



Alberton House, St Mary's
Parsonage

Statement of Consultation

July 2022

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1. Introduction

This Statement of Consultation accompanies an application for Full Planning Permission, submitted to Manchester City Council ('MCC') by Bruntwood RB Ltd ('the Applicant'), in respect of Alberton House, St Mary's Parsonage located in Manchester City Centre ('the Site').

- 1.1. The application seeks approval for the full demolition and redevelopment of Alberton House in Manchester City Centre. The Proposed Development seek to bring forward a high quality office-led mixed-use scheme, to deliver a new Grade A office building with supporting ground floor commercial uses and office-related amenity space ('the Proposed Development'). The Proposed Development also includes enhancements to the surrounding public realm at Trinity Way located between Alberton House and Albert Bridge House to the west.
- 1.2. The term "Proposed Development" used within this Report refers to all stages of demolition, construction and operation of the development.
- 1.3. This Statement sets out in detail the pre-application consultation that has been undertaken, the feedback received and how that has been considered and addressed within the final proposals, where appropriate.

The Site

- 1.4. The 0.26 hectare Site (Figure 1.1) is within the St Mary's Parsonage area, in Manchester City Centre. The Site is bounded by Cardinal House to the east, St Mary's Parsonage to the south, Alberton Bridge House (car park) to the west and the River Irwell to the north. The Site is identified for redevelopment within the St Mary's Parsonage Strategic Regeneration Framework (SRF).

Figure 1.1 Existing Site Location Plan with red line boundary and blue line denoting Applicant's land ownership outside the redline (EPR Architects)

