislikes about the site, as well as dreams for its future. The Space Shaper survey and footfall survey were also repeated.

A summary of findings from the soft engagement is provided in Section 5, and full reports from the 2016 and 2022 soft engagement exercises are available on request from the Applicant.

Stakeholder engagement (from 2016 to October 2022)

Initial concepts through to detailed plans have been discussed with key stakeholders from 2016 to the present time. These ongoing conversations have shaped the proposals and aimed to take stakeholders - particularly affected residents - along with the plans. The aim has been to 'do with', rather than 'do to'.

Key messages from stakeholders in response to the planning application submitted in December 2017 (LPA Ref.: 118568/FO/2017)1

- Removal of amphitheatre and advertising column in Great Northern Square was seen as a positive as it would improve accessibility and create a more inviting space.
- Strategy for the retail units, aimed at promoting a mix of independent retailers, small-scale convenience and larger food and beverage units, was considered appropriate as it will lead to a vibrant daytime and evening economy.
- The approach to the atrium within the Great Northern Warehouse and the creation of Dean Street to the rear of Deansgate Terrace was considered acceptable subject to detailed designs and Historic England approval.
  - Historic England considered the approach to the atrium to be justified through the retention of the original steel supporting structure between floors and absence of any rooftop plant.
- A replacement tree strategy would be needed in the Square. The Applicant confirmed that City of Trees were involved in discussions around potential tree planting along Deansgate.
- Management of the public realm would be crucial to its ongoing success and the Applicant and Landscape Architect confirmed that a management plan would be prepared.
- The gym and residential use are not always compatible due to noise issues created. The Applicant confirmed that the acoustician was aware and is undertaking an assessment of all noise generating issues and potential mitigation measures to ensure uses are compatible.
- A Transport Statement and Travel Plan was required, which should include an audit of accessible travel, review of highway safety, pedestrian and vehicle access strategy, car parking arrangements. This was submitted with the application.

[1] Deloitte Real Estate (2017) Great Northern (Phase 1 and 2) Statement of Consultation

In April 2022, an extensive community and stakeholder mapping process was undertaken to identify individuals and groups who were likely to be affected by, and interested in, the proposals. These stakeholders broadly come into the following categories:

- Adjoining landowners
- Elected members
- Local businesses, including the Great Northern's current tenants
- Local residents
- Public service providers
- Technical and statutory consultees
- Voluntary and community sectors organisations

The key stakeholders were invited to attend one-to-one or group interviews between July and October 2022. These interviews were designed to raise awareness of the proposals and to allow specialists to inform the designs. They were organised and led by the relevant project team partner, including Trilogy Real Estate, Forever Consulting, Deloitte, and SimpsonHaugh. A full list of stakeholders consulted, and an overview of the points raised is shown in Section 6.

Public consultation (September 2022)

Formal consultation on the plans was carried out between 5-25 September 2022. Information about the proposals was available via:

- A dedicated website - https://www.yourviews-thegreatnorthern.com/. Screenshots of the website are included in Appendix 1.
- Four public exhibitions held on-site at the Village Hall, Deansgate Mews. They were staffed by Trilogy Real Estate, SimpsonHaugh, Planit-IE and Forever Consulting. The exhibition boards displayed are included in Appendix 2. The exhibitions took place on the following days:
  - Wednesday 7 September, 12-7pm
  - Saturday 10 September, 12-6pm
  - Thursday 15 September, 12-7pm
  - Sunday 18 September, 12-6pm
- A mobile exhibition held in the foyer of the Great Northern Tower on 23 September, 3-8pm.

Views on the proposals were gathered via surveys hosted on the website and in a paper format at the exhibitions. A copy of the survey is included in Appendix 3.

A team of community researchers encouraged visitors to go to the Village Hall and carried out on-site surveys in other areas of the Great Northern on exhibition days.

Awareness of the consultation was raised via:

- A leaflet posted to 14,271 households covering the following postcodes around the Great Northern: M1 5, M2 3, M2 5, M2 6, M3 3, M3 4, and M15 4. A copy of the leaflet is included in Appendix 4.

- A press release was issued (see Appendix 5) and was reported in the following six articles:
  - 5 September 2022: Long awaited Great Northern Warehouse proposal unveiled (Place North West)
  - 5 September 2022: Trilogy revamps plans for Manchester's Great Northern Warehouse (React News)
  - 6 September 2022: Great Northern seeks public's views on redevelopment proposals (The Business Desk)
  - 6 September 2022: Public invited to give feedback on plans for Manchester's Great Northern (I Love Manchester)
  - 7 September 2022: First images of revamped Great Northern Warehouse revealed as bosses plan huge redevelopment (Manchester Evening News)
  - 12 September 2022: Green spaces and indie businesses – Plans for great Northern Warehouse redevelopment revealed (Manchester Wire)
- Social media posts on the Great Northern's Facebook, twitter, and Instagram channels.
- Direct email to stakeholders identified in a stakeholder mapping exercise.
- Direct email to people who responded to the soft engagement surveys undertaken in July 2022, who said they wish to be kept informed of future opportunities to have their say.

Headlines from the consultation are presented in Section 6, details of how they have been taken into consideration are presented in Section 7, and verbatim responses are included in Appendix 6.

Community researcher team

Much of the soft engagement and formal consultation was carried out by local people who were trained as community researchers. The team of eight included a school pupil interested in a career in property development, someone working on the Great Northern's greening projects, three University of Manchester students studying an MA Applied Social Research, and three young adults from a neighbouring community looking to gain experience in community engagement.

The team were paid the Real Living Wage, and were trained in:

- The benefits of conducting meaningful engagement
- Engagement principles, and what happens when it goes wrong
- Ethical engagement (Market Research Society's Code of Conduct, data protection, personal safety)
- Street surveying and interview skills

They were also given information about the proposals and responses to questions that they may be asked.

SECTION 4: FINDINGS FROM THE SOFT ENGAGEMENT (2016 TO 2022)

Initial engagement found there was appetite for the Square and Warehouse to be improved, but views were mixed about the inclusion of residential towers….

Visitors and stakeholders tended to agree that the site should be improved, and they were keen that heritage buildings, such as the Warehouse, are re-purposed, rather than demolished for new developments. There was support for sensitive redevelopment, but also some concerns around introducing residential towers, which centred around obstructed views, reduction in daylight, overlooking, shadows or wind tunnels, increases in traffic and noise, and difficulty parking.

Chief concerns about the overall site, as reported in the Space Shaper survey, were about traffic noise, the feeling of emptiness in the Warehouse and Leisure Box, it being dirty/ untidy, and not enough greenery.

Aspirations for the site were for:

- A place with a distinctive personality, showcasing the heritage of the site (and that of Manchester).
- A 'villagey' feel to the site.
- Eco-friendly, sustainable and green: "A green oasis in the city".
- A relaxing, calm space.
- Things for families to do, and spaces for children to play: "Get it right for families and the rest will follow."
- Indoor and outdoor spaces for community events.
- Markets/ farmers' markets and independent commercial ventures.

Popular meanwhile uses were introduced to respond to gripes and aspirations…

Between 2016 and 2022, Trilogy Real Estate invested heavily and thoughtfully in meanwhile uses to address the concerns raised, improve the site, and test out new ideas that could be incorporated permanently in the future. These meanwhile uses have included:

- Outdoor and indoor play areas, as well as the popular sandpit.
- Increased greenery, trees, flowers and plants throughout the outdoor space.
- Free community facilities, such as a community space (the Village Hall), library (the Book Nook) and pre-school play area (Little Northerners).
- Makers' Market and food trucks.
- Hosting art displays.
- Public events, including a Shakespeare festival and Yogathon.

Perceptions have significantly improved, and the meanwhile uses have addressed some historic concerns…

The engagement in July 2022 found that the most popular aspects of the Great Northern are now the outdoor play area or sandpit, followed by the openness of the outdoor space and the greenery, including the trees and plants.

Nearby residents felt the space could be improved even further with more greenery, and formal or wild planting, a water feature and adventurous play.

Generally, people felt the site could be used as a hive of cultural activity that included something for all ages. Specific aspects they felt would work well at the Great Northern were:

- Space for live bands/ events;
- Pop-up artisan markets and food trucks;
- Space to support local creatives and independents;
- Art installations.

Views on growing a neighbourhood

The 'growing a neighbourhood' survey was undertaken at the same time as formal consultation on the proposals (September 2022). It asked respondents to consider what type of amenities and activities they would like – and wouldn't like – at the Great Northern.

Affordable, family-friendly and independent creative activities would be popular….

When asked what people would like to see for communities, the most popular responses were:

- An affordable and accessible community hub.
- More cafes and restaurants, covering a range of cuisines, as well as affordable, healthy, vegan and vegetarian options).
- Independent and local businesses, as well as pop-up markets.
- More entertainment facilities – both indoors and outdoors – including family friendly activities, music, arts and events, and other unique leisure facilities.
- Free family friendly areas, and activities for children and teenagers.

Chains and noisy venues would not be welcomed by many…

When asked what people don't want to see at the Great Northern, common responses centred around:

- Large chain retailers or restaurants occupying commercial units.
- More pubs, sports bars or clubs, which would cause excessive noise and anti-social behaviour.
- Cost barriers for using any of the community spaces – or not having any community spaces at all.

Green, communal areas, coupled with community events will create a thriving mixed-use neighbourhood…

When asked what would help create a neighbourhood where residents, businesses and visitors thrive together, suggestions centred around:

- Communal spaces – both outdoors and indoors.
- Space and uses that are truly accessible in every way.
- More free or affordable community events to bring people together, e.g. music events, art galleries, pop-up markets.
- A safe environment, with a visible security presence.
- Affordable housing with a blend of residents.

Summary

The proposals submitted in the Planning Application have sought to address these views, with the inclusion of a larger sandpit than originally planned, introduction of a playful water feature, enhanced landscaping and greenery throughout the public realm, and space for art installations.

There is support for the vision to create a mixed-use neighbourhood where residents, office workers and visitors thrive together. The key to achieving this is perceived to be through a diverse mix of new residents, free/ affordable communal areas, play facilities for children and teenagers, community events and an independent commercial offering.

The Applicant is keen to explore how local creatives and independents can be supported through a future leasing strategy. The placemaking strategy, submitted for reference alongside this application, seeks to set out principles for the future of the site. Furthermore, community engagement and participation will continue beyond the submission and determination of the planning application, as it has done over the preceding six years.



Community researcher at work (Credit: Forever Consulting)

SECTION 5: FINDINGS FROM STAKEHOLDER ENGAGEMENT (JUNE TO OCTOBER 2022)

This section details the key stakeholders who were invited to one to one or group meetings to find out more about the proposals and help shape them. It sets out who took up the invitation, when meetings took place, and an overview of the issues discussed, and points raised. Details of comments how they have been considered in the Application are presented in Section 7.

Elected members

The following elected members were invited to a meeting to find out more about the proposals:

- Councillor Bev Craig, Leader of the Council
- Councillor John Hacking, Executive Member for Skills, Employment and Leisure
- Councillor Lee-Ann Igbon, Executive Member for Vibrant Neighbourhoods
- Councillor Tracey Rawlins, Executive Member for Environment and Transport
- Councillor Gavin White, Executive Member for Housing and Development
- Councillor Joan Davies, Deansgate ward
- Councillor William Jeavons, Deansgate ward
- Councillor Marcus Johns, Deansgate ward
- Councillor Pat Karney, City Centre spokesperson and resident of Great Northern Tower
- Lucy Powell Member of Parliament - Manchester Central

Meetings took place as follows:

- 6 September 2022 – attended by Cllr Johns and Trilogy Real Estate. An overview of the proposals was presented.
- 12 September 2022 – attended by Cllr Craig, MCC's Director of City Centre Growth and Trilogy Real Estate. An overview of the proposals was presented, and links to Albion Street, the impact on the night-time economy on Peter Street and the air vents which create areas of antisocial behaviour on Great Bridgewater Street opposite the Hilton Hotel were discussed.
- 7 October 2022 – attended by Cllr Johns, Cllr Davies, Trilogy Real Estate and SimpsonHaugh. At this meeting the following aspects were discussed: connectivity with surrounding streets, the tenure and affordability of proposed residential units, and the construction programme.

The following points were raised during these meetings:

- To ensure the development takes into consideration previous consultations caried out in relation to the connectivity between the Liverpool Road – Deansgate – Great Bridgewater Street junction, and the changes around Whitworth Street West and Albion Street.
- Whether an exclusive gated community is being created, and whether the proposed Build To Rent tenure is appropriate for the city, and

whether there are elements of the scheme that could include affordable housing.

- How the construction period can be programmed and carried out to ensure the Square is kept open for as long as possible.
- How the strong play opportunities in the Square can be retained.
- How the Site can have wider social value.

Technical and statutory bodies

Comprehensive pre-application consultation and discussions have been undertaken with Manchester City Council (MCC) and other technical and statutory bodies prior to the submission of the application.

Manchester City Council Planning Team

Several pre-application meetings have taken place with Planning Officers at MCC:

- 19 May 2022 – this meeting covered: overall extent of the redevelopment and initial design principles, and timescales for planning and delivery.
- 29 June 2022 – this meeting also included representatives from Deloitte, Planit-IE and SimpsonHaugh. It focused on changes to the plans since the last meeting (in particular the move from three tall towers to two towers and a lower building, and the newly created streets and spaces around the buildings.) The consultation strategy was also presented.
- 3 and 18 August and 15 September 2022 – these meetings also included representatives from MCC Highways, Curtins, Domis, Vectos and MCC Growth and Development. It focussed on highways works, in particular the options for the Petersfield Study, construction activity, including phasing of the works proposed to the Watson Street/ Great Bridgewater Street junction, and the reduction in carparking spaces.
- 25 August 2022 – this meeting also included representatives from Deloitte, Forever Consulting, Planit-IE and SimpsonHaugh. It provided an update on the scheme, particularly around the rationale for an external lift, the proposed façade and the public realm strategy. The delivery and viability, as well as an overview of the soft engagement findings and plans for the public consultation were also provided.
- 20 October 2022 – this meeting provided an updated overview of the scheme, and discussed the planning submission documentation and material considerations associated with the proposals.

Other statutory consultees

Several pre-application meetings took place between the Applicant, their project team and technical experts. At these meetings, the proposals were discussed, and pre-application advice was received.

- Greater Manchester Archaeology Advisory Service (via email 29 June 2022). Advised that the previous assessment undertaken for the last planning application is extant.
- Greater Manchester Police's Design for Security Officer and Deloitte (12 July 2022).
- Chief Inspector, MCC's Community Safety Manager, Grendon Design Agency, Deloitte and Simpson Haugh (7 November 2022).
- Historic England, Deloitte and SimpsonHaugh (4 July and 23 August 2022).

- MCC Flood Risk Officer and Curtins (via emails). Pre-application advice, including flow rates, was received. This confirmed that the proposals were broadly acceptable subject to the submission of information within the detailed planning application.
- MCC Growth and Development (11 July, 27 July, 27 August 2022, 15 September, 7 October 2022). Regular meetings have taken place between the Director of City Centre Growth, Trilogy Real Estate and its project team to discuss the proposals and receive pre-application advice.
- MCC Growth and Development (1 September 2022) A meeting between a Communications Business Partner and Forever Consulting discussed the plans and how MCC's Comms Team can help to raise awareness of the public consultation.
- MCC Neighbourhood Services (10 August 2022). A meeting was held with the Neighbourhood Manager for Deansgate and Piccadilly and Trilogy Real Estate. The Square, greenery, new routes, sustainability, and creating a mixed-use neighbourhood was discussed.
- Transport for Greater Manchester (7 August 2022). A meeting was held between the Head of Commercial and Marketing, Estates Development Manager and Trilogy Real Estate to discuss the proposals.
- Victorian Society (via email 12 September 2022). Pre-application advice was received, which confirmed that the proposals were broadly acceptable subject to the submission of information within the detailed planning application.

The following additional points were raised during these meetings:

- General positivity in relation to the vision for the Site and the ambition of the plans.
- The need for greenery in the city centre – the additional trees were warmly welcomed – as well as opportunities for play.
- Whether the new buildings are going to be adaptable to the changing weather conditions (e.g. hotter, wetter, more storms).
- A desire for the Site to be as environmentally friendly as possible, particularly around low carbon, waste, and water use.

The technical assessments included in both the non-Environmental Impact Assessment and the EIA (Volume 1 and 2) submitted with the Application have been developed using the advice gained at the meetings.

The technical advice received was also reflected in the EIA Scoping Request, submitted to Manchester City Council on 1 August 2022 and revised and resubmitted on 7 September 2022.

A formal EIA Scoping Response was received from the Local Planning Authority on 26 October 2022 that broadly agreed with the approach to the assessment and directed the team to key matters to be addressed in specific topic areas.

Adjoining landowners

The following nearby landowners were invited to a meeting to find out more about the proposals:

- ASK Real Estate
- Manchester Central Convention Complex
- Manchester Science and Industry Museum (invite not taken up)
- Salboy

- The Edwardian Manchester, Raddison Blu Hotel

Meetings took place as follows:

- 15 August 2022 – this meeting was attended by Salboy, Deloitte and Trilogy Real Estate, and focused on the Petersfield Study, in addition to the proposals.
- 15 September 2022 – this meeting was attended by Manchester Central Convention Complex and The Edwardian Manchester and focused on the proposals, and how they will manage any potential impact on or from the adjacent complex.

The following points were raised during these meetings:

- General positivity towards the proposals in principle.
- The need to ensure that noise isn't an issue for the new apartments at the Great Northern Site and Viadux – both from the perspective of events taking place at Manchester Central, and from new leisure uses at the Great Northern Site.

Existing business tenants in the Great Northern and surrounding area, and business support and development organisations

All businesses who are currently located at the Site and surrounding area were invited to a meeting to find out more about the proposals, including the implications for their future at the Site. Meetings took place between Trilogy Real Estate and:

- Existing business tenants – Alex's Bakery (7 September 2022), Another Hand (6 September 2022), Cibo (8 September 2022), Dormouse (6 September 2022), Holy Grain (6 September 2022), Lion's Den (5 October 2022), Low Four (8 September 2022), Mews Bar (7 September 2022), ODEON Cinema (5 September 2022), Paradise Bolt (6 September 2022), Platzki (6 September 2022), Pong and Puck/Bar Hutte (27 September 2022), The Gym (31 August 2022), Whistle Punks (9 September 2022).
- Watson Street businesses – Spirit of Manchester/ 3 Little Words (17 August 2022). This meeting also discussed wind studies and the Petersfield Study.
- Other local businesses – Impossible Bar (7 September 2022).

The following points were raised during these meetings:

- Most view the proposals positively, and express they are excited about the Site's future.
- Many existing tenants are keen to stay as long as possible, and would like to be a tenant in the new development.
- Interest around phasing and concerns around where to operate on a temporary basis while construction is underway.

Trilogy Real Estate also met CityCo (9 September 2022) and MIDAS (9 August 2022) and the proposals were well received.

Near neighbours

Residents and building managers from the following nearby residential areas were invited to a meeting to find out more about the proposals:

- Beetham Tower Building Manager and Residents' Group
- Great Northern Tower

Meetings took place as follows:

- 30 July 2022 – Trilogy Real Estate met with a resident of the Great Northern Tower to discuss the proposals.
- 9 August 2022 – a meeting between members of Beetham Tower Residents' Group and Trilogy Real Estate to present the proposals and discuss the height and proximity of the proposed towers.
- 10 August 2022 – Trilogy Real Estate visited a resident of the Great Northern Tower to discuss how the proposed residential buildings would impact their views. During the meeting, they were shown illustrations of the new view from their flat. It is judged that they will be impacted in a relatively minor way (given their current view of Beetham Tower), and it is believed that the resident felt reassured about the view, but still had concerns about the height and density of the towers.
- 25 August 2022 – a meeting was held between Hilton Hotel's Building Manager and Forever Consulting to present the proposals.
- 23 September 2022 – Trilogy Real Estate based themselves in the base of Great Northern Tower between 3-8pm. During this time 11 residents gave their views and a further 9 were given information. A broad range of technical questions were raised, as well as questions about how the proposals would impact particular residents.
- 15 November 2022 – Trilogy Real Estate returned to the base of the Great Norther Tower with SimpsonHaugh and Planit-IE between 4.30-7.30pm. During this time, they spoke to approximately 20 people, principally about the designs for the buildings and the surrounding landscape. These residents also expressed a desire for continued engagement about the proposals.

The following points were raised during these meetings:

- General positivity about the proposals, particularly in light of the improvements the meanwhile uses have made to the Square, for example the sandpit and the recently installed trees.
- Some Great Northern residents felt the proposals will improve the whole site, and they expressed positive views about the look of the towers and the increased greenery. Many are keen to ensure the Square and Site retains its family focus. However, there are concerns about:
  - Terraces or bedrooms being overlooked
  - Whether sunlight will be reduced
  - Further increases of noise and traffic on Watson Street (although they view the improved 'feel of the street' as positive)
  - The Square changing, in particular the sandpit not being as well used as it is now
  - The volume of additional people in the area (workers and residents) will increase noise and reduce the liveability they currently enjoy
  - The towers being too close together, creating a very dense area
  - Whether a lot of seating in the Square will be lost
  - Fewer carparking spaces

Summary

Statutory consultees, technical experts and other affected stakeholders were invited to meetings with the Applicant and the project team partners to find out about the proposals, to share their

professional expertise and local knowledge to help inform the plans, and to give their views. Stakeholders who didn't respond to an invite or follow-up, were then invited to attend the public exhibitions. This is in line with national and local planning policy.

All meetings were useful to help shape the proposals, and answer stakeholders' questions. Generally, the proposals were well received, and many stakeholders have requested a continued dialogue with the Applicant, which would be carried out in line with an ongoing communication and engagement plan, should the Application be successful.

SECTION 6: FINDINGS FROM THE PUBLIC CONSULTATION (SEPTEMBER 2022)

How feedback was received

Significant numbers of people found information and had their say via the website and public exhibitions:

- There were 3,040 unique visitors to the website, and 13,771 individual page views.
- Approximately 180 people attended the public exhibitions.
- This resulted in 494 responses to the three surveys:
  - 292 to the survey about the proposals
  - 170 to the survey about creating a mixed-use neighbourhood ('growing a neighbourhood' survey)
  - 32 to the survey about the plans for outdoor space for the office workers (this was launched later and was open from 16 to 25 September)

Views on the development

Overall support for the scheme aligns with the SRF vision to retain the heritage of the Warehouse, rejuvenate the Site, and create a neighbourhood where there is something for all…

People were asked the extent they like each of the key aspects of the proposals.