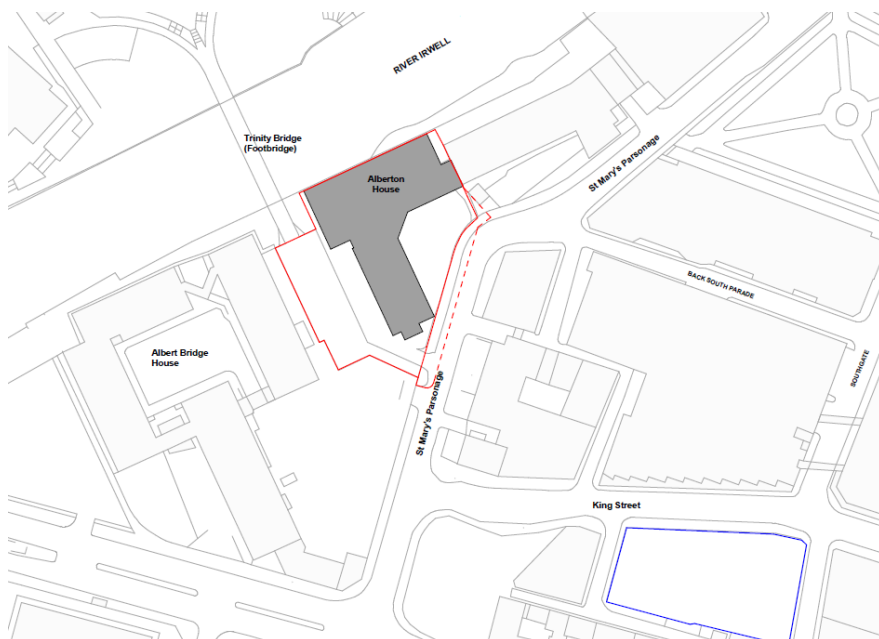
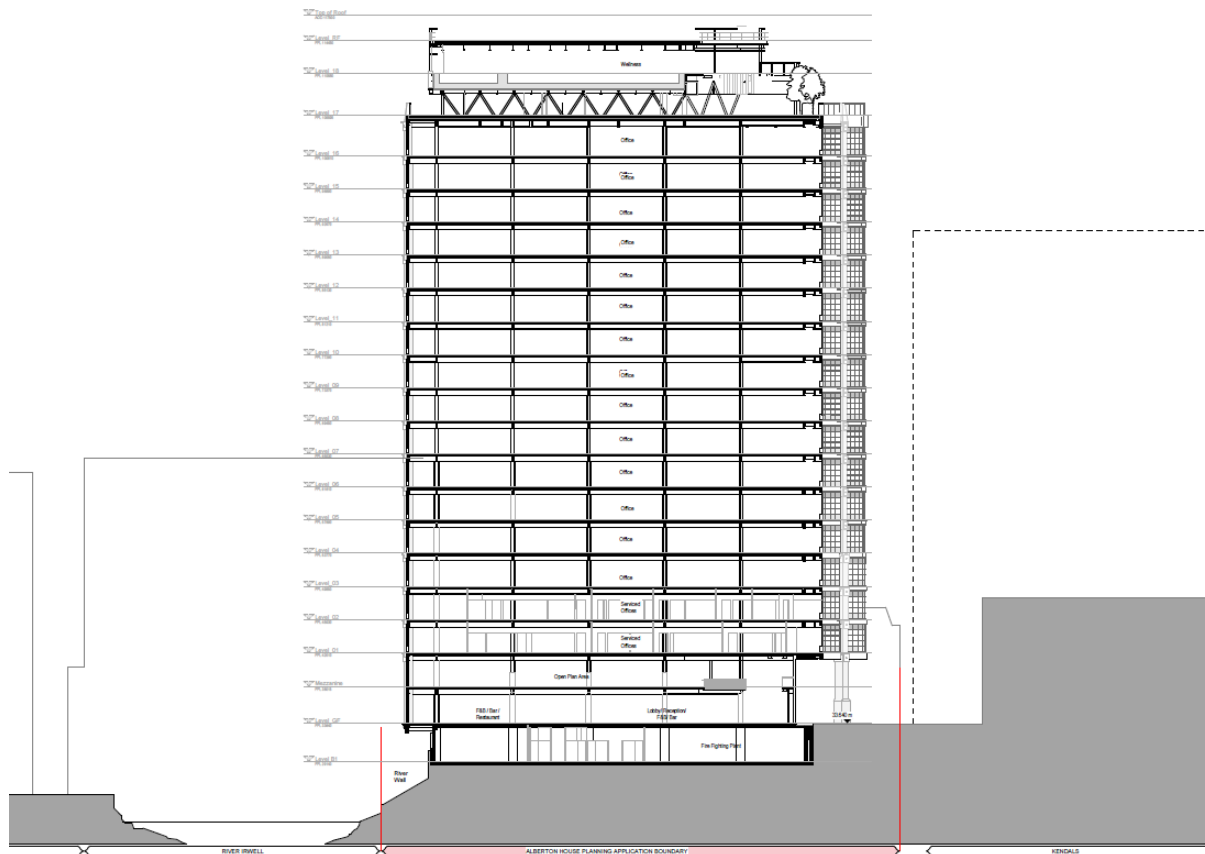


Figure 1.2 Proposed Site Cross Section Plan with red line boundary (EPR Architects)



- 1.5. The Site currently comprises a part 12 (ground +11), part 4 storey (ground +3) office building, which has an L-shaped footprint with its main entrance set back from the street edge of St Mary's Parsonage. The 12 storey (including ground) part of the building abuts the River Irwell on its north western edge and back of house servicing access is provided off St Mary's Parsonage along the Site's south western edge.
- 1.6. Immediately adjacent to the service access route, to the west of the Site is the access to the pedestrian footbridge (Trinity Bridge), which provides a key connection between Salford and Manchester City Centre. The existing footbridge access off St Mary's Parsonage is positioned between the Albert Bridge House car park and the Alberton House service road.

The Proposed Development

- 1.7. The Proposed Development includes the redevelopment of the existing Alberton House building, located on St Mary's Parsonage. This will include the demolition of the existing building and the erection of a new, contemporary 18 storey (+ ground floor, mezzanine and basement) Grade A office building, including F&B floorspace on the ground floor and rooftop amenity and wellness space to directly serve Bruntwood's commercial office tenants.
- 1.8. The Proposed Development includes the redevelopment of Alberton House, located on St Mary's Parsonage. This includes the demolition of the existing building and the erection of a new, contemporary 19 storey (+ ground floor including mezzanine and basement) Grade A office building, including F&B floorspace on the ground floor, and a rooftop amenity and wellness space (floors 17 & 18).