The plans for new routes and public spaces, and the plans for Great Northern Square were well received:

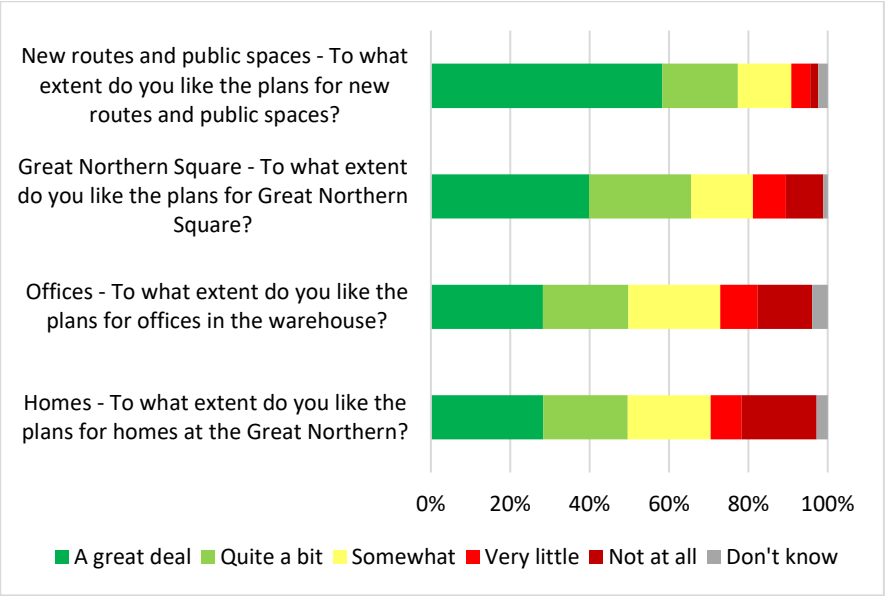
- 77% said they like plans for new routes and public spaces 'a great deal' or 'quite a bit'.
- 66% said they like plans for Great Northern Square 'a great deal' or 'quite a bit'.

Nearly half (49%) said they like plans for offices in the Warehouse and plans for homes at the Great Northern 'a great deal' or 'quite a bit'. This increases to 72% and 70% respectively, when the 'somewhat' responses are taken into consideration.



Community consultation at the exhibition (Credit: Forever Consulting)

Figure 6.1: The extent to which respondents like each aspect of the proposals



Respondents were given the opportunity to explain why they gave these answers. A summary of reasons for supporting and being concerned about each aspect of the proposals is shown below. Details of how concerns have been taken into consideration in the Application are provided in Section 7, and verbatim responses are included in Appendix 6.

Improved access around the Site and better links to the city were viewed positively, with some concerns over the accessibility of Deansgate Mews…

Support for the proposals centred around:

- Better connectivity for pedestrians in the city.
- Improving permeability of the site.
- Increasing footfall for local businesses on site.

Concerns centred around:

- Keeping Deansgate Mews at a raised level.
- Maintenance and safety of the public realm.

Great Northern Square's increased green space and improved accessibility was well received, with some concerns about loss of children's activities and safety at night…

Support for the proposals centred around:

- Creating more green space, where it is lacking in the city centre.
- Improving accessibility of public space by levelling the Square.

Concerns centred around:

- The perception that a safe space for children to play would be removed or reduced.
- Removing too much seating.
- Maintenance and safety of the space at night.

Strong appreciation for maintaining the Warehouse's heritage, but queries on the need for more offices in the city centre…

Support for the proposals centred around:

- Appreciating the architecture and keeping the Warehouse's heritage.
- Making better use of the space inside the Warehouse.

Concerns predominantly centred around whether there is a need for more office space in the city centre.

A roof terrace open to the public is more popular than exclusively for office workers, and it shouldn't disrupt residents…

When asked about a roof garden for office workers, many respondents like the concept, but feel it should be open to the public. Some suggested that there could be a smaller section segregated for office workers.

Respondents would prefer the roof terrace to overlook the Square, as opposed to the residential area, as they are mindful of privacy and noise for the residents. Other suggestions to reduce noise included:

- Shielding one side of the space; and
- Limiting numbers at any one time.

Views were mixed about whether there is a need for more housing in the city centre, and there are concerns around the affordability of new homes…

Whilst some people felt it was positive that there will be more housing provided in the city centre where demand is high, others queried the need for more housing in the area.

Other concerns centred around:

- Losing the current leisure facilities to make way for the residential units.
- Whether the city's need for affordable housing will be met by the scheme, or if the new homes will be too expensive.
- The proposed height of the residential units.
- Whether there will be enough amenities to support the new residents, e.g. doctors' surgeries.

Summary

The public consultation revealed strong support for the plans for the new routes and Great Northern Square.

Generally, people are happy that the Site will be easier to get around and open up routes through the city. They also like the green outdoor space and opportunities for being in nature.

There are mixed views about the offices. Whilst most are pleased the heritage of the Warehouse will be retained, there are question marks over whether additional office space is needed in the city centre. Similarly, many feel the city centre needs more affordable housing, and there are some concerns that this Site will be too expensive for many in housing need.

SECTION 7: RESPONSES TO COMMENTS RECEIVED

The comments raised by elected members, other key stakeholders and through the public consultation have been considered by the Applicant and their design team, and have been addressed as follows.

Comments about the overall development

Maintenance and safety in the public realm

The Space Shaper survey conducted with 355 people in July 2022 found that 98% feel safe at the site, and 97% agree it is clean[2].

The Applicant has overarching control of all public realm and spaces and therefore it is in their gift to maintain these exceptionally high levels of satisfaction.

In terms of maintenance, they can quickly make repairs (e.g. broken paving, lights, etc) whilst also having a long-term view and investing in regular up-keep, including to the planting and infrastructure. The service charge will cover estate management costs and therefore there is the incentive to achieve value for money, and keep on top of issues as they arise, so they do not cost more to fix. Furthermore, the vision for the development is to create a thriving mixed-use neighbourhood. If successful, this should create an environment which is loved and cherished and therefore, less likely to be mistreated.

Turning to safety, the Applicant can determine access and use of space, and set rules around public nuisance and behaviour. It is anticipated that the way the site will be activated will create a self-policing environment where residents, workers, and visitors' presence will naturally help acceptable use and behaviour to take place. Anecdotal evidence from security staff and visitors shows that the strong outdoor play offer keeps levels of antisocial behaviour low.

The Applicant has already signed up to MCC's Women's Night-time Safety Charter, and the Management Company will continue to forge strong links with City Co and MCC, and use local intelligence to help manage the site, as well as playing a wider role in the management of the city centre.

How the site can have wider social value

The Applicant is committed to ensuring that social value is at the core of the Great Northern. They will build on the learnings of the recent projects, including meanwhile uses, to ensure that the site comprises a range of non-commercial spaces, that are accessible to all those that want to visit. Examples include:

[2] Forever Consulting (2022) Findings from the soft engagement

- Contributions to community wealth building using local suppliers wherever possible, as well as offering a range of apprentices, being a Living Wage employer, and impact leasing for a number of units.
- The public realm will provide green space and biodiversity in this city centre space. Current projects using community gardening and considered planting will be further developed.
- Free play will continue to be a core focus for the site, with the inclusion of play facilities in the public realm, as well as an extension of the Little Northerners free indoor play space for young families.
- Community facilities including a Village Hall and free library will continue to be housed on site, providing essential free space for local communities to use.

Comments about the new routes

Activating frontages on Watson Street and throughout the site

Retail and food and beverage (F&B) units have been introduced along Watson Street and will be introduced through the new Dean Street and Alport Street within the site itself. The intention is to curate these units with independent local businesses and national chains to create a neighbourhood full of amenity.

Turning to Deansgate Terrace, the Applicant is seeking to retain existing tenants as far as possible and to support these businesses to flourish and grow. The Applicant's ongoing engagement indicates that many are keen to stay.

The design will also create a public network of paths, streets and roads that seamlessly link to the rest of the city. The aim is that the activation described above supports existing routes and connections, e.g. Peter Street, Deansgate, etc. This will help enliven the routes and create a vibrant, bustling environment that is attractive to visitors and passers-by. It is further anticipated that natural surveillance and 'self-policing' will occur, so anti-social behaviour is discouraged, and the through-routes feel welcoming and safe.

How comments from previous consultations about connectivity have been taken into consideration

The overall design aims to break the site up into more accessible zones, rather than an impenetrable 6.5-acre block. It has also responded to elected members and planning officers' advice to achieve greater connectivity via Watson Street and to Viadux and Deansgate Metrolink and train station. It will also create better linkage for pedestrians and cyclists from Deansgate into site, via Watson Street and the new Alport Street.

Comments about the proposals for Great Northern Square

Children's play at Great Northern Square

Some concerns were raised about the loss of the amphitheatre providing an enclosed space for children to play, and also about the proposed reduction to the size of the sandpit.

Over the last few years, the family friendly character of Great Northern Square has been a key asset to the city and is an important aspect that has been preserved in the proposed re-design of the square. This will be achieved in the following ways:

- The existing sandpit is approximately 175sqm. In the original designs, the proposed sandpit was 26sqm with 26 sqm of water play. Following the consultation, the sandpit has been increased to 101sqm with 26sqm of water play.
- The proposals retain the sandpit in a more accessible location in the space. As the amphitheatre is proposed to be filled in, step free access into this space will also now be possible.
- The enclosed character is an important element to provide a buffer to the surroundings. This has been retained using trees and raised planting to create a calming and immersive character to the central area – and crucially also allows for flexible family friendly space and more greening in the Square.

Seating in Great Northern Square

Some concerns were raised about whether a significant amount of seating will be lost.

At the current site there are sets of seating steps in the central area of the square surrounding the sand pit. There are also about five picnic benches located at the same area. Each flight of seating steps could accommodate 15-28 people depending on the length, as a result, the existing square could provide fixed seating for 250 people and movable seating for 30 people.

The proposed design includes a variety of seating opportunity, ranging from timber seating steps, integrated benches, picnic benches and bistro seating. Each flight of seating step and the long benches could accommodate 10-15 people while the picnic tables and bistro benches accommodate 4-6 people. As a result, the new proposal could provide fixed seating to about 210 people and movable seating for 124 people.

How construction can be programmed to ensure the square is kept open for as long as possible

Minimising the time that the square is closed is in the best interests of all users of the space, including visitors, residents of Great Northern Tower, and the business tenants. The Applicant is keen for the square to be closed for the shortest time possible, and the construction phase will be scheduled to achieve this.

Whilst the square is closed, creative hoarding designs will be used to provide information, construction progress updates and to ensure the space looks as attractive as possible. Additionally, endeavours will

also be made to close the square at an optimal time for tree planting/ growing season for vegetation, and to create some pocket play areas for families.

Displaying the Mask of Anarchy

It is proposed that key lines from the Mask of Anarchy poem by Percy Bysshe Shelley will be displayed on the northern end of Deansgate Terrace. Some respondents to the public consultation were concerned that too many lines are proposed and suggested it would be more impactful to have fewer lines. They were also concerned that the poem would be partially blocked by trees and not visible at night.

The Applicant and design team will ensure the lines selected are both poignant, and appropriate for general public display. The poem will be illuminated at night and will not have any trees or other obstructions blocking the view of it.

Comments about the proposals for offices

Demand for additional offices in city centre

There has been significant and continued growth in employment in Manchester over the past two decades, with a strong community of indigenous local occupiers being boosted by the arrival of several significant inward investors from both the public and private sectors.

Demand for commercial and employment land uses therefore remains strong, with the 10-year average take up figure equating to 1.22m sq ft, the highest of any regional city outside of London. Of this figure, average Grade A take-up over the last 10-years has been approximately 500,000 sq ft per annum.

In 2022, the take-up of Grade A space is expected to increase to circa. 600,000-650,000 sq ft, as occupiers seek out best-in-class workspace with high-quality green credentials.

Ensuring a continued and varied supply of newly developed and refurbished space is essential for Manchester to continue to grow and attract large scale inward investment. Amazon, Octopus Energy, Uber, Roku and Hilti are a just a few of the big names which have taken large amounts of office space Manchester city centre in the last three years. All these occupiers took existing buildings that had been developed or refurbished on a speculative basis, with their occupational timescales precluding the potential to look at pre-let opportunities.

As well as larger occupiers and organisations looking to relocate or move into the city centre, Manchester also benefits from an active community of indigenous scale-ups and SMEs who drive general market ‘churn’, with 85% of transactions for the past 10-years being concluded on spaces of sub-5,000 sq ft. As outlined below, Great Northern Warehouse will also provide smaller suite sizes to accommodate these occupiers.

Whilst there is a broad range of office space available in the city centre ranging from lightly refurbished second hand space, to refurbished and reconditioned historic buildings, to brand new institutionally designed and developed office buildings, the Great Northern Warehouse scheme has the scale and characteristics to meet the demand from todays and future occupiers in the following ways:

- A critical mass and variety of suite sizes will accommodate a range of sectors and sizes, from start-ups, scale-ups and SMEs through to better established more corporate businesses. The scheme will provide the flexibility for these businesses to grow and expand – developing a dynamic eco-system and business community.
- 'Cool' and vibrant workspaces with character and heritage features that Manchester-based businesses have historically expressed a strong desire to occupy. Large scale character refurbishment schemes, such as Bonded Warehouse, Enterprise City and Hanover at NOMA provide an illustration of the success that can be achieved when undertaking large scale character refurbishment projects, providing best-in-class heritage workspace.

  Driven by the climate crisis, the net zero carbon credentials and sustainable performance of a building are now key drivers of occupational demand, with a business' employees and clients demanding ESG targets and net zero commitments are met. Great Northern Warehouse reuses and repurposes an existing building, with reduced levels of associated embodied carbon when compared with the delivery of a new build development. Once completed the building will benefit from eco-friendly and green design credentials which will further meet the demand for businesses seeking space in the city centre.
- Post pandemic, as businesses seek to attract employees back to the office, the demands for high-quality amenity within workspace buildings has increased. Great Northern Warehouse will provide communal and curated areas at both the second floor and within the terrace located on the roof of Deansgate North which will provide tenants, occupiers and guests with space to meet, greet, relax and collaborate.
- Providing an activated and animated estate that includes green spaces, food and beverage outlets, leisure and entertainment, public art and other curated spaces and amenities.

These aspects will make the Great Northern Warehouse an attractive place for people to work, and therefore is likely to attract businesses to locate here so they can attract the best staff.

Warehouse roof terrace not open to public

Some responses to the public consultation expressed a preference for the proposed roof top terrace, above Deansgate North Terrace, to be for office workers to be open to the public. This has been designed to be a private space for occupiers and guests/ clients of the companies that choose base themselves in the warehouse. It is hoped this amenity will entice businesses and broaden the appeal of locating to the warehouse. The Great Northern site will continue to host several restaurants and bars that will be open to the general public.

Comments about the proposals for new homes

Demand for additional residential units in city centre

There are many factors that show that demand for additional residential units in Manchester city centre is high:

- Despite the Covid-19 pandemic and fears of a recession, more jobs are being created in Manchester than there are homes being

delivered. Urbanbubble's last survey showed that over 20,000 new jobs were announced by various companies looking to move to or expand into Manchester over the last two years. Nearly 5,000 of which are tech jobs, and nearly 4,000 new roles in the consultancy sector. High-paying industries mostly based in and around central Manchester, driving up demand for a dwindling availability of homes.

- Manchester's graduate retention rate (the number of ex-students remaining in the city after graduation) has been the highest outside London (58%) for some time – and is on the rise more recently as job prospects and social circles strengthen.
- Manchester has been emerging as a popular place to live for at least two decades, but this has accelerated over the last two years – many influencers, TikTok celebrities etc have been very public about moving to the city, and this has sparked a wave of young people viewing Manchester as an obvious and fashionable place to live.
- A sense that the city has reached a "tipping point". Regenerative efforts from the council and its development partners are now paying off: Manchester City Centre is an exciting, vibrant, diverse, and welcoming place to live. Various neighbourhoods such as Ancoats, New Islington, etc are being recognised as "cool" places to live internationally, and this is enticing larger numbers of people to want to live here.
- Places for Everyone – Greater Manchester's spatial development plan – highlights that GM must deliver 29,300 homes per year to meet current demand between now and 2038. The bulk of these homes are to be delivered where demand is highest – in the cities of Manchester and Salford. Manchester is set to deliver 5,506 homes in total, mostly on brownfield land and mostly around central and inner Manchester.
- We are seeing increased desire from Londoners seeking to live in Manchester and work remotely for London-based companies, with their spending power being greater in Manchester than in London. Their higher spending power pushes up rental values. Increasing rents and house prices in London is further accentuating this trend.
- As more people move to Manchester, an additional tipping point is reached: people's social circles in the city strengthen which reduces an individual's desire to leave the city, and also entices other members of that friendship group who live outside Manchester to move to the city – furthering the virtuous cycle.

Whether Build to Rent is an appropriate tenure

The scheme has been designed for a Build to Rent (BtR) offer. However, the design does not preclude alternative tenures, such as for sale. The arrangements of the individual apartments meet Nationally Prescribed Space Standards which equally apply to BtR as for sale. Design is therefore not specific to use. Furthermore, while the three buildings are linked via the communal areas, there is the ability to split individual 'towers' into separate ownerships. For example, one tower could be for sale with the other two buildings as BtR – Deansgate Square is an example of this.

Changes in occupier demographic are also lending themselves to a BtR tenure. Traditionally the rented sector was predominantly dominated by young occupiers, and this is shifting as we are witnessing increasingly older renters. The concept of older people and families renting is fairly common in Europe and has been for generations. The UK has traditionally been an outlier when it comes to home ownership and therefore it can be argued that the UK's housing customs are becoming more aligned with the wider continent. This is further arising due to the increasing cost of home ownership, with people remaining in the rental market for longer than before. The size and quality of rental homes has also improved (with the BtR sector acting as a trailblazer) with larger apartments, more outdoor space, and on-site amenities appealing to both children and adults. Living in a walkable city centre environment takes further pressure off families as everything they need (nurseries, schools, GPs, play areas, supermarkets, etc) can be accessed on foot. This also gives children a level of independence that is sometimes not granted by living in more suburban areas where they rely on their parents to drive them to places.

Young professionals are also attracted to BtR schemes. The schemes can offer flexible tenancies, including longer term rental agreements up to five years. This flexibility appeals to more transient renters such as young professionals starting their careers, as it allows them greater security and the ability to put down roots, whilst not being completely tied to a property (like in the owner-occupier market), only for their job to transfer them to another city at short notice.

Many BtR tenants form strong communities, particularly where there are opportunities for socialising through communal amenities and residents' events. Most also accept pets, which increases the appeal of staying and renting for longer.

Extent of affordable housing offered

The scheme is being assessed from a viability perspective. The Applicant will ensure that a contribution to affordable off-site housing will be made, if the assessment shows that profitability can be sustained. The residential units will allow other elements of the scheme to be realised, which offers additional value to the city:

- Revitalising the site to reverse its fortune from being impenetrable and under-used to achieving its potential as a well-loved space in the heart of the city, where there is something to draw in people from all walks of life.
- Bringing a Grade II* listed building back into use (the warehouse).
- Improving Great Northern Square, so it is accessible with fewer level changes, and more trees and green spaces.
- Hosting free to use community spaces, based on community desires, such as a venue for community groups to meet, children's play and library.
- Low business rents, in certain areas to aid the curation of the space, and to attract local businesses, start-ups and entrepreneurs.
- Improving connectivity with the surrounding area, such as Watson Street and Great Bridgewater Street.

Height and location of the towers

The approved Strategic Regeneration Framework (SRF) sets out principles for the redevelopment of the Leisure Box site. It highlights that this location is suitable for residential accommodation, and an appropriate location for tall buildings. The amount of residential development proposed relates to the vision to create an animated and vibrant new residential neighbourhood and to contribute to the wider requirement for new homes within the city centre.

In line with the principles described above each, the height and location of the residential buildings has been developed through a careful assessment of the site's context. Considerations during this process included the relationship to the site's listed buildings, townscape context assessment, privacy and overlooking from neighbouring residential buildings, local microclimate (including wind and sunlight/daylight assessments), together with the constraints of the existing retained car park structure below. During the process of design development, several massing configuration options were developed and tested, and also reviewed with Manchester City Council planning officers, Historic England and the Victorian Society. The proposed height and location of the residential buildings has been designed to provide elegant and complimentary new additions to the city skyline, carefully integrated into their urban context.

Removing the Leisure Box to make way for residential units

Some responses to the public consultation expressed concern that the leisure and entertainment facilities in the Leisure Box will be lost.

The cinema is significantly under-used leased space – currently less than 50% is operational – and it is one of the examples often cited about why the site is not reaching its potential. The vision for the site is to create a vibrant, mixed-use neighbourhood, and redefining the Leisure Box's use is crucial to achieving that. It is worth noting that there are several other cinemas in the vicinity, e.g. Everyman, Home and Vue, which meet the demands of today's cinema goers more successfully. The costs of refitting the current cinema to today's standards are prohibitive and therefore alternative uses are being proposed.

Furthermore, it is anticipated that a gym will form part of the future offer, and there will be opportunities for the units to be used for leisure/ entertainment purposes, as well as retail.

Ensuring there are enough amenities for future residents

The socio-economic assessment conducted for the Environmental Impact Assessment concluded that the impact of the new residents on GPs, dentists and schools would be negligible. However, there are opportunities for community uses within the proposals, which could include healthcare and childcare facilities.

SECTION 8: CONCLUSION

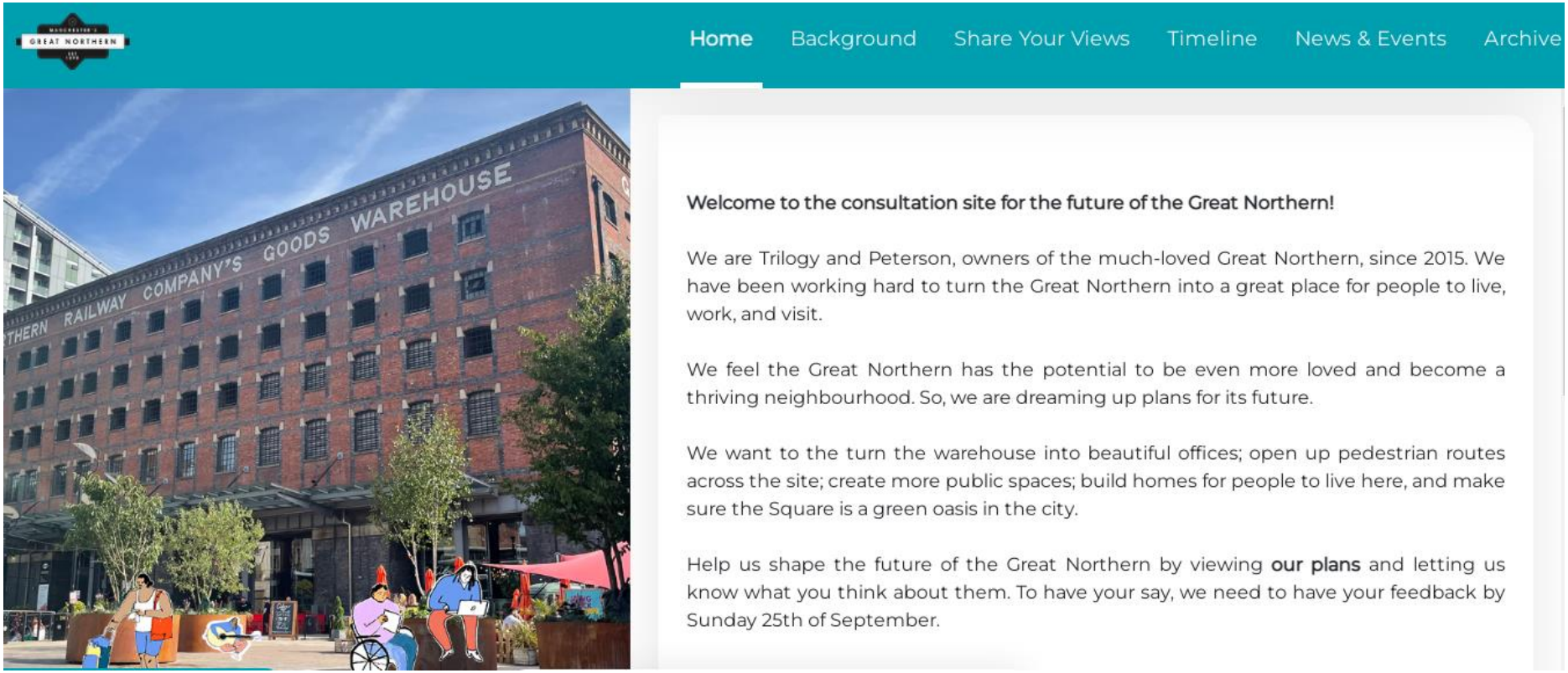
The opportunity to be involved in the pre-application engagement and consultation has been well received. The proposals have been developed in close and ongoing consultation with statutory consultees, technical experts, residents, visitors, the local community, and businesses. Significant effort has been exuded on showcasing and explaining the proposals, and providing further information and reassurance about the impact of the plans, particularly to near neighbours. Consequently, many local businesses and residents have had their say. As a result, the plans have evolved to take on the advice received.

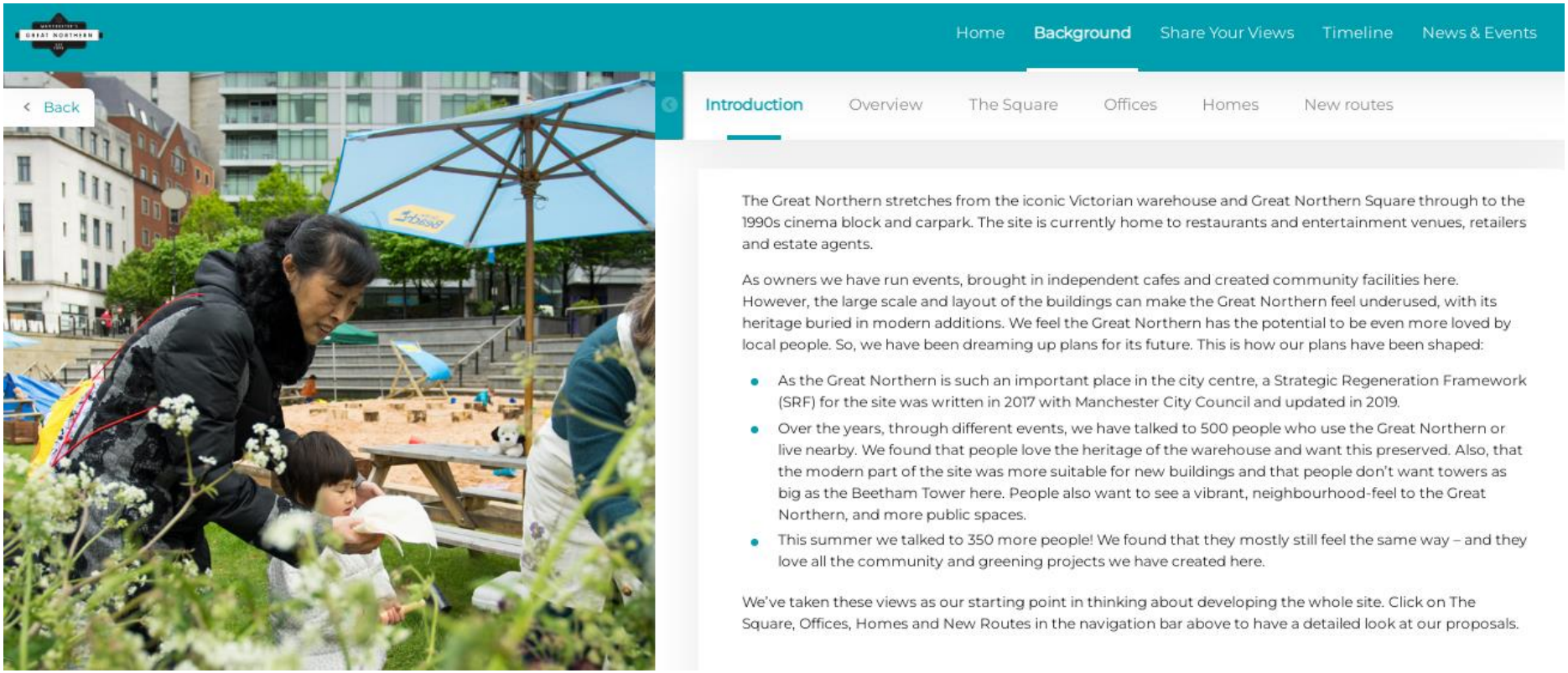
Examples of how this has been achieved include a larger sandpit than originally planned, and the inclusion of a playful water feature. Further details of how this has been achieved are provided in the accompanying application documents including the supporting Planning Statement and Design and Access Statements.

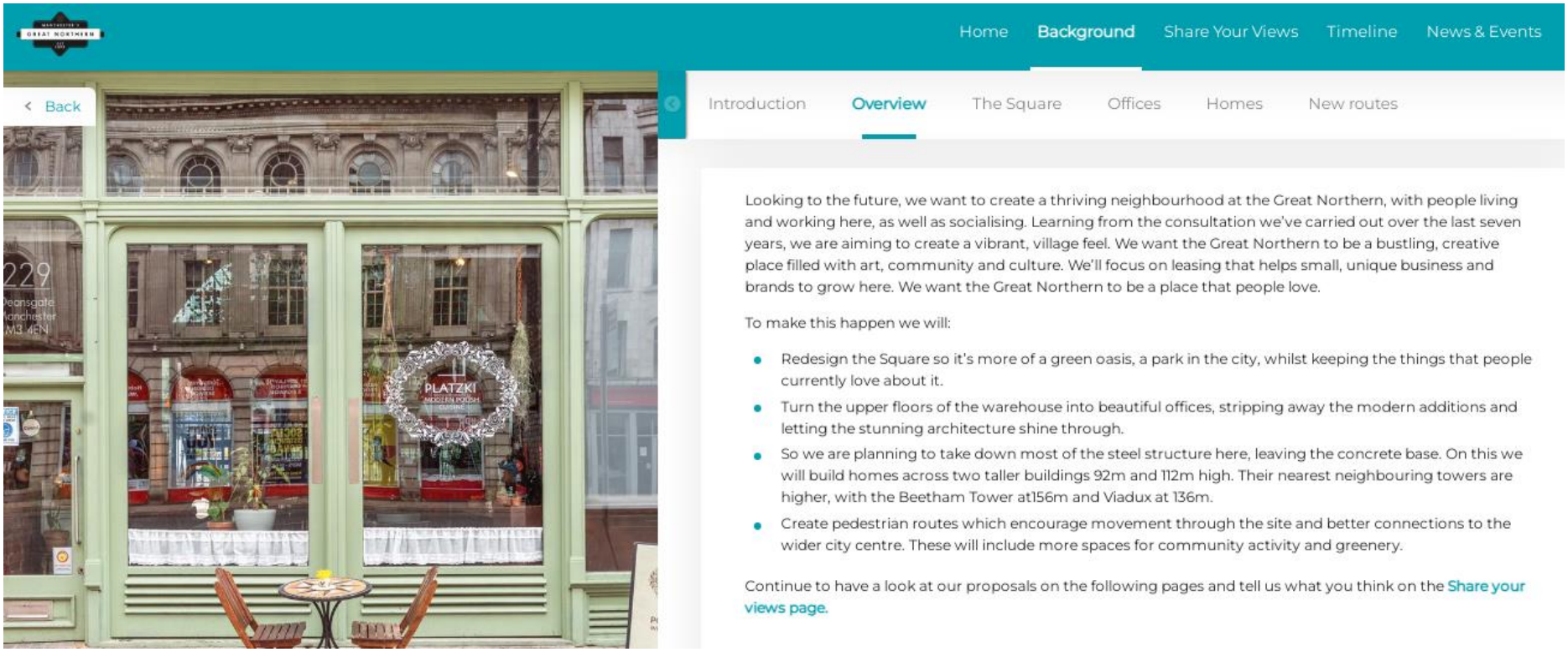
The proposals have been well received in principle by the MCC elected members and officers, on the basis that they will help the Site achieve its potential and complement the wider planning, regeneration and economic objectives for the Civic Quarter, city centre and surroundings.

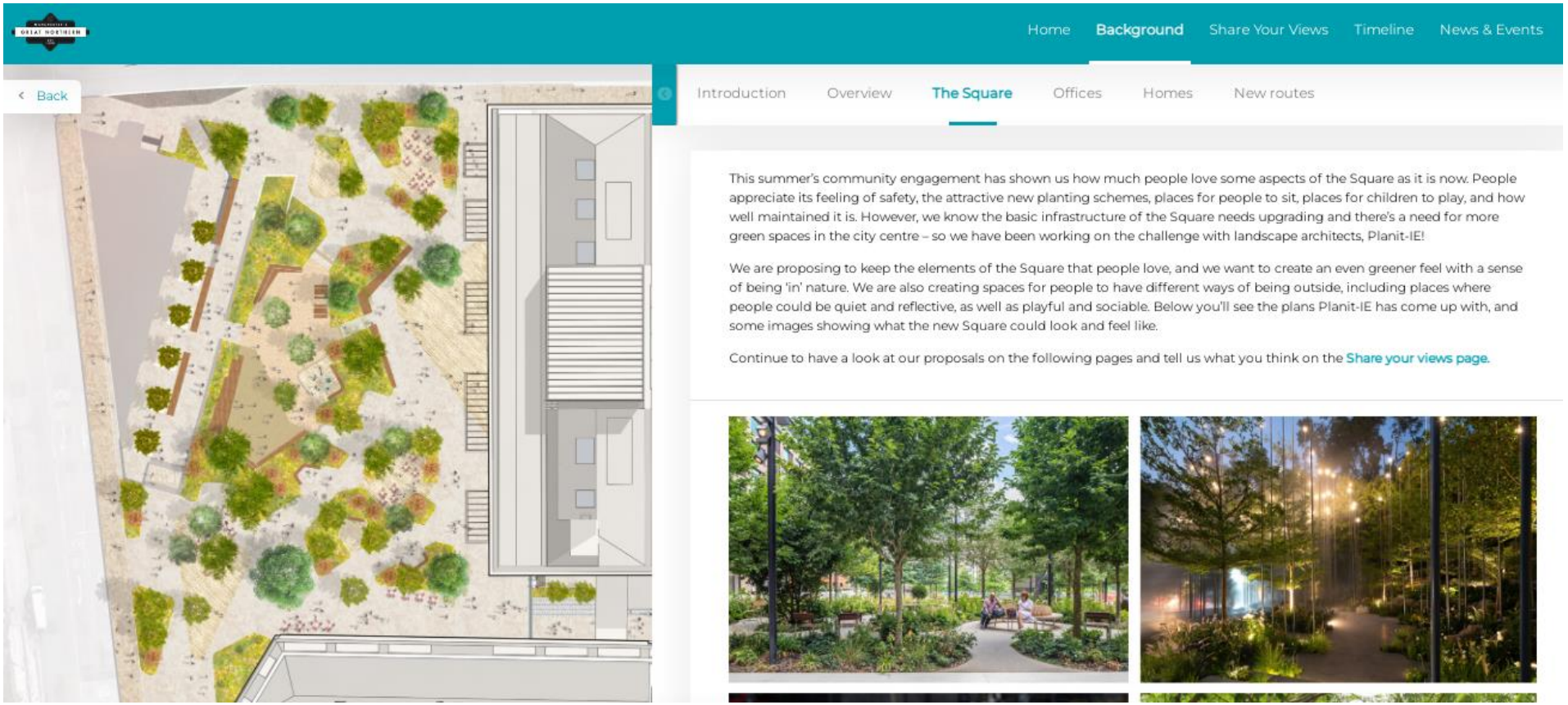
The Applicant and its project partners will continue to work positively and pro-actively with MCC officers during the determination of the Application, including responding to any issues that are raised during the formal consultation process.

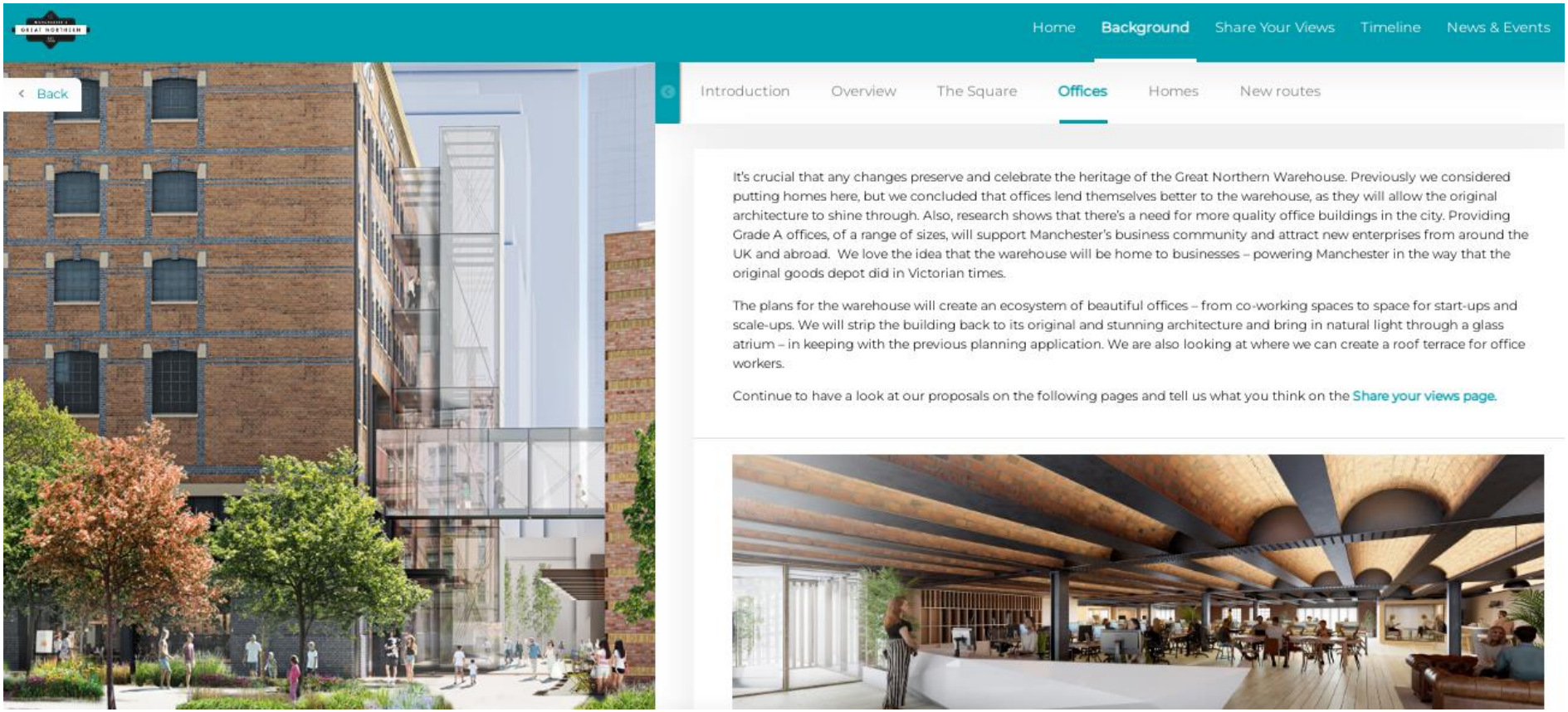
APPENDIX 1: SCREENSHOTS FROM THE CONSULTATION WEBSITE

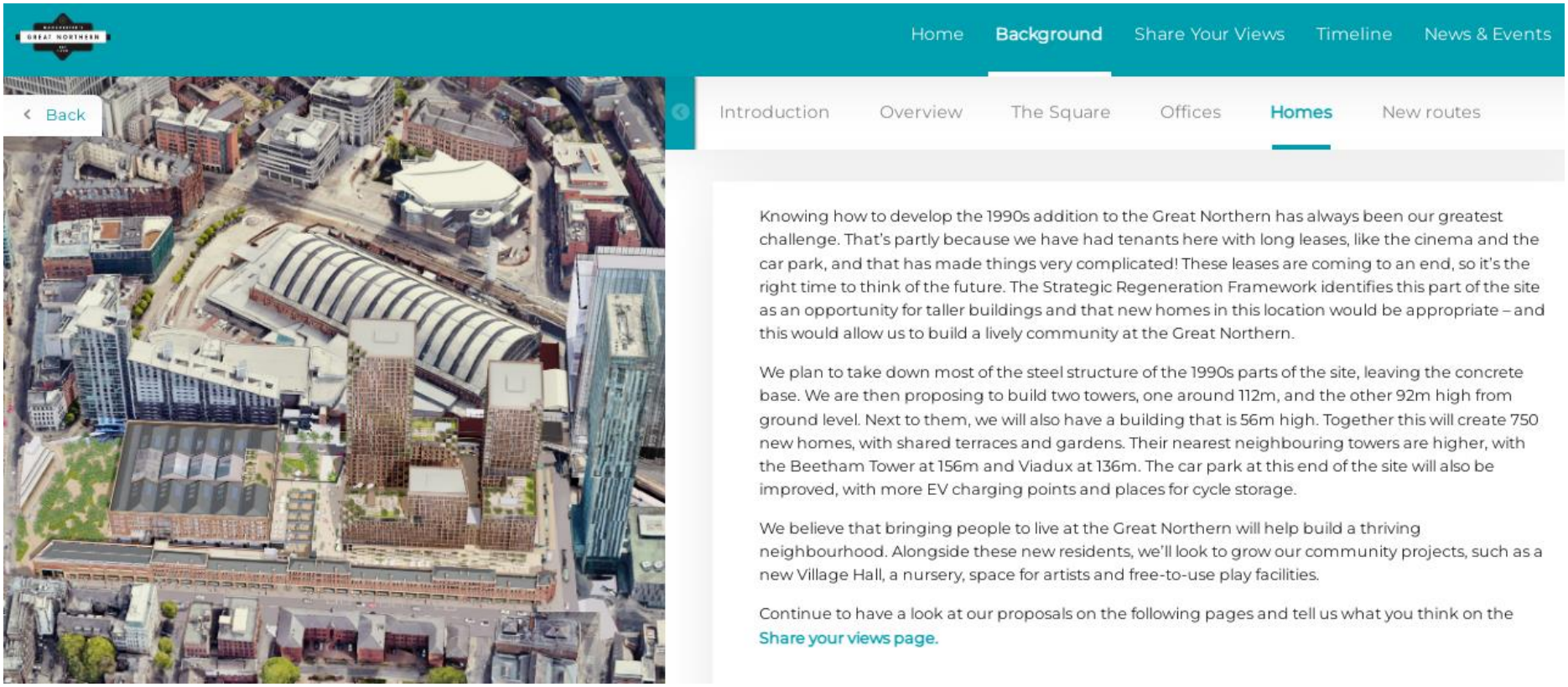


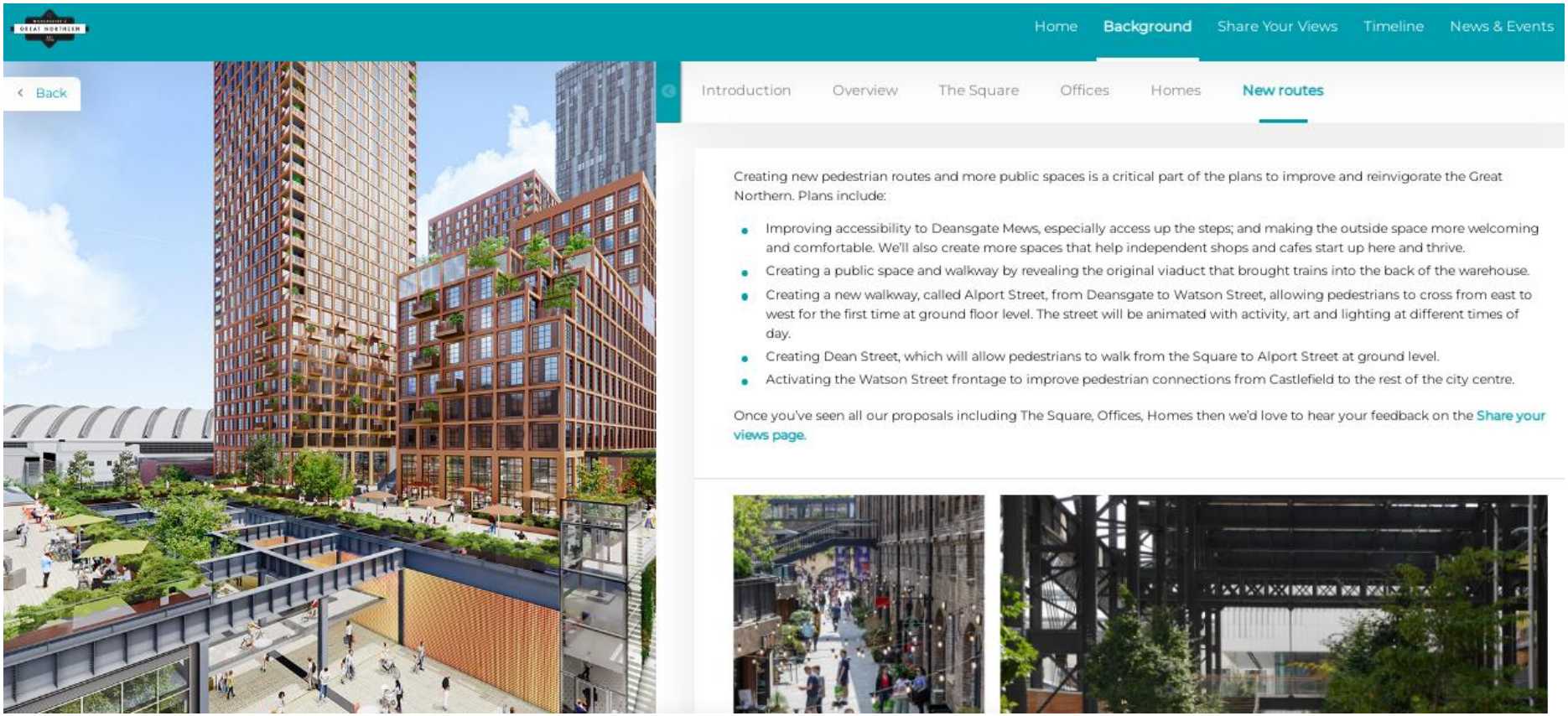

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New routes
The Great Northern stretches from the iconic Victorian warehouse and Great Northern Square through to the 1990s cinema block and carpark. The site is currently home to restaurants and entertainment venues, retailers and estate agents.
As owners we have run events, brought in independent cafes and created community facilities here. However, the large scale and layout of the buildings can make the Great Northern feel underused, with its heritage buried in modern additions. We feel the Great Northern has the potential to be even more loved by local people. So, we have been dreaming up plans for its future. This is how our plans have been shaped:
As the Great Northern is such an important place in the city centre, a Strategic Regeneration Framework (SRF) for the site was written in 2017 with Manchester City Council and updated in 2019.
Over the years, through different events, we have talked to 500 people who use the Great Northern or live nearby. We found that people love the heritage of the warehouse and want this preserved. Also, that the modern part of the site was more suitable for new buildings and that people don't want towers as big as the Beetham Tower here. People also want to see a vibrant, neighbourhood-feel to the Great Northern, and more public spaces.
This summer we talked to 350 more people! We found that they mostly still feel the same way – and they love all the community and greening projects we have created here.
We've taken these views as our starting point in thinking about developing the whole site. Click on The Square, Offices, Homes and New Routes in the navigation bar above to have a detailed look at our proposals.