- 1.9. Overall the Proposed Development will deliver c. 32,260 sqm (GEA) of commercial floorspace. The quantum of the Proposed Development is set out below:
- Office (Class E(g(i)) – c. 26,420 sqm (GIA) (including mezzanine)
 - Office ancillary and amenity (Use Class E(g)(i)) – c. 1,330 sqm (GIA)
 - Flexible commercial (F&B) ((Use Class E (a), (b), (c) and/ or drink establishment Sui Generis – c. 1,470 sqm (GIA) at ground floor
 - Ancillary Wellness Centre (Sui Generis and, Use Class E (a), (b), (g(i)) and/ or drinking establishment Sui Generis)– directly associated with Bruntwood's commercial customers) including swimming pool – c. 1,740 sqm (GIA) at levels 17 and 18.
- 1.10. The Proposed Development will deliver an exemplar highly sustainable building, providing new, high quality Grade A office space, flexible commercial space (F&B) and amenity/ wellness facilities. High quality management support spaces, site infrastructure, and back of house facilities for the office uses will be provided to encourage use of sustainable transport modes and support the delivery of a highly sustainable office development of the highest specification for wellness, including through the provision of the rooftop amenity wellness space.
- 1.11. A key part of the Proposed Development is the opportunity to create an open and inviting ground floor entrance which enhances public realm and connectivity. To support this the ground floor will provide publicly accessible commercial uses along the key pedestrian route linking with Trinity Bridge and the River Irwell frontage. The Proposed Development will provide an investment into public realm which will encourage further investment into the area and its wider transformation, consistent with the St Mary's Parsonage SRF
- 1.12. The description of development, as stated on the application form is as follows:
- “Demolition of existing building and erection of a 19 storey (basement, ground including mezzanine, plus 18) building to form a mixed use office development with ancillary office amenity (Use Class E(g(i)) flexible commercial floorspace at ground floor and mezzanine (Use Class E (a), (b), (c) and/ or drinking establishment Sui Generis), flexible office floorspace (Use Class E(g(i)) at Levels 1-16, and two floors of wellness centre (Sui Generis) at Levels 17 and 18 including ancillary food and beverage (Use Class E (a), (b), (g(i)) and/ or drinking establishment Sui Generis), cycle parking, landscaping, highways and other associated works.”**
- 1.13. Full details of the Proposed Development are contained within the Planning and Tall Buildings Statement submitted with the Application, in addition to the Design and Access Statement prepared by EPR Architects.

Pre-Application Consultation

- 1.14. A process of pre-application engagement has been implemented by the project team to ensure that the approach to the scheme's design development has been properly communicated and discussed and, where possible, points raised during these discussions have been taken into account.

Public Consultation

- 1.15. Due to the impact of COVID-19, opportunities for face to face engagement have been significantly impacted, with the majority of consultation being undertaken online. The objectives for pre-application engagement for the Alberton House project were to:
- Communicate the vision for the Proposed Development and to generate support for establishing a viable use for Alberton House in order to secure a long term future for the Site;
 - Present design proposals for the Site and to secure feedback from members of the public and key stakeholder and interest groups in order to positively update and amend the Proposed Development;

- Gather feedback on the key issues and addressing any potential concerns that relate to the development, including the demolition of the existing building and construction of the new fit-for-purpose Grade A office building;
- Make people aware of the timescales for development and keep them informed about progress with regard to the development of the proposals; and
- To set out how the proposals will respond to the local context, improve pedestrian permeability and deliver a high quality and sustainable design within an important city centre regeneration area.

1.16. The public consultation period ran for a 5 week period, between 20th December 2021 and 23rd January 2022. The following activities, set out in detail in Section 3 of this Statement, have been undertaken with the public to support this overall ambition for the consultation process:

- **December 2021:** leaflets (Appendix A) were delivered to the local business and residential community by a third party delivery company to notify them of the intention to redevelop the Site and directing recipients to the website. This was complemented by coverage in local press and social media. Ward Councillor and residents' association representatives for Century Building were also directly notified of the consultation. In addition to information about the proposals, the website included a feedback form and details of the forthcoming online public consultation webinar.
- **January 2022:** an online public consultation webinar was held to virtually present the proposals to those members of the public who registered to join the webinar. This provided an opportunity for members of the public to provide feedback and ask questions about the Proposed Development during the Q&A section of the webinar. The website remained live for an extended period, taking into account the Christmas break, to provide sufficient time for consultees to submit comments for consideration by the Applicant.