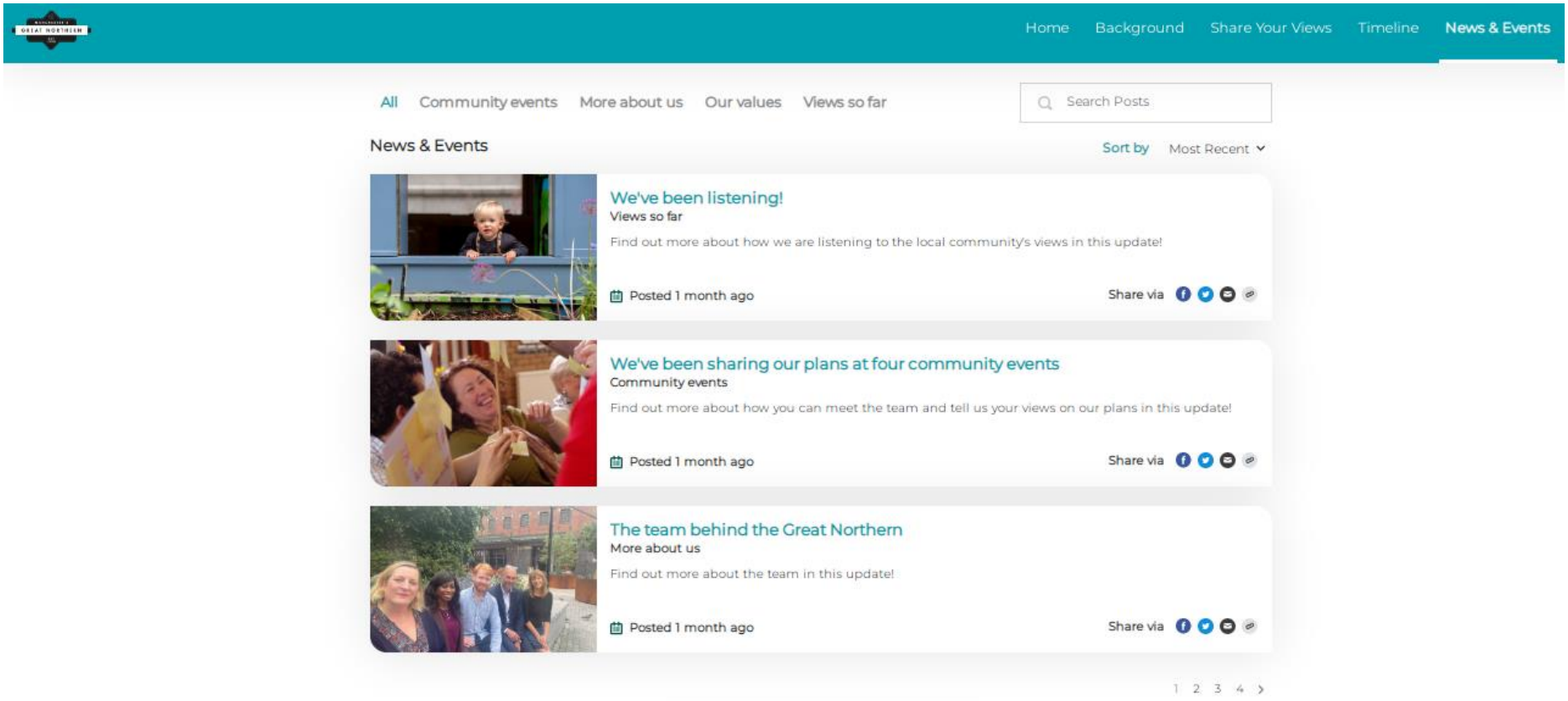

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PLATZKI
Looking to the future, we want to create a thriving neighbourhood at the Great Northern, with people living and working here, as well as socialising. Learning from the consultation we've carried out over the last seven years, we are aiming to create a vibrant, village feel. We want the Great Northern to be a bustling, creative place filled with art, community and culture. We'll focus on leasing that helps small, unique business and brands to grow here. We want the Great Northern to be a place that people love.
To make this happen we will:
Redesign the Square so it's more of a green oasis, a park in the city, whilst keeping the things that people currently love about it.
Turn the upper floors of the warehouse into beautiful offices, stripping away the modern additions and letting the stunning architecture shine through.
So we are planning to take down most of the steel structure here, leaving the concrete base. On this we will build homes across two taller buildings 92m and 112m high. Their nearest neighbouring towers are higher, with the Beetham Tower at156m and Viadux at 136m.
Create pedestrian routes which encourage movement through the site and better connections to the wider city centre. These will include more spaces for community activity and greenery.
Continue to have a look at our proposals on the following pages and tell us what you think on the Share your views page.


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This summer's community engagement has shown us how much people love some aspects of the Square as it is now. People appreciate its feeling of safety, the attractive new planting schemes, places for people to sit, places for children to play, and how well maintained it is. However, we know the basic infrastructure of the Square needs upgrading and there's a need for more green spaces in the city centre – so we have been working on the challenge with landscape architects, Planit-IE!
We are proposing to keep the elements of the Square that people love, and we want to create an even greener feel with a sense of being 'in' nature. We are also creating spaces for people to have different ways of being outside, including places where people could be quiet and reflective, as well as playful and sociable. Below you'll see the plans Planit-IE has come up with, and some images showing what the new Square could look and feel like.
Continue to have a look at our proposals on the following pages and tell us what you think on the Share your views page.


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It's crucial that any changes preserve and celebrate the heritage of the Great Northern Warehouse. Previously we considered putting homes here, but we concluded that offices lend themselves better to the warehouse, as they will allow the original architecture to shine through. Also, research shows that there's a need for more quality office buildings in the city. Providing Grade A offices, of a range of sizes, will support Manchester's business community and attract new enterprises from around the UK and abroad. We love the idea that the warehouse will be home to businesses – powering Manchester in the way that the original goods depot did in Victorian times.
The plans for the warehouse will create an ecosystem of beautiful offices – from co-working spaces to space for start-ups and scale-ups. We will strip the building back to its original and stunning architecture and bring in natural light through a glass atrium – in keeping with the previous planning application. We are also looking at where we can create a roof terrace for office workers.
Continue to have a look at our proposals on the following pages and tell us what you think on the Share your views page.


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Knowing how to develop the 1990s addition to the Great Northern has always been our greatest challenge. That's partly because we have had tenants here with long leases, like the cinema and the car park, and that has made things very complicated! These leases are coming to an end, so it's the right time to think of the future. The Strategic Regeneration Framework identifies this part of the site as an opportunity for taller buildings and that new homes in this location would be appropriate – and this would allow us to build a lively community at the Great Northern.
We plan to take down most of the steel structure of the 1990s parts of the site, leaving the concrete base. We are then proposing to build two towers, one around 112m, and the other 92m high from ground level. Next to them, we will also have a building that is 56m high. Together this will create 750 new homes, with shared terraces and gardens. Their nearest neighbouring towers are higher, with the Beetham Tower at 156m and Viadux at 136m. The car park at this end of the site will also be improved, with more EV charging points and places for cycle storage.
We believe that bringing people to live at the Great Northern will help build a thriving neighbourhood. Alongside these new residents, we'll look to grow our community projects, such as a new Village Hall, a nursery, space for artists and free-to-use play facilities.
Continue to have a look at our proposals on the following pages and tell us what you think on the
Share your views page.

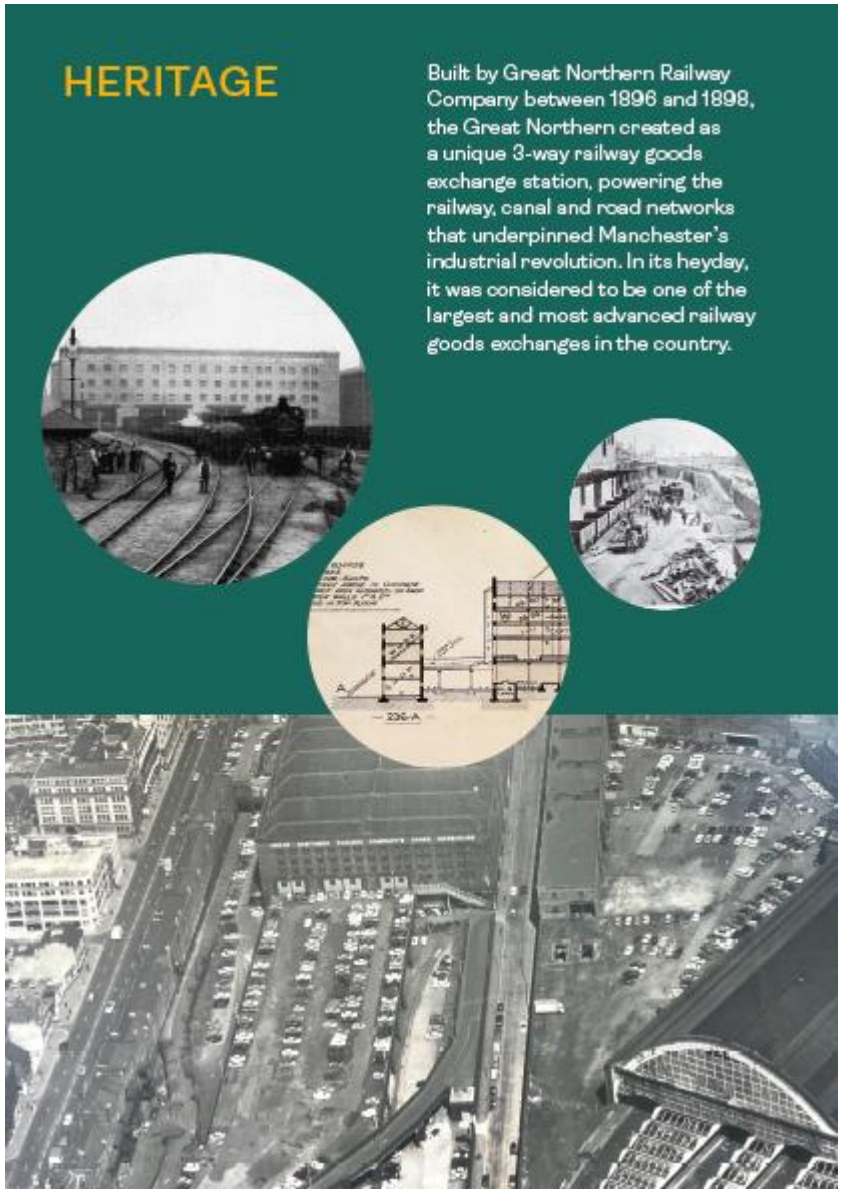

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New routes
Creating new pedestrian routes and more public spaces is a critical part of the plans to improve and reinvigorate the Great Northern. Plans include:
Improving accessibility to Deansgate Mews, especially access up the steps; and making the outside space more welcoming and comfortable. We'll also create more spaces that help independent shops and cafes start up here and thrive.
Creating a public space and walkway by revealing the original viaduct that brought trains into the back of the warehouse.
Creating a new walkway, called Alport Street, from Deansgate to Watson Street, allowing pedestrians to cross from east to west for the first time at ground floor level. The street will be animated with activity, art and lighting at different times of day.
Creating Dean Street, which will allow pedestrians to walk from the Square to Alport Street at ground level.
Activating the Watson Street frontage to improve pedestrian connections from Castlefield to the rest of the city centre.
Once you've seen all our proposals including The Square, Offices, Homes then we'd love to hear your feedback on the Share your views page.


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Community events
More about us
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Views so far
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We've been listening!
Views so far
Find out more about how we are listening to the local community's views in this update!
Posted 1 month ago
Share via
We've been sharing our plans at four community events
Community events
Find out more about how you can meet the team and tell us your views on our plans in this update!
Posted 1 month ago
Share via
The team behind the Great Northern
More about us
Find out more about the team in this update!
Posted 1 month ago
Share via
1 2 3 4 ›

APPENDIX 2: EXHIBITION BOARDS






HERITAGE
Built by Great Northern Railway Company between 1896 and 1898, the Great Northern created as a unique 3-way railway goods exchange station, powering the railway, canal and road networks that underpinned Manchester's industrial revolution. In its heyday, it was considered to be one of the largest and most advanced railway goods exchanges in the country.


FEEDBACK
SO FAR
When we've asked what people think about the Great Northern, they've said they enjoy spending time here, and feel it is a safe place to be. The Square and the Mews are places people enjoy to escape the hustle and bustle of the city. People love the heritage of the warehouse and the family friendly feeling of the Great Northern.
They really value the free-to-use community facilities, which they see as something unique.
For the future, people say they want more greenery here, and a place that has a neighbourhood feel with a distinctive personality. They want independent shops and cafés, and for the heritage of the warehouse to take centre stage.
Some people support sensitive redevelopment to create homes here – with most of these preferring a cluster of towers rather than one very tall building.
850
We have spoken to nearly 850 people over the years, and in general, views haven't changed too much.

TIMELINE

2015

The Great Northern was bought by Trilogy and Peterson.



2016



Since the beginning we have been regularly listening to what nearby residents and visitors think about the site – actively gathering people's likes, dislikes and wishes for the future. We have spoken to over 850 people over the years.

2017

As the Great Northern is such an important place in the city centre, a Strategic Regeneration Framework (SRF) for the site was written in 2017 with Manchester City Council and partially updated in 2019, with an ambition for the site to become a "cultural, business and residential" destination.



2018



Our first go at rethinking the site gave us planning permission to turn the warehouse into apartments, create a new pedestrianised street parallel to Deansgate and to turn the amphitheatre into a park.

2019

We started to bring the place alive with monthly markets, a giant sandpit, activities and events, and by fostering independent cafés and shops on Deansgate Mews.



2020



People told us they loved the changes we had made – and wanted more! They asked for an indoor community space, more events, and had ideas about how to make the site more accessible. But then Covid-19 struck.

2021



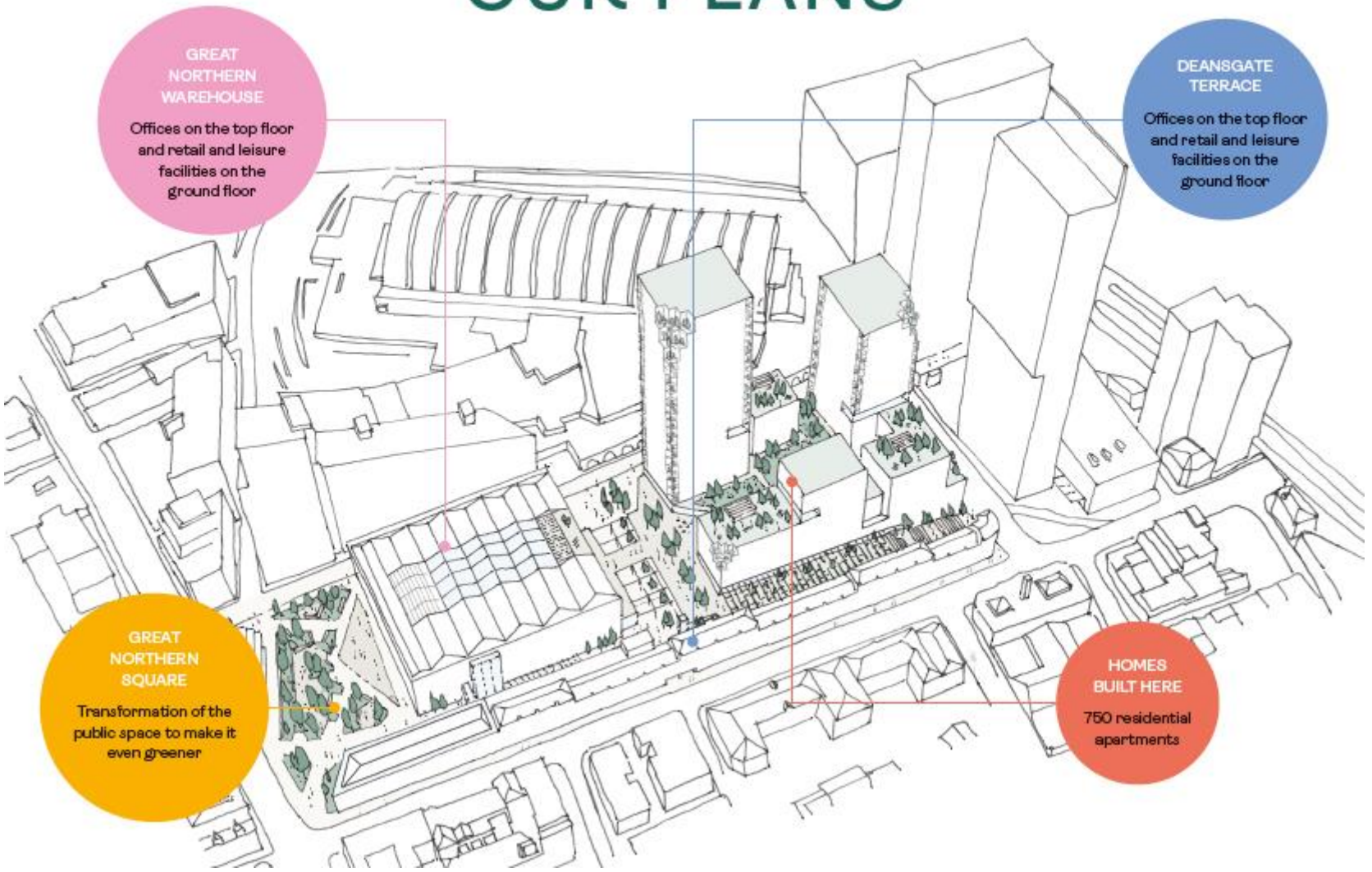
We came through the pandemic with the importance of community and green spaces underlined! We hired a dedicated gardener and began to improve our public spaces and launched the Book Nook and free indoor play area.

2022

The Trilogy team asked people again what they wanted for the Great Northern and we began to dream up plans for creating a real neighbourhood here – a place people lived and worked as well as socialised.



OUR PLANS


GREAT NORTHERN WAREHOUSE
Offices on the top floor and retail and leisure facilities on the ground floor
DEANSGATE TERRACE
Offices on the top floor and retail and leisure facilities on the ground floor
GREAT NORTHERN SQUARE
Transformation of the public space to make it even greener
HOMES BUILT HERE
750 residential apartments

THE SQUARE

There is lots that people love about our Square already – its sense of safety, the pretty planting and the play facilities. We'll build on these strengths.







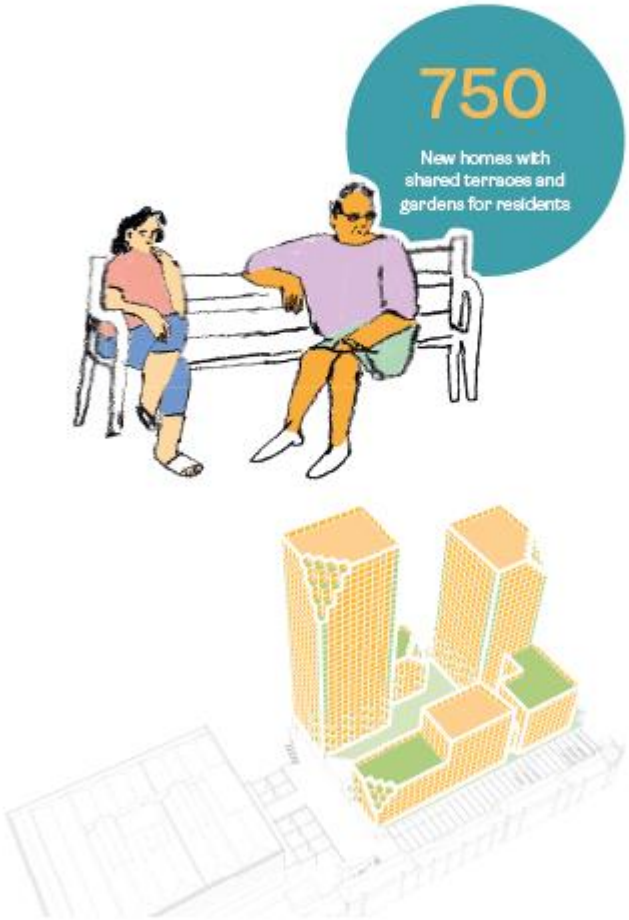








HOMES



The south of the site with the 1990s extension housing the cinema, has been a challenge to rethink. The Strategic Regeneration Framework, produced with the Council, identified this part of the site as a good place for taller buildings and homes for people to live.

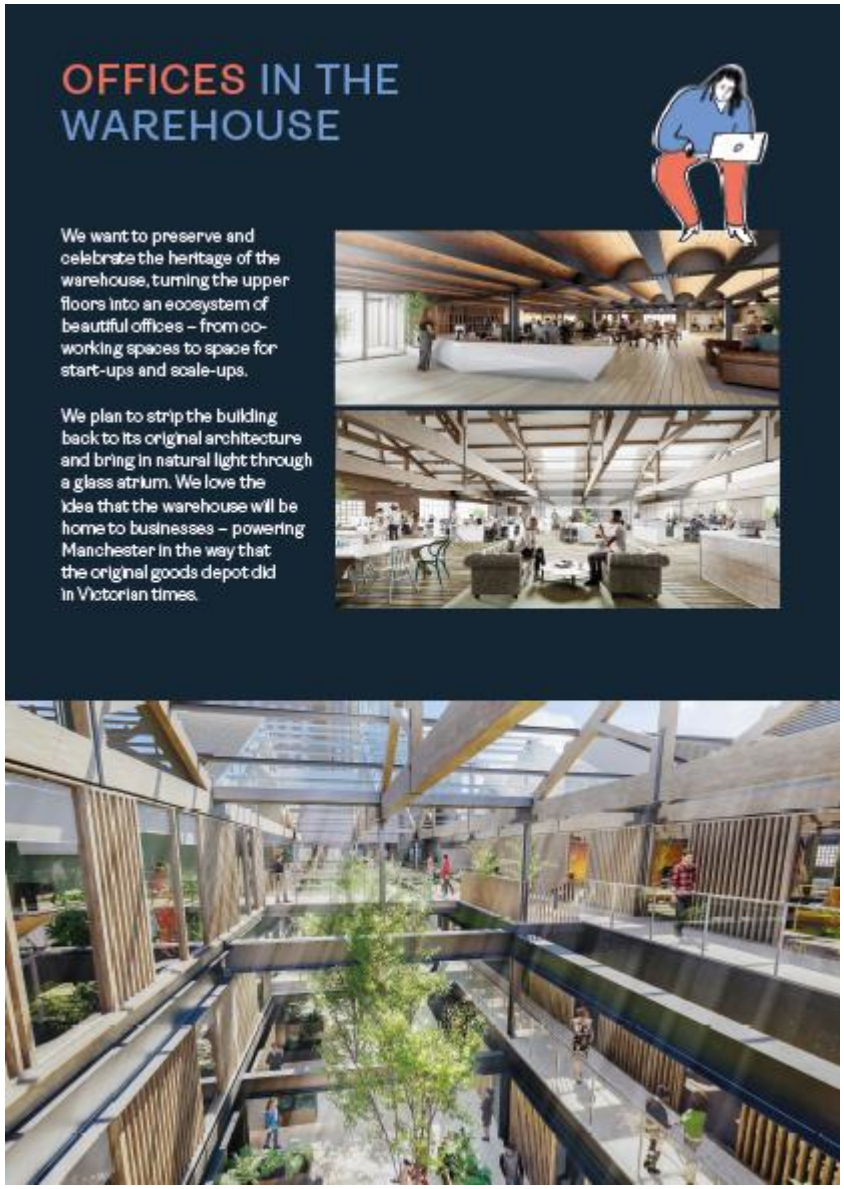
So we are planning to take down most of the steel structure here, leaving the concrete base. On this we will build homes across two taller buildings 92m and 112m high. Their nearest neighbouring towers are higher, with the Beetham Tower at 156m and Viadux at 136m.

Together this will create 750 new homes with shared terraces and gardens for residents.

Alongside these new residents, we'll look to grow our community projects, considering elements such as a new Village Hall, a nursery, space for artists and free-to-use play facilities.



View south down Watson Street


OFFICES IN THE WAREHOUSE
We want to preserve and celebrate the heritage of the warehouse, turning the upper floors into an ecosystem of beautiful offices – from co-working spaces to space for start-ups and scale-ups.
We plan to strip the building back to its original architecture and bring in natural light through a glass atrium. We love the idea that the warehouse will be home to businesses – powering Manchester in the way that the original goods depot did in Victorian times.


NEW ROUTES AND PUBLIC SPACES
We want to enliven the Great Northern and help people explore the site on foot. So, we are making new pedestrian routes which encourage movement through the site and better connections to the wider city centre. These will include more pockets of public spaces, which will be animated with greenery, activity, art and lighting at different times of day. We will:
Improve access to Deansgate Mews, and create more spaces here for independent shops and cafés.
Create a new walkway, called Alport Street, from Deansgate to Watson Street allowing pedestrians to cross from east to west on the site for the first time.
Introduce Dean Street, allowing pedestrians to walk from the Square to Alport Street at ground level.
Create a public space and walkway by revealing the original viaduct that brought trains into the back of the warehouse.

OUR SUSTAINABILITY COMMITMENTS

We are saving huge amounts of carbon by keeping as much of the existing site as intact as possible. We are aiming to re-use a significant proportion of the deconstructed materials on the site.

1. Plan to make substantial progress towards net zero carbon by 2030 and achieve net zero by 2050.
2. Look to refurbish, repair and reuse where possible.
3. Create richly biodiverse public realm in all the places we manage.
4. Build social capital through all our projects – providing catalytic resources for people to build and sustain their communities.





100%

Power for the improved site will be 100% electric, and we will store rainwater on site to water our wildlife-friendly gardens. We will also be aiming to recycle as much of our waste as possible.

SUSTAINABLE DEVELOPMENT GOALS

CURATING A NEIGHBOURHOOD

As we add residents and offices to our site, we will be creating a real neighbourhood. We will be looking to add new businesses, providing things residents and office workers want – this could range from a nursery or pet care, to a new Village Hall and Community Library.

We will be looking to introduce a mixture of local independent businesses, alongside more established ones, and we hope that many of our current businesses will stay with us on our journey.

We have worked hard to fill Great Northern with art and culture, and this will continue. We have spaces earmarked for public art, alongside spaces for artists and makers – all of which will help bring the Great Northern to life.
























GREAT NORTHERN RAILWAY COMPANY'S GOODS WAREHOUSE


WHAT'S NEXT
We'd love to hear what you think of our vision for The Great Northern.
You can give your views here.
After the consultation we hope to submit a planning application this autumn.
SCAN ME

APPENDIX 3: SURVEYS

HAVE YOUR SAY ON THE PLANS

You can find out more about the plans for Great Northern and complete this survey online at www.yourviews-thegreatnorthern.com

01. To what extent do you like the plans for the different areas of the Great Northern?



	A great deal	Quite a bit	Somewhat	Very little	Not at all	Don't know
Great Northern Square	○	○	○	○	○	○
Offices in the warehouse	○	○	○	○	○	○
Homes at the Great Northern	○	○	○	○	○	○
New routes and public spaces	○	○	○	○	○	○

02. Overall, what do you like about these plans?

03. Is there anything you dislike about these plans?

04. Is there anything you'd like to suggest?



A PLACE WHERE EVERYONE CAN SPEND TIME

Currently you can eat, drink, laugh, dance, bowl and even roller-skate at the Great Northern with the range of different businesses and brands we have here.

05. We want to know what else you would like to be able to do here. This could be a specific restaurant brand, an experience or a just a type of type of food – give us your thoughts about what type of businesses we should look to attract here:



06. Is there anything you feel strongly that you WOULD NOT like to see added to the Great Northern?

07. Is there anything else you would like to tell us to help us create a neighbourhood where residents, businesses and visitors thrive together?



A PLACE WHERE EVERYONE IS WELCOME

You may have visited some of the community spaces we have created here, like our Book Nook, Little Northerners and Village Hall.

08. Going forward, what facilities would you most like to see at the Great Northern?
Please select your top 3.

- Healthcare facilities (doctors or dentists etc)
- A bookable room for your regular club or one-off events
- Edible planting beds and fruit trees
- A community library
- An indoor play area for pre-schoolers
- An indoor play area for children of other ages
- A natural play area (like the sand pit)
- Adventurous play facilities for older children
- Space for outdoor exercise or sport



09. Something else I really would like to see for communities here is..



10. Something I definitely don't want to see here is..

ABOUT YOU

These last questions are about you. We are asking these questions to make sure we are hearing from a range of communities across Manchester. Answering these questions will help us make the Great Northern a place that everyone can enjoy, but if you'd rather not, you can leave them blank.

11. What is your postcode?
For example, M21 9DL

12. How do you describe your gender?

13. How old are you?

14. How do you describe your ethnic background?

- Asian or Asian British, including Bangladeshi, Chinese, Indian, Pakistani, or another Asian background
- Black, Black British, African or Caribbean, or another Black background
- Mixed or multiple ethnic groups, including Asian and White, Black African and White, Black Caribbean and White, or another mixed or multiple ethnic background
- White British, including English, Welsh, Scottish or Northern Irish
- Another White background, including Gypsy, Roma, Traveller or Irish
- Another ethnic group, including Arab



15. Are your day-to-day activities limited because of a health problem which has lasted, or is expected to last, at least 12 months?

- Yes
- No

16. What is your employment status?

Enter your email address to receive updates / notifications on the prize draw

If you would like to be kept up to date with plans for the Great Northern, please tick here

If you would like to be entered into the prize draw to win £100 High Street Voucher, please tick here

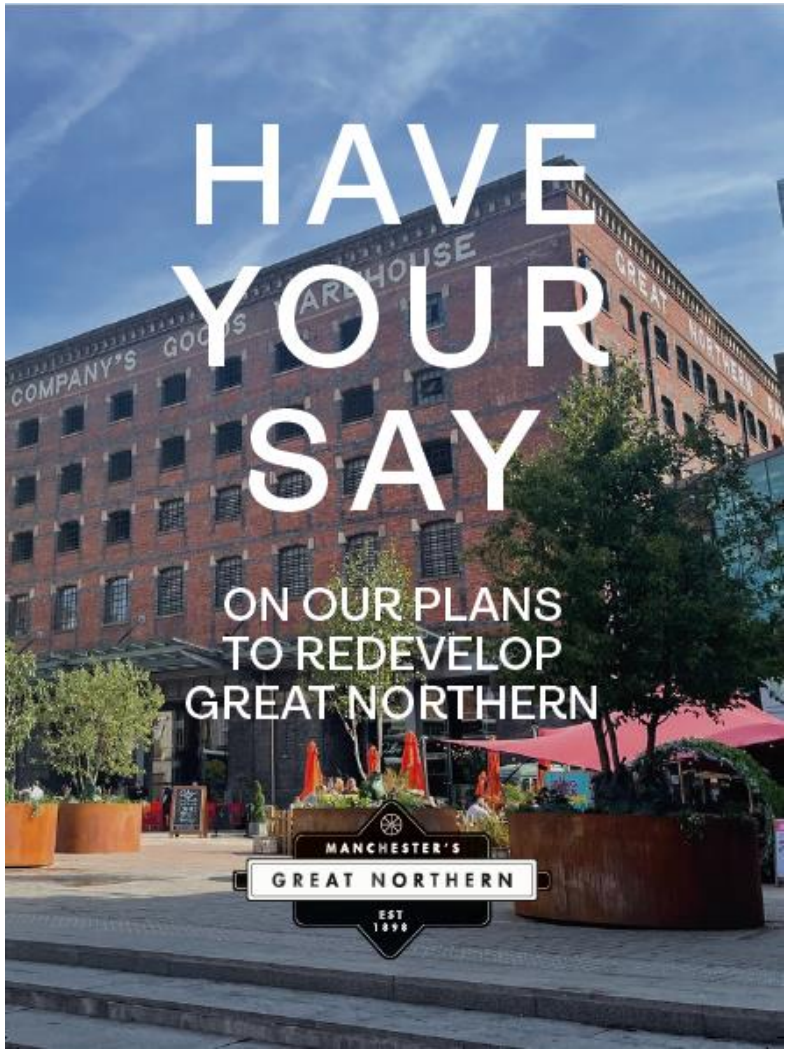


Views on plans for an outdoor space for offices

An online only survey asked respondent to share their views on plans for an outdoor space for the offices. This included the following questions:

- What's the best experience you've had of great outdoor space at work?
- What did you get from this outdoor space?
- What do you think of the idea of a roof terrace on the Great Northern Warehouse – looking towards the new residential buildings?
- What do you think of the idea of a roof terrace on Deansgate terrace – looking over the Square?
- Any thoughts on how to make sure a roof terrace for office workers sits well with other people using the site and people living nearby?

APPENDIX 4: CONSULTATION LEAFLET



AT GREAT NORTHERN WE'VE BEEN DEVELOPING PLANS FOR THE SITE'S FUTURE

We know the Great Northern is well loved by the people who use it, and we know it has potential to be even more loved! We are Trilogy – the owners of the Great Northern – and we want to bring the historic warehouse back to life. We want to celebrate its architecture and move it on from being a car park. We're also rethinking the 1990's leisure box where the cinema is - bringing in pockets of open space where all are welcome and homes for people to live here.

Finally, we want to revisit ideas for the square – making it even more of a green oasis in the city.

It's not the first time we've had a go at re-imagining the site. It's a complex place to change – and we want to get local residents, businesses, visitors and the city as a whole on board to help us make the Great Northern even greater.

WE'D LOVE TO SHARE THE PLANS WITH YOU AND GATHER YOUR FEEDBACK

Please join us in person at one of our free events in our Village Hall which you can find on our Deansgate Mews (up the painted stairs opposite the Hilton) where you will be able to view the latest designs, talk them through with members of our team and give your views. There will be refreshments and child-friendly activities too.





Wednesday	07 Sept	12–7pm
Saturday	10 Sept	12–6pm
Thursday	15 Sept	12–7pm
Sunday	18 Sept	12–6pm

Alternatively you can view all the plans and information and make comments on our website from 5th September at:

www.yourviews-thegreatnorthern.com

@gnwmanchester

@GreatNorthernWarehouseManchester

APPENDIX 5: PRESS RELEASE

Public invited to give feedback on plans for Manchester's Great Northern

Plans for the redevelopment of the iconic Great Northern Warehouse complex on Deansgate open for public consultation this week

- The proposed scheme will carry out a renovation of the Grade II* listed Great Northern Warehouse building, alongside refurbishment of the Deansgate Terrace, to create a total of 170,000 sq ft of new and refurbished office space.
- Plans are being progressed for the redevelopment of the Southern half of the site – currently home to the cinema – to create new homes alongside retail, leisure and food and beverage businesses.
- The scheme will enhance Great Northern Square looking to create a green oasis, with space for play, as well as to relax.
- Plans look to create new pedestrian routes across the site to better connect it to the wider city centre.

Trilogy Real Estate (Trilogy) and Peterson, the owners of the Great Northern, have revealed plans for the redevelopment of the historic Manchester leisure complex. The public are invited to attend one of four consultation events held at The Village Hall on Deansgate Mews, at the Great Northern on Wednesday 7th, Saturday 10th, Thursday 15th or Sunday 18th September, or to view and comment on plans online at www.yourviews-thegreatnorthern.com.

Plans have been developed to bring the Grade II* listed Victorian Warehouse building back to life and to make best use of the 6-acre site. Manchester City Council's 2017 Strategic Regeneration Framework (SRF), that was updated in 2019, laid out ambitions for this key city centre site to establish it as a 'cultural, business and residential' destination, by improving its pedestrian connections to the rest of the city, removing the unsightly 1990s additions of car park ramps and the 'Leisure Box' which houses the cinema, and looked to add medium scale residential buildings at the south of the site.

Trilogy is inviting the public to attend upcoming public consultations which will give local residents, businesses and workers an overview of the proposals, and offer individuals a space to ask questions and to provide feedback their views on the development plans.

The proposals include:

- A redesign of the public square in front of the Warehouse creating a green oasis for the city with spaces designed for work, rest and play.
- Repurposing of the Warehouse's upper floors into 130,000-sq-ft of high-quality office space that respects and upgrades the existing architecture and structure.

- Opening new pedestrian routes through the site, improving connectivity to the wider city centre, and creating more spaces for community activity and greenery.
- Retention, refurbishment and access improvements to Deansgate Mews, with space for local independent businesses to flourish.
- Refurbishment and updates to the Deansgate Terrace, with 38,000-sq-ft of offices on the upper floors above retail and leisure.
- Removal of the 1990s 'Leisure Box' extension and cinema while retaining much of the existing multistorey carpark to minimise unnecessary wastage and material off site. Significant quantities of the material removed will be recycled offsite.
- Provision of 750 apartments across two taller buildings and a lower scale podium building, each with shared amenity space, outside terraces and access to green space.
- Retention of the basement car park structure with 950 parking spaces.

Previous public consultation exercises have revealed what the local community would like to see from the redevelopment of the site, with more greenery and public space, a vibrant village feel and celebration of the Warehouse's heritage being named priorities. Since taking ownership of the property in 2015, Trilogy has improved the leisure and hospitality offer at the Great Northern to provide business and community benefits with restaurants and entertainment venues, independent coffee shops, a bakery, sandpit, and family play facilities.

In the past year, Trilogy has further revitalised the complex with further investment in Deansgate Mews, the community library (the Book Nook), a free indoor play facility (Little Northerners) and a Village Hall. These facilities have encouraged new community uses on the site and have supported the growth of independent businesses.

Architects SimpsonHaugh and landscape architect Planit-IE have developed plans which will provide additional public realm by introducing new pedestrian routes through the site between Deansgate and Watson Street; a redesign of the public-facing square in front of the heritage Warehouse building; and an enhanced sense of community with provision of 750 homes and 170,000-sq-ft of office space, which will benefit from ongoing improvement works currently taking place at the neighbouring Deansgate/Castlefield Metrolink entrance, increasing footfall to the complex and its businesses.

Robert Wolstenholme, Founder & CEO of Trilogy Real Estate, said:

"I'm hugely proud of our local team who have worked so hard to get us to the point where we are able talk to the public about the potential for this much-loved site in Central Manchester. Our proposals put community, sustainability and local business at the heart of plans for The Great Northern. We look forward to progressing the scheme to achieve the best outcome for the city."

Trilogy is looking to submit plans to Manchester City Council later in the year. Public consultation events will be held at the Village Hall (onsite at Deansgate Mews, M3 4EN) on:

Wednesday 07 Sept 12–7pm

Saturday 10 Sept 12–6pm

Thursday 15 Sept 12–7pm

Sunday 18 Sept 12–6pm

The project website www.yourviews-thegreatnorthern.com will be updated throughout the planning process, where you can find the latest information and offer feedback digitally.

ENDS

Notes for editors:

Trilogy Real Estate LLP is a value-add developer and investor that works to unlock hidden potential and breathe new life into old buildings through rigorously considered and highly creative asset management strategies. Trilogy was founded by Robert Wolstenholme in 2015, who has more than 25 years' experience in development, investment, and asset management. The core team has been expanded with strategic hires for key positions including Head of Asset Management & Leasing Laurence Jones, who joined from Picton in late 2017, and Manchester-based Development Consultant James Heather who joined in summer 2022. Trilogy is currently developing Republic – the next-generation affordable education and innovation campus in London's East India Dock, and Manchester's Great Northern – one of the most significant regeneration opportunities in central Manchester.

APPENDIX 6: VERBATIM CONSULTATION RESPONSES

Overall proposals

Table 1: Positive comments/ what is liked about the overall proposals, or more than one aspect

	Consultation response	Mode of consultation
1.1	I like the drive for greener spaces within our city that are publicly accessible and are able to be used both day and night. I like that the plans have an industrial feel to them that celebrates the heritage of what was an important part of the industrial city of Manchester	Survey – proposals
1.2	I like that you're restoring the old warehouse and I really like the idea of having a quote from the Masque of Anarchy on one of the walls (although I think you're putting trees right in front of the quote so it will hardly be visible when the trees grow - this could be such an iconic spot for the city, what a shame to hide it away)	Survey – proposals
1.3	I think the architecture looks good and really love the fact that the square is being kept and improved (subject to comments below). Removing the 90s additions will be a huge improvement.	Survey – proposals
1.4	Looks like it will be a better overall use of the space/plot	Survey – proposals
1.5	I like making the public square greener and more accessible space. The design of new buildings and the new routes that will become available for pedestrians.	Survey – proposals
1.6	A great way to mix old with new, plenty of green space, a good mix of office, retail and homes	Survey – proposals
1.7	Better connectivity not just a big warehouse	Survey – proposals

	Consultation response	Mode of consultation
1.8	Great use of space, beautiful looking, in keeping with the heritage of the site - a*.	Survey – proposals
1.9	I like that it will be mixed use and will bring new sectors and life to the Warehouse. Like that the original Warehouse will be preserved and hopefully enhanced. Having apartments will bring more people to the area, considering Deansgate is a main route through the city the Great Northern doesn't draw people in as it stands. And when you do go in it feels empty and under used. I think this will bring a positive mix of uses and more life to the building.	Survey – proposals
1.10	I'm very happy	Survey – proposals
1.11	A very welcomed refresh to a city that has failed since it first opened in the 1990s. It is a blot on Deansgate and the proposals are very welcomed to rid the site of the redundant cinema and leisure facilities.	Survey – proposals
1.12	The addition of public spaces in conjunction with homes & office spaces, instead of a purely residential / commercial development within the city - makes this development really stand out as 100% of Manchester's residents, specifically within the city, frequently voice the need for such spaces.	Survey – proposals
1.13	I like the ideas of the new routes especially the view of viaduct. This will be particularly interesting view of people walking through the area. Like that the offices will bring more people to the restaurants downstairs. The units where All Star Lanes used to be and the one next to it are constantly changing hands and this will help keep steady business to these areas. There is always going to be a lack of places for people to live in Manchester city centre so it also makes sense to make living accommodation behind this office area. It will not seem imposing to the open amphitheatre area since you said you are retaining the sign of the railways and the general look of that part of the building.	Survey – proposals
1.14	I like all the plans apart from the plans to dispose of the ODEON. It is history in Manchester. Just keep it and refurb it to current standards. A nice ODEON luxe would be nice along side apartments	Survey – proposals
1.15	The new and vibrant ideas	Survey – proposals

	Consultation response	Mode of consultation
1.16	Retains the building's character while bringing new great contemporary architecture to the city.	Survey – proposals
1.17	The inscribed wall feature - especially with illumination - need to keep area clear at base so fully visible/not obscured	Survey – proposals
1.18	Looks like a better use of the space, opening up through areas, more green, better for small retailers. Less of a maze.	Survey – proposals
1.19	Good use of the space whilst keeping the heritage.	Survey – proposals
1.20	A good mixture of usage which will help the overall vibe of the area, and some decent greenery	Survey – proposals
1.21	When initially opened, the area felt vibrant but it quickly faded. The inside of the warehouse felt cold and uninviting when using the cinema. The square was great when bands and entertainment was in the centre, but the beach concept was a mistake and looked grim. While the idea of co-living with nursery and other facilities sound great, what is the view on affordable or rent-controlled homes. That's what the area really needed. What will happen to the retail F&B offering onto the square? It would be good to have some of that remain. However, it is important to breathe life into the building which has been redundant for a long time.	Survey – proposals
1.22	Agree that the space has felt very underused despite huge efforts to popularise the space. Like the idea of the public green space and the permeability and reimagining of the routes across it	Survey – proposals
1.23	Retaining the historic fabric of the building and making it accessible to the general public.	Survey – proposals
1.24	It needs development	Survey – proposals