1.17. Following the submission of the planning application, the website will be updated to confirm that the submission has been made. Upon validation of the planning application, the Local Planning Authority will notify the local community of the planning application, including details of how to view and comment on the proposals via the Manchester City Council planning portal.

1.18. Full details of the final scheme design are provided within the Design and Access Statement prepared by EPR Architects.

1.19. A full account of all public engagement undertaken, the responses received, and a direct response made by the proposals is set out in full within Section 3 of this Statement.

Statutory Consultee Engagement

1.20. Pre-application consultation with Statutory Consultees has been focused upon providing an explanation of the Proposed Development, including an overview of the architectural design, the way in which the proposals have respond to the site context and surrounding area, , as well as how they have addressed the objectives and development guidelines contained within the St Mary's Parsonage Strategic Regeneration Framework

1.21. Pre-application consultation is summarised as follows:

- Continued dialogue with Senior Planning Officers at Manchester City Council, which has taken place throughout the design development process to identify and address key planning considerations with an objective to secure in principle support for the proposals;
- An EIA Scoping Opinion request was submitted to MCC on 25 February 2022 and a response was received on 20th May 2022. As part of this formal process, all key statutory consultees were consulted on the forthcoming proposals and asked to provide any comments. For further details, please refer to the Scoping Opinion at Appendix C

- Greater Manchester Police (via the Design by Security team) has been consulted, and their advice in terms of security has been addressed in the application proposals; and
- Technical statutory consultees were consulted through exchanges of correspondence, including MCC Highways and Transport for Greater Manchester (TfGM).

Non-Statutory Consultees

- 1.22. In addition to the above Statutory Consultees engaged during the pre-application process, a range of non-statutory community and interest groups have been engaged throughout the process:
- A Places Matter! Panel was given an online presentation on the proposals on 15 December 2021. Following the presentation, the Panel provided a written response, which has been provided (Appendix B) and their comments have been addressed within the Design and Access Statement (a summary of which is also included within the Statement of Consultation).
 - Ward Cllrs – Ward Cllrs were provided with a direct briefing of the proposals on 8th December 2021. A follow up briefing was provided on 27th April 2022 with regard to design development relating to the top two floors.
 - Salford City Council – a briefing was provided to Senior Officers in respect of the emerging proposals and to discuss relevant landownerships along the southern side of the Application Site.
 - Century Building Residents' Association Representatives – following the public consultation briefing, a follow up meeting was held with two representatives of the Century Building residents on 10th January 2022, to provide further information on the extent of impacts relating to overshadowing and wind. A further briefing was provided on 5th May 2022 with respect to design evolution.
 - Neighbouring landowners have all been provided with an overview of the proposals;
- 1.23. Full details of all pre-application engagement with statutory and non-statutory consultees and the response provided by the submission is provided in Section 3 of this Statement.

Report Structure

This Statement of Consultation explains in detail the programme of consultation that the scheme has been through in order to ensure that issues could be considered and addressed as the proposals came forward.

The remainder of this Statement is structured as follows:

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

2. Policy Context

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

National

Localism Act

- 2.1. The Localism Bill was introduced to Parliament on 13 December 2010, and was given Royal Assent on 15 November 2011, becoming an Act ("the Act").
- 2.2. The main aim of the Act is to shift power from Central Government back into the hands of individuals, communities and Councils. It includes five key measures as follows:
 - Community rights.
 - Neighbourhood planning.
 - Housing.
 - General power of competence.
 - Empowering cities and other local areas.
- 2.3. Part 6 of the Act specifically deals with planning and Chapter 4 sets out requirements in relation to consultation before applying for Planning Permission.
- 2.4. Section 122 of the Act amends the Town and Country Planning Act 1990 to include a new section 61W that sets out a requirement to carry out pre-application consultation as follows:

(1) Where—

(a) a person proposes to make an application for planning permission for the development of any land in England, and

(b) the proposed development is of a description specified in a development order, the person must carry out consultation on the proposed application in accordance with subsections (2) and (3).