	Consultation response	Mode of consultation
1.25	Parts of the building and surrounding area would benefit from renovation, or at least maintenance so that the traditional architecture does not look run down.	Survey – proposals
1.26	Parts of Great Northern are in need of renovation or modernising so that the traditional aspects of the area can better appeal to a modern audience.	Survey – proposals
1.27	Residential, more street space opened up and the green oasis	Survey – proposals
1.28	Overall the site needs updating from its 90's creation.	Survey – proposals
1.29	Some of the area does look a little run down and would benefit from the uplift	Survey – proposals
1.30	The place feels very 'dead' and is in need of an overhaul, so it's good that something is happening in the area.	Survey – proposals
1.31	Better use of the space than just a car park. Marking car redundant in the city.	Survey – proposals
1.32	Being a mummy with a 1 year old child, i love the facilities and the events the Great Northern Warehouse offers us	Survey – proposals
1.33	The existing space has felt a bit hollow, unused and quiet for a long while. It needed a rethink to open it up and make it worth visiting. These plans appear to go a long way to doing that	Survey – proposals
1.34	Anything has got to be an improvement on what it is now .the old Wearhouse needs demolishing altogether it's an eyesore .but the planned development with make it 100% better than it is now	Survey – proposals
1.35	It's will make the area more refreshing and provide greater economy to the area	Survey – proposals

	Consultation response	Mode of consultation
1.36	The investment in public space, new homes and better connections through the site are very welcome.	Survey – proposals
1.37	A good mix of uses, and the conversion of the warehouse is excellent.	Survey – proposals
1.38	The community aspects of the square, new routes and glass atrium and access to the mews.	Survey – proposals
1.39	I like new public spaces. I like new connectivity. I like the regeneration and the removal of dead space. I am unsure about high density housing depending on its impact on street level light; but overall positive. Similarly I am unsure about office space, given the wealth of empty office space in most cities. But my anecdotal observation may not hold up there.	Survey – proposals
1.40	Good way to regenerate an area that has outlived its purpose and revitalising existing building	Survey – proposals
1.41	i like the addition of green spaces and the increased walkability of the area, making modern maintaining old historical parts.	Survey – proposals
1.42	it will bulk up the popularity, more tourism	Survey – proposals
1.43	i love the plan	Survey – proposals
1.44	the quality of the overall scheme	Survey – proposals
1.45	greenery, places to live, roof terraces for homes	Survey – proposals
1.46	create a nicer area of unused space	Survey – proposals

	Consultation response	Mode of consultation
1.47	like taking down the cinema like greenery	Survey – proposals
1.48	community spaces.	Survey – proposals
1.49	open up area. would feel safer.	Survey – proposals
1.50	community space, public spaces - openness! co working spaces.	Survey – proposals
1.51	community spaces	Survey – proposals
1.52	using the space better	Survey – proposals
1.53	community focus, green spaces, homes.	Survey – proposals
1.54	i like the focus on neighbourhood and people. site ideally placed for people to bring life in.	Survey – proposals
1.55	the focus on community and creativity.	Survey – proposals
1.56	openness, community.	Survey – proposals
1.57	green spaces on square and accessibility. more spaces/housing. direct access (new pathways)	Survey – proposals
1.58	public access routes through middle of building. green space for families	Survey – proposals

	Consultation response	Mode of consultation
1.59	lots of green space in the square. walkway along Victorian terrace. benches.	Survey – proposals
1.60	redesign of the square. homes at the great northern.	Survey – proposals
1.61	opening up access round the warehouse at street level. the commitment to resident gardens. interesting masque of anarchy inscription. bringing ground floor life to GN square. removal of ugly corner structure at peter st/deansgate.	Survey – proposals
1.62	open spaces. range of homes and commercial to create a vibrant space.	Survey – proposals
1.63	it aims at making the site more lively and bringing in more footfall to the site which it needs.	Survey – proposals
1.64	more space, more green, more public spaces, on different levels.	Survey – proposals
1.65	making it more accessible, more modern, like rest of Europe. 'put the warehouse to work' make it more useful.	Survey – proposals
1.66	i think it's a great vision and opportunity to strengthen this bit of the city centre.	Survey – proposals
1.67	new homes and office space. space for artists.	Survey – proposals
1.68	utilisation of space, old and new.	Survey – proposals
1.69	nice light life, modern	Survey – proposals

	Consultation response	Mode of consultation
1.70	good idea	Survey – proposals
1.71	modern look. old and new meets well. cool. location for residents.	Survey – proposals
1.72	i like the designs and sustainability of it all	Survey – proposals
1.73	looks spacious, green and bright.	Survey – proposals
1.74	sustainability, might bring new people.	Survey – proposals
1.76	visually pleasing	Survey – proposals
1.77	small business units - would like a catering business.	Survey – proposals
1.78	accessibility - brilliant, keeping inline with heritage	Survey – proposals
1.79	more closer to my home, not having to travel central or northern quarter.	Survey – proposals
1.80	everything	Survey – proposals
1.81	the area of great northern has lacked vision for years - so any development is a must. Open green areas and exposed steel/timber.	Survey – proposals

	Consultation response	Mode of consultation
1.82	spaces for communities and for us all to connect and create together	Survey – proposals
1.83	making better use of space whilst introducing business and living space in keeping with the surrounding area.	Survey – proposals
1.84	visually aesthetic, it's nice	Survey – proposals
1.85	more access. streets. office - increase people. looks better.	Survey – proposals
1.86	greenery, public space, use of old building.	Survey – proposals
1.87	seems nice, don't know much about them	Survey – proposals
1.88	more areas for people to congregate and hang out, free public space and building design - much better than blocks	Survey – proposals
1.89	the plans match the look of the area	Survey – proposals
1.90	all positive, improving an otherwise quiet area of Manchester	Survey – proposals
1.91	sympathetic neighbourhood feel	Survey – proposals
1.92	the additional green space. the retention of original warehouse façade.	Survey – proposals
1.93	mix of industrial and green visual design	Survey – proposals

	Consultation response	Mode of consultation
1.94	green space and in keeping with historical building	Survey – proposals
1.95	more variety of green space more housing in central Manchester	Survey – proposals
1.96	environmentally sustainable in the city centre	Survey – proposals
1.97	consultation with the public flash walking routes green spaces	Survey – proposals
1.98	really good development, very positive. increased public realm and space. permeability between deansgate and watson street is good. new homes need 20% affordable	Survey – proposals
1.99	sustainability	Survey – proposals
1.100	needed a fresh new look	Survey – proposals
1.101	Making the site more permeable with useable open spaces. Offices are an excellent idea - much needed if the city centre is to continue to attract the employers/ talent.	Survey – proposals
1.102	Green spaces, walking routes	Survey – proposals
1.103	The regeneration of the Mews and the north / south access on the Deansgate side is overdue. Maintaining the green space of the Square is important though I do have concerns about reducing the amount of seating that filling in the amphitheatre would involve.	Survey – proposals
1.104	Combining public, work and living spaces into a relatively small area creates a neighbourhood vibe - something that is lacking in Manchester city centre. The proposed plans offer the benefits of local footfall to support the surrounding	Survey – proposals

	Consultation response	Mode of consultation
	businesses and services which, in time, may transform to key customers and people using the area are, bringing a sense of community into the space.	
1.105	Having more green spaces and a greater variety of businesses in the area	Survey – proposals
1.106	it's nice how it is, but if you want to do it up these are pretty good ideas, you just need to use the space better.	Survey – proposals
1.107	Ok. I like the green space and the public artwork idea. Overall, I want the aesthetic appeal and integrity of the building to remain.	Survey – proposals
1.108	Like bringing more families into the city centre	Stakeholder meeting – Ward Councillors
1.109	Like the greening throughout, though want it to be more publicly accessible	Stakeholder meeting – Ward Councillors

Table 2: Negative comments/ what is disliked about the overall proposals, or more than one aspect

	Consultation response	Mode of consultation
2.1	Think about noise consideration long term	Survey – proposals
2.2	Noise when it's under construction	Survey – proposals
2.3	It would be better to have one large tower, far too much residential use, not enough commercial use for the most central location. An office tower with more leisure use would be better for this site with hotel use and some aparthotels.	Survey – proposals

	Consultation response	Mode of consultation
2.4	I have two problems with your plans. Firstly, I don't like that you're proposing to plant trees immediately/directly in front of the Masque of Anarchy quote. I love trees and greenery, but there are lots of spaces on this site where they could go, so please don't obstruct views of this site. This is a wonderful, iconic passage that speaks about a really important moment in English history. Please don't put greenery in front of the quote, especially because the most important words are right at the bottom of the wall and will hardly be visible. It's really important that there are clear, unobstructed views of the following words: "Rise like Lions after slumber In unvanquishable number- Shake your chains to earth like dew Which in sleep had fallen on you Ye are many-they are few." These words could become a really iconic photo spot for Manchester and your development. Please don't put trees right in front of the quote where they will obstruct sightlines. It would be wonderful if the quote could be lit up at night too. I also think maybe you're trying to quote too much of the passage on this wall. I would encourage you to consider quoting a smaller passage that makes the most important words (the sentence right at the end) larger and easier to read at a distance. I really do think the Masque of Anarchy quote is such a unique, wonderful idea and I strongly support it. It could become very iconic. But only if it's visible and not hidden away. My second problem is that you're putting all the skyscrapers up behind a staircase. I don't know why you need to do this. It will make the apartments feel cut off from the rest of the city. It should be built at ground level.	Survey – proposals
2.5	As far as I can tell at least some part of the car park will remain. There is currently no active frontage to Watson St or Great Bridgwater Street. If the car park is to remain and the frontage to these street not improved with retail then this is a huge missed opportunity. Watson street should be a lively boulevard with retail and places to visit, not a car park access road.	Survey – proposals
2.6	There are plenty of office in Manchester and the planned homes won't be affordable, and will end up being AirBnB's.	Survey – proposals
2.7	Knocking down a 1990s building, removing a cinema, building towers when you have a perfectly good building already.	Survey – proposals
2.8	Concerned that another secure car park going from city centre	Survey – proposals

	Consultation response	Mode of consultation
2.9	Risk of rents raising for current indy business to pay for all this. Be good if they could have some certainty about inclusion in any new development	Survey – proposals
2.10	We don't need more offices, we need more green spaces and we also don't need more flats in a square where there is extremely loud noise from the clubs every night	Survey – proposals
2.11	Not sure about other businesses and buildings in the surrounding areas may be impacted. Some are listed buildings too. Also, its knowing where to redirect traffic in a safe and functional manner. Although it would be great to bring communities together.	Survey – proposals
2.12	Yes, you say it will be a 'creative place filled with art, community and culture'. No evidence of this at all. It's all about business.	Survey – proposals
2.13	Shame to replace with offices and homes rather than cultural space. Should be retained as cultural space - not offices. Revamped to be a thriving events, arts, culture and activity hub.	Survey – proposals
2.14	the need to demolish and build. living in the city centre, this just means 12+ of works, dust, road closures and inconvenience. the city doesn't need any new buildings or apartments, there are enough already and enough empty buildings to be converted if needed. the plans look like yet another building which has no character, is built the cheapest possible way and will last 25 years maximum.	Survey – proposals
2.15	By removing the cinema, whistlepunks, and potentially the other venues in the great northern, it will just become like any other place in Manchester. Mostly offices, some flats, some public space. The current vibe of great northern is unique in mcr city centre, and frankly, I won't be heading there any more without those venues because I can go anywhere else to get a similar vibe	Survey – proposals

	Consultation response	Mode of consultation
2.16	Pretty much all of it. The design is generic and removes the current industrial charm that defines Manchester. The loss of the Odeon will sadden me and its more convenient than other cinemas in Manchester. More Office space is not needed in the city centre, as demonstrated by the abundance of empty office space nearby.	Survey – proposals
2.17	Leaving the Wearhouse there	Survey – proposals
2.18	not enough public toilets.	Survey – proposals
2.19	business and profit.	Survey – proposals
2.20	the corporate side, city centre has many	Survey – proposals
2.21	losing culture.	Survey – proposals
2.22	As a resident of GN Tower (on the Watson Street side) my concerns are (1) the residential towers will look directly into the terraces (which are currently reasonably private) and will block sunlight (particularly in the afternoon when the sun has passed Bentham Tower) (2) an increase in road congestion and noise on Watson Street (which can already be bad a various times of the day) (3) if there is an open space for office workers on the roof of the Warehouse, it will directly overlook the apartments on the Watson Street side of GNT (4) a likely reduction in the amount of seating in the Square if the amphitheatre is filled in.	Survey – proposals
2.23	I am hoping that this won't turn into another Spinningfields where all restaurants and shops are the boring chains you see everywhere in the UK.	Survey – proposals

	Consultation response	Mode of consultation
2.24	750 new apartments! do we need that? the congestion that this will create in Watson St. Concerns of privacy in the Great Northern Tower (terraces from the large tower of apartments, and lower floors in A and B blocks from the offices). Increase noise, especially at night, but also during the day... some people work from home. Losing the amphitheatre which is now a place that families use, kids have somewhere contained where to play, people have lunch in a nice day. Will a few benches provide equivalent opportunities? We don't want another Piccadilly Gardens. It seems that the development has given considerable thought to the impact on Beetham tower but not the GNT. There are small changes that can be implemented to address privacy issues (opaque glass for the windows facing the GNT).	Survey – proposals

	Consultation response	Mode of consultation
2.25	Any improvements in the area that provide better services, a more modern, green, clean and safe environment are welcome. However I don't think this proposal it is achieving those points. I am a landlord in the Great Norther Tower and I am very concerned about the new towers and the footprint of the new 750 apartments and 900 parking spaces in this small and already crowded place. The council is working for a more pedestrianised city centre but adding 900 parking spaces in an area that it is already saturated it is not going to help with this objective. It is already a nightmare to drive in and out of Watson St and that many parking spaces will impact negatively increasing the traffic of the roads around it and the ability of services accessing the buildings. The towers are just too tall and block the sun light and views of the buildings around it. There are too many apartments, the footprint of 750 new homes will make this area very uncomfortable to live in. The towers should be lower and provide much less apartments. It is also a concern that all the apartments are going to be rentals. Landlords take care of their property and the surrounding areas and tend to be families, while it is proven that people that rent don't care at all about this. Also the Great Northern has been promoting the area for families which has been a great initiative and provided peace and safety to the area. Renting all of those apartments to young professionals will shift drastically the soul and family feeling of the current area to a party hard place which will affect negatively the environment and surrounding areas. Also it will impact to the ability to rent my apartments and the rental price. One of my apartments window is next to the GN Warehouse. The GN Warehouse is going to be redeveloped for offices and I am concerned about the privacy of having an office in front of my window. It would be fantastic if instead of offices the space is used to provide more services like shops, restaurants, family attractions, gym and cinema which is very handy. Instead of that we are losing the cinema, no shops/restaurants/attractions and adding thousands of people and traffic to an already crowded area. In summary, I have invested in two apartments in the GNT and I am very concerned about the negative impact of this development in my investment and the quality of living in the area and therefore I am asking you to consider and find solutions to the above points.	Survey – proposals

Table 3: Suggestions about the overall proposals, or more than one aspect

	Consultation response	Mode of consultation
	Environmentally friendly theme	
3.1	More covered areas and outdoor cafes. More trees on Deansgate - offer to plant them. Ensure that office spaces are BREEM compliant (in fact go beyond that). Ultra-eco with ground heat pumps, solar and grey water for the toilets. I'd like to the see the residential building have the same with photovoltaic glass and future proof technology such as its own battery stores and kinetic energy capture from the lifts and others. Would be interested to see how car parking will be resolved and how you could encourage owners to use a dedicated car club as well as micro mobility. Ultimately the area needs to be inclusive.	Survey – proposals
3.2	Going big on green credentials would give this scheme another dimension - consider integral planting on balconies, net zero across site could be a European exemplar. Would like to see more detail on residential towers - the relationship between them, impact on views and skyline and materials.	Survey – proposals
3.3	Avoid using inorganic material cladding. Maximise the use of organic materials (e.g. wood, brick and stone).	Survey – proposals
3.4	make it sustainable	Survey – proposals
	Greenery/ trees theme	
3.6	potentially more green space	Survey – proposals
3.7	green space	Survey – proposals

	Consultation response	Mode of consultation
3.8	incorporating green space as much as possible.	Survey – proposals
3.9	public access to green space.	Survey – proposals
	Maintenance/ safety theme	
3.10	yes, attention paid to maintenance of public areas! Manchester is very bad at this, please create a new trend.	Survey – proposals
3.11	litter fines	Survey – proposals
	Miscellaneous themes	
3.12	keep sandpit. keep shops e.g. lane 7 weekend noise may clash with residents.	Survey – proposals
3.13	Too residential for a site this central, swap out for hotel and office use.	Survey – proposals
3.14	Quote a smaller section of the Masque of Anarchy, so that the final sentence "Rise like Lions after slumber [etc]" is larger and more visible. Light up the quote so that it is visible at night. Don't put anything in front of it that (such as trees) that might obstruct sightlines. Build the modern skyscrapers and towers at ground level.	Survey – proposals
3.15	Demolish Bar 38/Impossible.	Survey – proposals
3.16	Refocus to be housing-led	Survey – proposals

	Consultation response	Mode of consultation
3.17	Leave the 1990s building. Renovate the cinema into a first class venue. Don't destroy structures that were created in the 1990s!! This is too wasteful and should not be allowed. Losing a cinema is such a shame for the city. Do better for the city of Manchester. Go back to the drawing board and stop being so greedy.	Survey – proposals
3.18	Let the GN Warehouse take centre stage, the tower blocks are horrendous. Build down to create car parks. More trees.	Survey – proposals
3.19	Make the area more attractive. Add in palm trees, more lights etc. Manchester is a tourist destination	Survey – proposals
3.20	Not so high buildings and maintaining part of the original warehouse	Survey – proposals
3.21	Keep the original design and offices and homes in original building	Survey – proposals
3.22	Shame opportunity to include additional events space as a potential expansion of Manchester Central isn't included and complementary facilities. The success since pandemic highlights opportunity to expand offer - Inclusion of a winter garden between the two buildings similar to the one in Sheffield (and not like the winter 'garden' in the Arndale) - Making use of the canals under the warehouse as a feature even if just future proofing for further investment - could be tourist or leisure attraction	Survey – proposals
3.23	Within the landscaping it would be good to pay homage to the railway, similar to the previous plans. Include a little more of that. If I could change one thing it would be to add green walls on Alport Street rather than light walls or at least alternate them.	Survey – proposals
3.24	Recreate a living environment that recreates imaginatively the canals, trains and road hustle and bustle of the 19th century with 21st century, city of Nobel prizes, love of original, truly Mancunian ingenuity. We like to feel proud and are not always looking to the past. Build your legacy whilst respecting ours.	Survey – proposals

	Consultation response	Mode of consultation
3.25	Lower high rises and publicly accessible roof gardens to make the city greener and encourage greater biodiversity of nature.	Survey – proposals
3.26	Make all things beautiful please. Manchester needs it !	Survey – proposals
3.27	If this goes ahead, make apartments affordable and keep the cinema	Survey – proposals
3.28	Retain as cultural and event space.	Survey – proposals
3.29	If there was any way to keep the cinema and gym while still re-purposing the warehouse as office space and opening up the site I think that would provide the best of both worlds.	Survey – proposals
3.30	Put the Manchester people and their facilities before profit	Survey – proposals
3.31	Modernising parts of the space while keeping the existing unique attractions of the area	Survey – proposals
3.32	Modernising and renovating the space, including some office space & homes, while also keeping the existing businesses and open spaces so that there are specific reasons to visit Great Northern. Especially when the cinema hosts events such as Manchester Film Festival and Grimmfest which are truly unique reasons to visit. The recent use of some of the space for art exhibitions, the book nook and the space for children have been excellent.	Survey – proposals
3.33	Don't bother with the plans. Seems more like a tax write off	Survey – proposals
3.34	Retain original use and add either offices or apartments within existing warehouse space. More high rise is simply a way of creating profits for the developers and is not sympathetic to this area.	Survey – proposals

	Consultation response	Mode of consultation
3.35	I would like to continue developing the place, including family friendly spaces (and accessible toilets for us)	Survey – proposals
3.36	The light paving slabs will look and go grey in the wet Manchester weather.	Survey – proposals
3.37	More green spaces, retain high volume of car parking	Survey – proposals
3.38	More affordable housing, venues and space. Enough adequate EV Charing for all tenants to meet the goal of phasing out combustion engines in the near future.	Survey – proposals
3.39	I'd like to see the site continue to be used by the public for leisure activities and a wider range of independent businesses located there.	Survey – proposals
3.40	Give the construction and building to local people	Survey – proposals
3.41	maybe some external porches or structures to get cover from Manchester rainy weather.	Survey – proposals
3.42	more arts space, more indoor and outdoor public spaces	Survey – proposals
3.43	keep as much of the historic Manchester feel of the original building as possible	Survey – proposals
3.44	focus on the community aspect to bring more communal spaces to the city centre etc. craft clubs, relaxation spaces.	Survey – proposals
3.45	I would like the features of the GN retained.	Survey – proposals

	Consultation response	Mode of consultation
3.46	more green space and open use space with priority for local people	Survey – proposals
3.47	schemes to include locals to feel involved in these plans and that they could also afford to live in these new homes	Survey – proposals
3.48	more public toilets, more free water fountains	Survey – proposals
3.49	more emphasis on green space and some sort of creative space or venue	Survey – proposals
3.50	keep including all sections of society, was pleased to receive your flyer about today's event, I live on an ex council estate in the M15 area.	Survey – proposals
3.51	Smaller towers, less apartments and far less parking spaces. Mixture of Landlords and rentals Instead of offices add more services, shops, restaurants, attractions, and keep the gym and the cinema. Try to attract families to the area	Survey – proposals
3.52	Ensure the development takes into consideration previous consultations caried out in relation to the connectivity between the Liverpool Road – Deansgate – Great Bridgewater Street junction, and the changes around Whitworth Street West and Albion Street.	Stakeholder meeting – Ward Councillors

New routes

Table 4: Positive comments about the new routes

	Consultation response	Mode of consultation
	Improved access through site and connectivity with city	Survey – proposals

	Consultation response	Mode of consultation
4.1	I'm very pleased by how the site will be opened up greater pedestrian connectivity along the Western side and through the centre. The opportunity for more retail and service units and greater active street frontage is fantastic too.	Survey – proposals
4.2	Amazing idea of opening up pedestrian street from Deansgate to Watson Street on ground level. This, somehow breaks the continuous block of the terrace and improve pedestrian legibility and access from Deansgate to other parts of the site.	Survey – proposals
4.3	I like the new pedestrian links through and across the site.	Survey – proposals
4.4	I like the new square to the front and with active frontages the central thoroughfare between Deansgate and Watson Street could be a really strong addition and gives crucial permeability. What isn't clear is how much ground floor use and activity will be given to the ground floor along Watson Street and to a lesser degree Great Bridgewater Street. Both should ideally have significant ground floor retail, restaurant, cafe, bar space along the lengths to animate these streets and Watson Street should be largely, or completely pedestrianised in my opinion. Best regards	Survey – proposals
4.6	The opening up of the street is great and the highlighting of the warehouse, great	Survey – proposals
4.7	It'll open up the area more.	Survey – proposals
4.8	I like that Deansgate Mews is opened from end to end.	Survey – proposals
4.9	Improving the private public realm and enable walkways and streets from Deansgate to Watson St is good.	Survey – proposals
4.10	Opening up the space & allowing pedestrian routes through is a great idea. Would much prefer to walk this way than down Deansgate	Survey – proposals

	Consultation response	Mode of consultation
4.11	Reconnecting spaces through a large area of the city. Visitors are currently not 'invited' beyond the square, Watson Street does not currently interact with the site and visitors from the Great Bridgewater Street end of the site are presented with a dead end.	Survey – proposals
4.12	Taking safety into account and opening up the walkways to make it easier to get to the businesses.	Survey – proposals
4.13	Opening up space for pedestrians	Survey – proposals
4.14	Access routes more green space	Survey – proposals
4.15	The opening of the space, fits in better with the rest of the city	Survey – proposals
4.16	Like the consideration being given to Watson Street	Stakeholder meeting – Ward Councillors
	Increased footfall	Survey – proposals
4.17	The new gardens look great. It's not within the scope of the programme but getting rid of the horrible building that currently houses impossible would really help to open up the square and better connect it to that part of the city. The new walk ways look great and will hopefully generate more footfall than Deansgate Mews currently does.	Survey – proposals
4.18	More access is great and the new routes will help with the additional number of residents in the area. Anything that opens up The Mews is fantastic too as it's such a hidden gem.	Survey – proposals
	Miscellaneous comments	Survey – proposals

	Consultation response	Mode of consultation
4.19	Good, good use of keeping public space. Legal requirements to keep space truly public (unlike New Islington marina) should be included. Also pedestrianisation of Peter Street outside the square during Friday and Saturday nights should be included/ undertaken by the council. Footways on neighbouring streets should not be impacted during works. New cycle parking provision should be included in the scheme	Survey – proposals
4.20	Very good - I approve this scheme because it's never been truly accessible in decades… opening up a new street running parallel with Deansgate and developing Watson Street properly.	Survey – proposals
4.21	New routes and public spaces	Survey – proposals
4.22	Upgrading gardens and thoroughfares	Survey – proposals
4.23	i like the public spaces and improved access.	Survey – proposals
4.24	greenery and access	Survey – proposals
4.25	public space on Deansgate Mews.	Survey – proposals
4.26	walkways, public access.	Survey – proposals
4.27	The public access	Survey – proposals
4.28	more space for businesses. new streets - pedestrianised.	Survey – proposals

	Consultation response	Mode of consultation
4.29	i like the through routes and overall revitalisation of the area.	Survey – proposals
4.30	I like the design of new walkways	Survey – proposals
4.31	Like the more walk throughs	Stakeholder meeting – Ward Councillors

Table 5: Negative comments about the new routes

	Consultation response	Mode of consultation
	Accessibility of raised levels theme	
5.1	Disabled access is appalling and an afterthought. It's 2022 and you create a dead end for disabled people. Once they use your lift up to your podium go down the unnecessary (granted already existing) high level street and come to a massive flight of stairs with no access down, how will they feel? Included or excluded? In 2022!!!! At least before there was then a bridge over to MCC but you have removed that to, making it truly a lift to nowhere for disabled people. Come on, you're so close, but let's do better than the 90s did when it comes to accessibility please.	Survey – proposals
5.2	Ideally the pedestrian route would be maintained at ground level throughout as this would draw people along the route.	Survey – proposals
5.3	The viaduct and Deansgate Mews seems still to disregard accessibility.	Survey – proposals

	Consultation response	Mode of consultation
5.4	The other thing I necessarily don't like is the change of level behind the terrace along Deansgate. I used to work in hospitality few years ago, and I actually was part of a consultation group when this scheme was just starting as I work in a restaurant that doesn't exist anymore in the Great Northern Warehouse - I still remember that little street upstairs few floors up from the ground level and thinking how cute that street looked and what a shame as it was always empty. If you are a pedestrian walking along Great Bridgewater street or even Deansgate, if you see more than 10 steps, you won't go up. The idea of levelling up /or keeping that upper level on that street is a good idea so you can use the terrace on both sides with independent retailers. But I think the current change of level is a bit too much to invite anyone in. - Mostly, again, if you are a young girl or elderly person, you are more likely to do not go up those steps and instead, go around the corner on Deansgate and go somewhere else. I might be a junior Urban Designer but I've been walking a cycling these streets for almost a decade non-stop, so, I can have an idea of how pedestrian could react. :)	Survey – proposals
	Maintenance/ safety theme	
5.5	I am slightly concerned about long term maintenance of public spaces and thru routes and how these will appeal on wet, cold or dark times. Piccadilly Gardens being an example of where it is intimidating at night and doesn't encourage good night time activity	Survey – proposals
	Miscellaneous theme	
5.6	The huge blank wall in the middle of the development needs activating. This is where the retail units should be. I couldn't tell from the images, but Watson St also needs animating.	Survey – proposals
5.7	The elevated walkway - it just doesn't work unless you can get Eataly or similar as a significant anchor	Survey – proposals
5.8	Reduced (?) access to public transport via bridge link to Deansgate metro.	Survey – proposals

Table 6: Suggestions about the new routes

	Consultation response	Mode of consultation
6.1	Good links with the Manchester Central Metrolink for the public meandering between the two would be good.	Survey – proposals
6.2	easier link to Deansgate tram?	Survey – proposals
6.3	GET RIG OF THE HIGH LEVEL STREET!!!!!!	Survey – proposals
6.4	if some of the green space can be elevated - so you can enjoy it and see Manchester.	Survey – proposals
6.5	mini stalls in walkthroughs	Survey – proposals
6.6	The pedestrianisation needs to be done properly make intuitive sense to a walker	Stakeholder meetings – Great Northern Tower residents
6.7	Please think through traffic management around Watson Street	Stakeholder meetings – Great Northern Tower residents

Great Northern Square

Table 7: Positive comments about Great Northern Square

	Consultation response	Mode of consultation
	Increased green space/ trees theme	Survey – proposals
7.1	all the trees	Survey – proposals
7.2	big and green	Survey – proposals
7.3	creating green space, improving rock area	Survey – proposals
7.4	Creating some green space is vital in a city with shrinking availability of parks and floor space.	Survey – proposals
7.5	good use of space. reused.	Survey – proposals
7.6	great concept to green the space up	Survey – proposals
7.7	green space	Survey – proposals
7.8	green space.	Survey – proposals
7.9	Green spaces and public seating	Survey – proposals

	Consultation response	Mode of consultation
7.10	Green spaces and the sense of community	Survey – proposals
7.11	green spaces focus on nature and sustainability.	Survey – proposals
7.12	green spaces, community feeling.	Survey – proposals
7.13	greenery	Survey – proposals
7.14	how green it is and will bring human traffic.	Survey – proposals
7.15	i like that more greenery is going to be introduced to the GNS. Manchester is lacking in green space.	Survey – proposals
7.16	I love the greenspaces and pathways introduced in the plans.	Survey – proposals
7.17	I think the new outdoor spaces look great	Survey – proposals
7.18	I'm particularly happy about the rejuvenation of public spaces and especially green spaces.	Survey – proposals
7.19	increased green areas	Survey – proposals
7.20	increasing green space	Survey – proposals
7.21	increasing green spaces and places to play	Survey – proposals

	Consultation response	Mode of consultation
7.22	introducing more green spaces	Survey – proposals
7.23	it looks very green	Survey – proposals
7.24	like the green	Survey – proposals
7.25	more green places but still keep the symbol	Survey – proposals
7.26	More green space	Survey – proposals
7.27	More green space is always nice	Survey – proposals
7.28	more green space, parks.	Survey – proposals
7.29	More green spaces are desperately needed in Manchester City Centre. There are no decent parks anywhere in town.	Survey – proposals
7.30	more green spaces in the city centre.	Survey – proposals
7.31	More outdoor space	Survey – proposals
7.32	more outdoor space.	Survey – proposals
7.33	more trees	Survey – proposals

	Consultation response	Mode of consultation
7.34	more trees	Survey – proposals
7.35	new variety of green spaces for the city	Survey – proposals
7.36	nice outdoor spaces, safer than piccadilly, lots of nature.	Survey – proposals
7.37	opening up the space and making it more accessible/street level. Making more green areas- more trees are always a good idea.	Survey – proposals
7.38	Public green spaces	Survey – proposals
7.39	public spaces - wider/more accessible	Survey – proposals
7.40	Seeing more sitting areas and green space to connect to nature (albeit not a lot)	Survey – proposals
7.41	the amount of new open green spaces.	Survey – proposals
7.42	the green space	Survey – proposals
7.43	the inclusion of plants	Survey – proposals
7.44	The main thing for me that I enjoyed seeing was the transformation plans to the square. The city centre is in dire need of more green spaces. Making this space as green as possible, with various trees and flowers etc would be amazing. I loved the photo of the square at night with the lighting - it looks great. Plenty of seating but also grass is essential.	Survey – proposals

	Consultation response	Mode of consultation
7.45	the mixed use facilities and adding green spaces. there's very few in the city so keeping them is important.	Survey – proposals
7.46	the park, the square.	Survey – proposals
7.47	The plans for more greenspace are nice, but the need for more offices is likely excessive and should not be prioritised. It is likely that homes will be needed as part of any SHLA for Manchester City Centre but I am not aware of those. Further expansion of green space in central Manchester should be prioritised as a must, both for aesthetic and climate reasons.	Survey – proposals
7.48	Trees look nice	Survey – proposals
	Design theme	
7.49	Attractiveness of public square	Survey – proposals
7.50	i like the redesign of the square.	Survey – proposals
7.51	The landscaping is fantastic and although Great Bridgewater Street doesn't have an active front (because of the car park) I feel, from what I could see, the landscaping will make up for that loss.	Survey – proposals
	Communal theme	
7.52	communal public spaces. somewhere to relax on a break. natural features. sustainability, key aspects. I do like the sandpit so would like that to stay (I have two young daughters)	Survey – proposals
7.53	public spaces	Survey – proposals

	Consultation response	Mode of consultation
	More accessible theme	
7.54	green space- levelling the square as hard to access with pram	Survey – proposals
7.55	The plans for the square look interesting and accessible	Survey – proposals
	Better access through Square theme	
7.56	green space - opening up area and being able to walk through.	Survey – proposals
	Play facilities	
7.57	like them as long as play area.	Survey – proposals
	Miscellaneous/ general themes	
7.58	I like how there is more of a sense of space, greenery - bringing an urban space into a greener environment	Survey – proposals
7.59	Improving public outdoor areas	Survey – proposals
7.60	the new garden	Survey – proposals

	Consultation response	Mode of consultation
7.61	the repurposing of the amphitheatre is great as long as there are still places for people to gather/meet/eat lunch. I also hope it will give more support for venders.	Survey – proposals

Table 8: Negative comments about Great Northern Square

	Consultation response	Mode of consultation
	Loss of amphitheatre/ sandpit/ children's play theme	Survey – proposals
8.1	One thing I implore you not to do is cover the sandpit/amphitheatre area with trees. The best thing about the amphitheatre set up with the largest sand pit in Manchester is that parents are able to sit and watch their kids with unimpeded views. Kids love a large sandpit, and the size of the sandpit allows kids of all ages to play and enjoy together. This is why parents feel so safe in this area. Also it allows parents to meet and generally just hang out. Having trees on the edge of where the great northern is not too bad an idea (sun doesn't get affected there) having taller trees in the area of the sandpit I do not think is a wise idea (it will block the natural sunlight) however the corten steel additions of greenery you have already done are a welcome bonus.	Survey – proposals
8.2	Prospect of losing the sand pitch, lack of space for the community, less homes and offices for open space	Survey – proposals
8.3	removal of amphitheatre/levels.	Survey – proposals
8.4	removal of the amphitheatre	Survey – proposals
8.5	removing different levels	Survey – proposals

	Consultation response	Mode of consultation
8.6	removal of sunken areas (but understand need for accessibility). need for offices - would like originality of building kept.	Survey – proposals
8.7	levelling off the amphitheatre	Survey – proposals
8.8	levelling the square.	Survey – proposals
8.9	amphitheatre provides safe space.	Survey – proposals
8.10	removing amphitheatre, too much concrete.	Survey – proposals
8.11	removing amphitheatre, this is safer for kids	Survey – proposals
8.12	removing amphitheatre, this is safer for kids	Survey – proposals
8.13	removal space for kids to play (no parks in Manchester)	Survey – proposals
	Not enough greenery/ trees theme	Survey – proposals
8.14	is the greenery enough for the number of residential units - given the extended use by the business units?	Survey – proposals
8.15	You state you want to put in greenery and vegetation but I don't see much in the plans.	Survey – proposals
8.16	needs more green space	Survey – proposals

	Consultation response	Mode of consultation
8.17	i think that the green space isn't good enough and i would like to see more	Survey – proposals
8.18	appreciative of the green space consideration, however more would be better	Survey – proposals
	Maintenance/ safety theme	
8.19	Concerned about the public square and how this will be maintained given the night time economy in Deansgate	Survey – proposals
8.20	The location is bit... meh. It can get a bit rowdy in the area when the sun goes down. Lots of public urinating and drunk people gravitate to the open space late at night so it's a bit tricky to transform but these things always evolve over time.	Survey – proposals
8.21	Families create safety onsite. The Square feels safe in the day, its used well, with lots of older people and we can see that its safe. The weekends it can be busier. I am concerned not to create places where people can hide. Worried the secluded areas will be used by homeless people.	Stakeholder meeting – Great Northern Tower residents
	Too much greenery/ trees theme	
8.22	Although I am very supportive of green space I am slightly concerned the number of trees proposed will make the square overly shady and dark. I know trees are very important but we also don't get much sun in Manchester. The number of trees here will greatly reduce the chance of any sun reaching the square. I would prefer to see more planting (that is pollinator friendly) to allow more natural daylight to reach the square.	Survey – proposals
8.23	I somehow like the current urban appearance of the GN square. I love green, but not too much in this square, a square should be open.	Survey – proposals
	Access through theme	

	Consultation response	Mode of consultation
8.24	The Square looks as if it may be annoying to navigate in a hurry.	Survey – proposals
	Design theme	
8.25	The garden areas towards Quay Street are very poor, they look like they will attract loitering and homeless and would feel quite unsafe at night. The environmental element looks like tokenism. A much more imaginative green space should be considered, such as a full green park with events / leisure space. Investing in sustainable green garden and event space. Children have previously used the sunken area as a play area, football has been watched there, and in the summer many workers sit in the sun for lunch. The trees suggested look like minimal investment and cheapen the possibilities. Consider a much more "Singapore" type garden area,	Survey – proposals
	Loss of seating theme	
8.26	Losing a lot of seating in the Square	Stakeholder meeting – Great Northern Tower residents

Table 9: Suggestions about Great Northern Square

	Consultation response	Mode of consultation
	Retaining amphitheatre/ sandpit/ children's play area theme	
9.1	give kids an actual playground to use not an informal play area! swings and roundabouts for the parents who live nearby	Survey - proposals

	Consultation response	Mode of consultation
9.2	keep a public space for kids, sandpit.	Survey - proposals
9.3	keep a public space for kids, sandpit.	Survey - proposals
9.4	keep amphitheatre	Survey - proposals
9.5	keep enclosed space because it's safe for kids.	Survey - proposals
9.6	kids' area - need outdoor space - play space, swings. heritage of Manchester railways e.g. railway themed play group/ model railway.	Survey - proposals
9.7	larger play area	Survey - proposals
9.8	larger play area and more toilets.	Survey - proposals
9.9	leave sandpit in place.	Survey - proposals
9.10	make bigger and better outdoor space for kids	Survey - proposals
9.11	make bigger and better outdoor space for kids	Survey - proposals
9.12	more space for children.	Survey - proposals

	Consultation response	Mode of consultation
9.13	play area for kids in square.	Survey - proposals
9.14	play areas kept.	Survey - proposals
9.15	somewhere for children to play in the park bit	Survey - proposals
9.16	We need to keep the sand pitch and create a stronger area for kids to play. We need far more green space	Survey - proposals
9.17	It's a big sales advantage to have a workplace that welcomes children – with childcare and play facilities	Stakeholder meeting – Great Northern Tower residents
9.18	With a good sandpit offer in the Square, parents (of whatever gender) can pop out and meet partners and children after work in the Square	Stakeholder meeting – Great Northern Tower residents
	Design theme	
9.19	Great Northern square should be simple, tidy and green. Don't try to cram to much in a make it do too much like in Piccadilly gardens. There's no need for a play area or anything like that. Keep it simple	Survey - proposals
9.20	Make sure the park is good, with spaces to sit and relax while finding ways to reduce the area becoming like Piccadilly gardens. Learn from mistakes made in areas like Cathedral Gardens where the grass is constantly worn and a kinda barren. Have water features or ponds which make noise to add to the area, and make sure they work, so many water features in Manchester are just constantly switched off. Water is so calming and adds to the ecosystem if allowed.	Survey - proposals

	Consultation response	Mode of consultation
9.21	more green/ walkways for running. flowers. more security.	Survey - proposals
9.22	There needs to be some running water.	Survey - proposals
9.23	Try to make the square as iconic as possible. An iconic place sign, for example. If there is a water feature then for quality, see what was done in Exchange Square recently. I am very impressed with how that one turned out. Greenery, which can be easily maintained and trees that will be regularly pruned.	Survey - proposals
9.24	water feature	Survey - proposals
9.25	water feature in square.	Survey - proposals
	Community creation theme	
9.26	An enclosed dog park where dogs can play and socialise. There isn't one in the City Centre and there's plenty of dogs around. It may take up space and not be very lucrative but may attract a pet accessories business and in general would definitely be used by many people and their dogs.	Survey - proposals
9.27	chess boards (outdoors)	Survey - proposals
9.28	food stalls in the square. security.	Survey - proposals
9.29	maybe some covered areas. small stage for music.	Survey - proposals

	Consultation response	Mode of consultation
9.30	the grounds could have community/garden projects.	Survey - proposals
9.31	tiered seating/ planting green space. community planting clubs/communal garden space. fruit and veg stall to sell veg. street art.	Survey - proposals
	More seating theme	
9.32	as much grass/seating as possible.	Survey - proposals
9.33	Care is taken not to deter users of the Square by reducing the available space to sit.	Survey - proposals
9.34	In planning for the Square, do not reduce the amount of available seating space.	Survey - proposals
9.35	keep seating places.	Survey - proposals
9.37	keep the steps or more seating. shaded area outdoors undercover.	Survey - proposals
9.39	more seating	Survey - proposals
	Type of greenery theme	
9.40	Palm trees please 😃	Survey - proposals

	Consultation response	Mode of consultation
9.41	Use fewer trees in the square and move them to the outside. Use more pollinator friendly planting in the square and ensure more natural light can reach the square at ground level	Survey - proposals
9.42	variety of trees/plants	Survey - proposals
	Maintenance/ safety theme	
9.43	Ensure the public spaces benefit from direct light, can be easily maintained and wind patterns are considered	Survey - proposals

Offices in the Warehouse

Table 10: Positive comments about plans for offices in the Warehouse

	Consultation response	Mode of consultation
	Commitment to heritage theme	
10.1	Bring the Warehouse back into use is fantastic. It is disgraceful that such a gorgeous building is a car park.	Survey - proposals
10.2	Commitment to heritage identity. Restoring listed buildings in central location.	Survey - proposals
10.3	Retention of the warehouse	Survey - proposals

	Consultation response	Mode of consultation
10.4	the offices look nice an airy and highlight the architectural features of the warehouse.	Survey - proposals
	Better use of space theme	
10.5	better use of great northern. it is almost derelict now	Survey - proposals
10.6	utilising the warehouse space. positive approach to a tourist building	Survey - proposals
	Miscellaneous themes	
10.7	It would be great to get businesses thriving and using it for office space	Survey - proposals
10.8	offices. better views (live on the flats next door)	Survey - proposals
	Support for rooftop terrace looking over Great Northern Square theme	
10.9	A good idea and especially good place to look out onto and feel the energy of the city centre	Survey – outdoor space for offices
10.10	As long as there's no historical damage to any listed building, and it's done in a complementary manner it could be a good thing.	Survey – outdoor space for offices
10.11	Great idea - would prefer the square to the residential apartments	Survey – outdoor space for offices

	Consultation response	Mode of consultation
10.12	I like this idea better [than towards residential buildings]. I'd be interested in using if it's made wheelchair accessible	Survey – outdoor space for offices
10.13	That would be fantastic, as it provides a viewpoint across the pedestrian areas. You feel like you are connected to the city, but in a nice peaceful area	Survey – outdoor space for offices
10.14	This would give residents more privacy and may be a more cohesive option	Survey – outdoor space for offices
	Support for rooftop terrace towards residential buildings theme	
10.15	could be nice, especially of the landscaping was great and provided nice views, not just of skyscrapers	Survey – outdoor space for offices
10.16	sounds like a good idea for those working in the building	Survey – outdoor space for offices
10.17	That would be great yes I can only think of positives for this	Survey – outdoor space for offices
10.18	Would be fine so long as there was privacy for the residents (screens, one-way windows, not at eye level) as nothing worse than feeling like you live in a goldfish bowl	Survey – outdoor space for offices
	Support for rooftop terrace, as long as open to the public theme	Survey – outdoor space for offices
10.19	Fabulous idea - rooftop bar would be amazing - just not elitist requiring a membership. Inclusive for everyone to enjoy	Survey – outdoor space for offices

	Consultation response	Mode of consultation
10.20	Great idea as long as it can be accessed by the public.	Survey – outdoor space for offices
10.21	Great idea but should be open to public	Survey – outdoor space for offices
10.22	It sounds like a good proposal. Perhaps the terrace could be shared, not just for office workers only.	Survey – outdoor space for offices
10.23	It would be a good idea if it was a place for the public to eat/drink	Survey – outdoor space for offices
10.24	Public space instead. Offices are dying. If public spaces keep being taken away at this rate life in this city will be bland and pointless	Survey – outdoor space for offices
10.25	Sounds a good place to meet and spend time	Survey – outdoor space for offices
10.26	Yes rooftop areas are always great It would be nice to have somewhere that's accessible to all. Like a park and not just attached to a bar	Survey – outdoor space for offices

Table 11: Negative comments about plans for offices in the Warehouse

	Consultation response	Mode of consultation
11.1	I think offices in the warehouse is a poor choice. A large percentage of the work force now works from home. I think the space would be better suited to being studios.	Survey - proposals

	Consultation response	Mode of consultation
11.2	I wonder at more office space in Manchester	Survey - proposals
11.3	more offices - too many already	Survey - proposals
11.4	What need is there for new offices in the city centre? There's already plenty of long-term vacant spaces just round the corner in Spinningfields.	Survey - proposals
11.5	Why on earth would you want to create more office space in Manchester? The city is already full of empty offices that landlords can't shift - it doesn't seem a very smart move.	Survey - proposals
11.6	Worried has more of a corporate than a community focus and I just wonder in the new post covid era, how much we need new office space. Getting rid of all the car parking space for corporate offices.	Survey - proposals
	Not open to public theme	
11.7	Not being able to access the building, removing the cinema, removing the leisure facilities. It seems that none or very little of the building will be accessible to the public under the plans.	Survey - proposals
11.8	The Warehouse will become the preserve of the businesses occupying the offices, meaning it's architecture will not be appreciated by the public.	Survey - proposals
	Miscellaneous themes/ general concerns	
11.9	not that interested in office spaces	Survey - proposals
11.10	Nothing as it demolish the warehouse Victorian design and creating new offices in it place makes me unhappy	Survey - proposals

	Consultation response	Mode of consultation
11.11	Office space in a large building could be dark without natural lighting.	Survey - proposals
11.12	offices	Survey - proposals
11.13	offices in the warehouse.	Survey - proposals
11.14	offices remove family atmosphere.	Survey - proposals
11.15	the offices	Survey - proposals
11.16	The offices.	Survey - proposals
	Concerns about rooftop terrace for office workers - general	
11.17	It rains too much in Manchester to make any use of it	Survey – outdoor space for offices
11.18	Don't do it. Not enough public space. A previously publicly accessible buildings is becoming private which will annoy people. You are restricting access to a historical building which should be available to the public. Personally think you are all evil.	Survey – outdoor space for offices
	Concerns about rooftop terrace for office workers looking towards residential buildings	
11.19	I don’t like the idea of overlooking private residences	Survey – outdoor space for offices

	Consultation response	Mode of consultation
11.20	Maybe have something detracting from residential buildings. I'm sure they don't want people looking into their homes. Or preferably don't build new residential spaces for people, focus on the environment, and keep it wildlife friendly.	Survey – outdoor space for offices
11.21	Not great at all. It is very close to an apartment building, they can create a lot of noise for residents, they can overlook some apartments.	Survey – outdoor space for offices
	Concerns about rooftop terrace for office workers looking towards residential buildings	
11.22	A bit farther from the apartments, but still can create noise that reaches the apartments	Survey – outdoor space for offices

Table 12: Suggestions about plans for offices in the Warehouse

	Consultation response	Mode of consultation
	Alternative use theme	
12.1	don't open new office space.	Survey - proposals
12.2	Further green space in lieu of office space. Residents and visitors will both appreciate this more than brand new offices.	Survey - proposals
12.3	Have a public space still somewhere in the original part of the Warehouse	Survey - proposals
12.4	If at all possible converting the building to apartments would be preferable in my opinion. Perhaps mixed usage somehow.	Survey - proposals

	Consultation response	Mode of consultation
12.5	less office space?	Survey - proposals
12.6	less offices,	Survey - proposals
12.7	Why not have a nursery here – office workers would welcome this.	Stakeholder meeting – Great Northern Tower residents
	Rooftop garden theme	
12.8	Have you considered a garden on top of the office blocks (overlooking the open sandpit area) which can be used for the office workers/ residents as a common space. A little bit like what they've done on top of the ABC building. This is not difficult to do as you will have to waterproof the flat roof anyways and this will increase the amount of usable green space. This will also be visible to the residents of the flats, and will be a nicer view for them.	Survey - proposals
12.9	more rooftop space outdoors for public	Survey - proposals
12.10	space for rooftop beer gardens	Survey - proposals
	Miscellaneous themes	
12.11	Any open space for office workers is located away from Watson Street.	Survey - proposals
12.12	Any open space for the offices should be over on the Mews side where it would not impact on current residential units.	Survey - proposals

	Consultation response	Mode of consultation
12.13	incorporate space for businesses to develop especially small ones.	Survey - proposals
	Suggestions for roof terrace - Accessible to public	
12.14	It should have a park like vibe. A cafe, encourage groups to use it (mum n baby, yoga etc)	Survey – outdoor space for offices
12.15	make it accessible to all, not just office workers. I would want to access this free of charge, no matter the time or day. also make it accessible for all abilities	Survey – outdoor space for offices
12.16	Needs to be open to the public and have a cafe on the roof	Survey – outdoor space for offices
12.17	Only to make it accessible for all	Survey – outdoor space for offices
12.18	Shared space	Survey – outdoor space for offices
	Suggestions for roof terrace - Consideration for others	Survey – outdoor space for offices
12.19	I think the terrace should be open to the public but needs to be cognisant of the privacy of residents in the great northern tower apartments	Survey – outdoor space for offices
12.20	If in working hours I can't see noise being an issue. Potentially limit the number of people on the terrace at a time	Survey – outdoor space for offices

	Consultation response	Mode of consultation
12.21	Privacy considerations and noise-limiting.	Survey – outdoor space for offices
12.22	Provided there is consideration and courtesy there should be no issues	Survey – outdoor space for offices
12.23	Shield one side so residents aren't bombarded by noise all the time	Survey – outdoor space for offices
	Suggestions for roof terrace - Design	
12.24	Create a park/jungle in the 'sky'. A place where all that goes on in the office/life, is kept in the office/outside. You could also - seeing as it is Manchester! - create a 'bee corridor' - lots of friendly flowers and plants for bees. Their gentle hum can drown out the traffic!	Survey – outdoor space for offices
12.25	something to draw them to the site	Survey – outdoor space for offices
12.26	Lots of planting	Survey – outdoor space for offices
	Suggestions for roof terrace - Segmented areas	
12.27	Segregated sections	Survey – outdoor space for offices
12.28	Separate areas for workers so as not to be disturbed by others, privacy screens, retractable roofs etc, limits on use so it doesn't impact residents' weekend time	Survey – outdoor space for offices

	Consultation response	Mode of consultation
12.29	The sky garden in London is a good example of this, but it would benefit from quieter, bookable areas with WiFi and plug points where you could work.	Survey – outdoor space for offices

New homes

Table 13: Positive comments about the new homes

	Consultation response	Mode of consultation
	Design/ aesthetic theme	
13.1	I love the design of the resi - brick and balconies will look fantastic. I think this is one of the last truly central sites which could take a 100-150 floor tower of international significance - I think the council should be encouraging this type of development.	Survey - proposals
13.2	living space	Survey - proposals
13.3	Removing the 90's extension with residential towers.	Survey - proposals
13.4	Safe... and certainly welcome. The 1990s monster would have been better placed 'out of town' - the architecture has dated and the land use very under-developed. The latest iteration is very pleasant - the cut-away corners of the tower I like. Good to see 'not just more glass' and the towers talk pleasantly to the heritage nearby.	Survey - proposals
13.5	would look nice - apartments.	Survey - proposals

	Consultation response	Mode of consultation
13.6	The residential design - makes a change from glass curtain towers.	Survey - proposals
13.7	The overall look of the towers is also welcome. The cut aways offer something different to Manchester, something we've only every seen in Europe or Asia. It will be interesting to see what the cladding will be. Preference would be brick over precast concrete as the colours can be hit or miss (Maldron on Charles Street).	Survey - proposals
13.8	Like the brick façade	Stakeholder meeting – Ward Councillors
	Amount of residential units theme	
13.9	Good density and appropriate location. Similar to other schemes in Manchester, it will bring more people living in the city centre - which can only be good for businesses and the city economy. The city centre is also in need of more high-rise development at many of its under-utilized sites, such as this one. Height could be taller. Get it built!	Survey - proposals
13.10	Good high density sustainable development. More offices and more homes in this location could really help boost Manchester to the next level.	Survey - proposals
13.11	Housing, yes - we need more of that.	Survey - proposals
13.12	It is dense and tall. Exactly what Manchester needs in this housing shortage.	Survey - proposals
13.13	The massing is probably just about perfect, and the materials look to be of suitably high quality.	Survey - proposals

	Consultation response	Mode of consultation
13.14	Good density and scale of housing / buildings. - But, any social housing? any housing for the elderly? Is anyone above 50 going to live in these buildings? Are they going to be able to walk all the way up those street-steps if those lifts break at some point?	Survey - proposals
13.15	The provision of 750 new homes in the city centre is welcome too, it would be good to see at least 20% of these affordable at the Manchester Living Rent if possible.	Survey - proposals
13.16	Good that housing forms such a large part of the plans but no indication of how many of these will be affordable homes.	Survey - proposals

Table 14: Negative comments about the new homes

	Consultation response	Mode of consultation
	Loss of cinema/ entertainment facilities theme	
14.1	Closure of the gym - albeit temporary.	Survey - proposals
14.2	closure of cinema opening luxury apartments unnecessary office space unaffordable	Survey - proposals
14.3	Do not remove the cinema	Survey - proposals
14.4	Everything - I think it's awful and the cinema is very iconic nostalgic cinema what every city has, it has been around for so long and to tear it down makes ZERO sense! A lot of people have fond memories of this cinema, it would be different in the cinema was kept, it what made it so unique a cinema in the great northern.	Survey - proposals

	Consultation response	Mode of consultation
14.5	Getting rid of cinema	Survey - proposals
14.6	Getting rid of cinema	Survey - proposals
14.7	getting rid of cinema for flats and no longer a community space.	Survey - proposals
14.8	getting rid of the cinema and building on an already overpopulated area.	Survey - proposals
14.9	I don’t like the planned removal of Odeon Cinema	Survey - proposals
14.10	I know this is mostly borne of nostalgia, but I love how naff and 90s the Odeon is, and I also quite like how rough and ready The Gym is downstairs. I would be very sad to see them both go!	Survey - proposals
14.11	I think its a tragedy that there won't be space for the cinema! I can't believe you would leave us with only one cinema in the town all to build flats that barely anyone one who works in Manchester will be able to afford to live in. The loss of the cinema and building what I imagine will be very expensive flats	Survey - proposals
14.12	I think that more should be done to concentrate on leisure and hospitality. Keep the cinema and lose the houses, unless they will help the homeless	Survey - proposals
14.13	I use the cinema a lot. I'm a single parent living in the city centre. We often go to the cinema for cheaper showings. My son can run around in any unused space. The new plans are cramped I will miss the cinema	Survey - proposals
14.14	It would be nice to keep the cinema in there in some capacity. Maybe a cool boutique one similar to that of the Everyman down Quay Street.	Survey - proposals

	Consultation response	Mode of consultation
14.15	it's a shame so many businesses are going - like Odeon	Survey - proposals
14.16	losing access to cinema and gym	Survey - proposals
14.17	Loss of cinema and leisure facilities. Yet more high-rise residential development	Survey - proposals
14.18	needs more venues/licensed to attract more people. Entertainment style venues and activity bars.	Survey - proposals
14.19	Removing the cinema for the sake of yet more expensive flats. I'm no great lover of the building itself, but I dislike the replacement of public buildings with private housing.	Survey - proposals
14.20	removing the cinema.	Survey - proposals
14.21	removing the cinema.	Survey - proposals
14.22	Should stay as an entertainment hub	Survey - proposals
14.23	that the cinema has disappeared	Survey - proposals
14.24	The closure of the popular cinema	Survey - proposals
14.25	The closure of the cinema would be a major mistake, this is a cultural space which everyone can use, homes/offices are elite spaces only a few can access. The cinema means so much to me and to the community it would be a major mistake to close it.	Survey - proposals

	Consultation response	Mode of consultation
14.26	The loss of the cinema and existing unique businesses within the complex would leave me with much less reason to visit Great Northern. Without them, Great Northern will be competing with many similar places around the city and will have lost a distinguishing feature that brings me to this area ahead of Kampus, New Islington Marina, Deansgate Locks, etc	Survey - proposals
14.27	The loss of the cinema and the gym in the newer construction at the rear is very disappointing. These are both great amenities that serve a lot of people both locally and from further afield. It is always sad to lose leisure spaces that are appreciated and in active use.	Survey - proposals
14.28	The loss of the cinema.... It is cherished by city centre residents.... And the conversion into apartments which will lead to the loss of much of the site for the public. As a local resident + fan of the Great Northern, I am saddened by the potential loss of the cinema and eclectic mix of cafes, bars and shops for yet another apartment high rise in what is an awfully noisy and polluted area to live in....	Survey - proposals
14.29	The loss of the Odeon Cinema will be huge to Manchester. There are already many offices and places to live. There is zero point in having somewhere "nice to walk through" if there is nothing like a cinema to walk to	Survey - proposals
14.30	The ODEON being closed.	Survey - proposals
14.31	This site was built for entertainment. There is a huge cinema here and it does nor feature in the plans. It would be a huge loss to film goers. Does Mcr really need more flats?	Survey - proposals
	Affordable housing theme	
14.32	affordable housing	Survey - proposals
14.33	any affordable homes?	Survey - proposals

	Consultation response	Mode of consultation
14.34	building more unaffordable accommodation	Survey - proposals
14.35	I hope that the homes planned are not luxury apartments, and are affordable for people living in the city.	Survey - proposals
14.36	I sense the planned homes won't be affordable, increasing the housing crisis in Manchester.	Survey - proposals
14.37	I would like to understand more about the affordability of the homes under this scheme and hope they are not as overpriced as those within the Renaker developments	Survey - proposals
14.38	Manchester doesn't need more unaffordable houses and sky scrapers. we want parks.	Survey - proposals
14.39	No - As long as some of the homes are affordable.	Survey - proposals
14.40	no affordable housing	Survey - proposals
14.41	not enough affordable housing	Survey - proposals
14.42	only potential downside is affordability of the housing as the current rental market is very expensive	Survey - proposals
14.43	prices of residential units.	Survey - proposals
14.44	Sounds like the housing could be quite expensive? Has local infrastructure been taken into account e.g. enough transport links/shops for 1000+ more residents?	Survey - proposals

	Consultation response	Mode of consultation
14.45	The city doesn't need more homes which are not affordable for residents of greater Manchester they are acquired by overseas investors at extortionate pricing. The Manchester public instead loose a leisure facility	Survey - proposals
14.46	the homes - need affordable housing.	Survey - proposals
14.47	There's no mention of any affordable housing provision.	Survey - proposals
14.48	unaffordable private living - if removing cinema replace with cultural programming	Survey - proposals
14.49	we don't need another tower block that isn't affordable.	Survey - proposals
14.50	we don't need any more luxury city centre flats	Survey - proposals
14.51	Whilst developing more living places is great, I highly doubt any of the properties built will be affordable and will continue to push prices in the area further up. There is a lot of talk about community however if the above is this case, it will make it very much worse.	Survey - proposals
14.52	worry about how actually affordable these homes will be and about the increased traffic	Survey - proposals
	Height of towers theme	
14.53	High rise blocks	Survey - proposals
14.54	I understand that there is more height going up in this area of the city but i think it's important to use height carefully and think about the pedestrian experience within these spaces.	Survey - proposals

	Consultation response	Mode of consultation
14.55	I'm not a huge fan of the tall building plan (non high rise place would be better)	Survey - proposals
14.56	more skyscrapers in the city centre which can often block out light (but understandably necessary)	Survey - proposals
14.57	no skyscrapers in city	Survey - proposals
14.58	tall tower plans for homes - blocking natural light to community spaces.	Survey - proposals
14.59	the high rise	Survey - proposals
14.60	the highest two towers are a bit too high.	Survey - proposals
14.61	The towers are too tall and will collectively create large areas in shadow and therefore making this area of the city seem more oppressive.	Survey - proposals
14.62	To put towers up would be awful. The great northern and the gmex are historic buildings and this plan would ruin the site	Survey - proposals
14.63	Towers are short and quite dumpy. Let's go a lot taller...	Survey - proposals
14.64	way too many sky scrapers in the city and unaffordable for locals	Survey - proposals
14.65	Why the configuration of the towers was chosen (ie why is the tallest tower nearest The Great Northern and why are the towers not on the Deansgate edge of the podium.)	Stakeholder meeting – Great Northern Tower residents

	Consultation response	Mode of consultation
	Lack of need theme	
14.66	Not too interested in the housing but this may bring a more communal feel.	Survey - proposals
14.67	apartments	Survey - proposals
14.68	do we really need more residential apartments	Survey - proposals
14.69	extremely high accommodation plans	Survey - proposals
14.70	I honestly think the addition of new homes here is unnecessary beyond profit generation. Would there also be the necessary extra provisions for everyday living beyond bars and independent cafes - things like supermarkets, and thinking bigger, doctors etc? I also think the demand for additional office space in Manchester is likely to be minimal.	Survey - proposals
14.71	more apartments? 750? the green areas are for the apartment dwellers who don't have gardens.	Survey - proposals
14.72	Not sure why homes are necessary on this site.	Survey - proposals
14.73	Potential over density of residential element	Survey - proposals
14.74	The tall towers, it is a heritage site? Do we need more apartment blocks? Imperative we keep a good volume of car parking in this building for convention guests at Manchester Central and Hilton, both large event spaces that have commercial impact on this part of Manchester	Survey - proposals

	Consultation response	Mode of consultation
14.75	There are already too many apartment blocks, and the units are usually very small and very expensive	Survey - proposals
	Design/ aesthetic theme	
14.77	i don't like the style of the residential blocks	Survey - proposals
14.78	I feel like the design of the apartments might end up a bit ugly. It's hard to tell from the visuals but hopefully not.	Survey - proposals
14.79	I wouldn't like to be able to see the residential towers as your walk or drive down Deansgate. The facade of the old building down Deansgate is magnificent and I wouldn't want to see that affected.	Survey - proposals
14.80	The high rises at the end of the block. The Victorian warehouse had a solid feel on Deansgate, it feels like the area will be disconnected from the Victorian buildings along Deansgate and Peter Street. I'd also like to see more affordable homes.	Survey - proposals
14.81	The Tower Blocks! Lose them, no character, make you a lot of money but they are ugly and are blots on the city centre landscape. Let the Victorian Architecture take centre stage,	Survey - proposals
	Demand on other services theme	
14.82	Lack of parking is a problem already in the city centre	Survey - proposals
14.83	potential problems with noise/traffic on Watson St. reduction in parking while increasing number of residential units. lack of plays of services for a growing residential area: schools, doctors, dentists, vets, nurseries etc. increase in traffic in the whole area.	Survey - proposals

	Consultation response	Mode of consultation
14.84	With 750 apartments, what are the arrangements for car parking? Or nowadays courier/delivery/taxi drivers who are currently clogging up roads outside residential developments whilst delivering/picking up & dropping off.	Survey - proposals
14.85	yes, too many high rises already. not enough infrastructure. schools and dentists.	Survey - proposals
	Miscellaneous themes/ general concern	
14.86	I don't like the colour of the skyscrapers. I also wish they were taller! Make Manchester actually look like a city. It also hopefully allows for more affordable homes to be built in them.	Survey - proposals
14.87	More soulless apartments that local people cannot afford	Survey - proposals
14.88	new flats - more noise pollution. (high rise)	Survey - proposals
14.89	This is part of Manchester's core history. Hugely significant and that history needs to be brought through in a way that is not lip-service- that reflects an urge to celebrate the building's history- not be accused- as it will- as an excuse for the owners to capitalise on the demand for rented property in the city centre.	Survey - proposals

Table 15: Suggestions about the new homes

	Consultation response	Mode of consultation
	Keep cinema/ entertainment facilities theme	

	Consultation response	Mode of consultation
15.1	a new cinema to replace old one as that's what i come here for	Survey - proposals
15.2	Do not close the cinema	Survey - proposals
15.3	I think there should be something in place to accommodate a new cinema	Survey - proposals
15.4	Keep Odeon Cinema where it is	Survey - proposals
15.5	Keep the cinema	Survey - proposals
15.6	keep the cinema and gym	Survey - proposals
15.7	Keep the cinema and refurbish it or move the cinema to a new site. Have More restaurants, not just flats.	Survey - proposals
15.8	no to cinema [closing]	Survey - proposals
15.9	Not adding apartments and keeping the whole entertainment area of the warehouse.	Survey - proposals
15.10	Please help the cinema find a place to relocate to	Survey - proposals
15.11	Retain the cinema and add apartments in addition not instead of the cinema	Survey - proposals
15.12	To keep the cinema and all the other amenities in there	Survey - proposals

	Consultation response	Mode of consultation
	Consider affordable housing theme	
15.13	Affordable housing.	Survey - proposals
15.14	At least 20% of the homes to be affordable at Manchester Living Rent.	Survey - proposals
15.15	Hopefully some affordable housing	Survey - proposals
15.16	I know it has to do with affordability and profit but I hope the new homes are not only built for the rich. This would turn the city centre into a very boring, rich only enclosure.	Survey - proposals
15.17	i would hope that some of the housing will be designated affordable	Survey - proposals
15.18	make the apartments affordable	Survey - proposals
15.19	percentage of affordable homes available for people from local Hulme community. office space for charities?	Survey - proposals
15.20	Some affordable housing would be great	Survey - proposals
15.21	would really like to see 20% affordable in the development	Survey - proposals
15.22	affordable housing.	Survey - proposals

	Consultation response	Mode of consultation
15.23	no to unaffordable housing.	Survey - proposals
	Height of towers theme	
15.24	homes should preferably be low rise not high rise.	Survey - proposals
15.25	lower towers.	Survey - proposals
15.26	To the extent that there is any justification for even more residential units in this area of the city, the Towers should be reduced considerably in size given their proximity to the GN Tower and Bentham Tower and / or they should be swapped around so that the lowest is nearest GN Tower.	Survey - proposals
15.27	To the extent that there is any need for more residential units in this part of the city, the height of the residential towers is reduced dramatically.	Survey - proposals
	Design/ aesthetic theme	
15.28	Maybe suggest two of three additional stories as a steel standalone structure for homes, similar to the sorting house on newton street	Survey - proposals
15.29	please use good quality materials for the new buildings. also add more balconies as it doesn't look like many apartments will have them.	Survey - proposals

	Consultation response	Mode of consultation
15.30	Way more balconies on the towers' lowers levels will: - Add a feeling of passive surveillance so, pedestrians, locals and residents will feel safer when walking across the new streets. - Add value to the properties on those levels. - Give a way more continental-European look to the scheme. - Who doesn't love an European Look? Just looking at Curring Room Square you feel like somewhere in Hamburg or Barcelona. - It will cut all the air that the square shape tall tower will trap and drive down. So, it'll avoid having very windy streets.	Survey - proposals
	Higher density theme	
15.31	Greater residential density. Lose the podium and better ground floor activation.	Survey - proposals
15.32	Higher density towers	Survey - proposals
	Tenure theme	
15.33	flexi housing	Survey - proposals
15.34	Sustainable housing, a mix that reflects identity of the city.	Survey - proposals
	Miscellaneous themes/ general suggestions	Survey - proposals
15.35	Really need to think about having service bays for 750 apartments for taxis / delivery drivers / service vehicles and not expect them all to park up on double yellows or an undersized pull-off lay by outside the buildings	Survey - proposals

	Consultation response	Mode of consultation
15.36	Some points: as we try and grow our city centre population and encourage people to stay a long time, can we have: bigger, family-friendly flats? Plus a small number of affordable, instead of them 'not being economic' and dumped out of town? Plus a good amount being available to buy so that people can establish a long-term and less transient community? Finally, in terms of architecture, surprised how short the towers are. Perhaps its economics, but why are we not truly scraping the sky? Just a thought... who will be first to beat South Tower? Come on, let's do it. This is a wonderful city, let's be ambitious!	Survey - proposals
15.37	In the residential units create shared options like car sharing, bike sharing, tool sharing, laundrette	Stakeholder meeting – Neighbourhood Manager for Deansgate and Piccadilly