Subsections (2) and (3) state:

(2) The person must publicise the proposed application in such manner as the person reasonably considers is likely to bring the proposed application to the attention of a majority of the persons who live at, or otherwise occupy, premises in the vicinity of the land.

(3) The person must consult each specified person about the proposed application.

Subsection (4) outlines the requirements in regards to publicity of applications:

(4) Publicity under subsection (2) must—

(a) set out how the person ("P") may be contacted by persons wishing to comment on, or collaborate with P on the design of, the proposed development, and

(b) give such information about the proposed timetable for the consultation as is sufficient to ensure that persons wishing to comment on the proposed development may do so in good time.

2.5. The Act also sets out a duty to take account of the responses to consultation. Section 61X requires a developer to have regard to any comments or responses generated by the consultation undertaken in accordance with section 61W, when deciding whether to make any changes to proposals before submitting a planning application.

2.6. Section 61Y enables the Secretary of State to set out further provisions as to how the consultation required under new section 61W should be undertaken in practice.

National Planning Policy Framework (2021)

2.7. The Department for Communities and Local Government published the amended NPPF in 2021. The document sets out the Government's planning policies for England and how these are to be applied. It requires planning policies to meet objectively assessed needs, with sufficient flexibility to adapt to rapid change.

2.8. Paragraphs 39 to 46 address pre-application engagement and front-loading. Paragraph 39 observes that early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. It goes on to state that good quality pre-application discussion enables better co-ordination between public and private resources and improved outcomes for the community.

2.9. Paragraph 40 directs local planning authorities to encourage any applicants who are not already required to do so by law to engage with the local community, where they think this would be beneficial, and, where relevant with statutory and non-statutory consultees, before submitting applications.

2.10. Similarly, paragraph 132 sets out how Local Planning Authorities should have regard to early, proactive and positive engagement with the local community and their views, as well as addressing any comments received from design review panels.

2.11. The NPPF also promotes the use of the Local Planning Authority Pre-Application Service in order to encourage a partnership approach to applications. It is considered that early engagement with the Local Planning Authority is often conducive to the best result for the application, as it highlights where further work is required.

National Planning Practice Guidance

2.12. In March 2014, the Government issued the National Planning Practice Guidance as an on-line resource, which is designed to bring together planning practice guidance for England in an accessible and usable way. The Guidance was amended in July 2021 following updates to the NPPF.

2.13. The Guidance provides further detail to assist in the understanding of planning policies set out within the NPPF, including requirements for pre-application engagement.

2.14. The 'Consultation and pre-decision matters' identifies that:

- In line with the policies of the NPPF, statutory consultees have an important role to play in the pre-application stage and should be engaged early; and,
- Pre-application consultation with the local community is encouraged where it adds value to process and outcome.

Local

Manchester City Council Statement of Community Involvement

- 2.15. MCC adopted a refreshed Statement of Community Involvement (SCI) in June 2018. The SCI sets out how and when MCC will involve the community in relation to the preparation and revision of the Local Development Documents and in the process of making decisions on planning applications.
- 2.16. Appendix 1 of the SCI provides guidance on developer-led early engagement.
- 2.17. The SCI states that early engagement has significant benefits by improving the efficiency and effectiveness of the planning system for all parties. Therefore, developers are encouraged to consult before submitting a planning application.
- 2.18. The SCI encourages developers to consult with the public and various parties, which could include equalities groups, as well as with specific infrastructure and service providers who can advise developers on any need for increased provision of services.
- 2.19. Consultations should be inclusive, transparent, clear and understandable. Additionally, developers are encouraged to submit a record of the consultation that took place with their planning submission, which is detailed within Section 3 of this Statement.

Summary

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

3. Consultation Strategy and Responses

This section describes the consultation that has been undertaken by the Applicant and the project team. It includes an outline of the consultation strategy and the outcome of the consultation process.

- 3.1. Whilst it has not been possible to undertake face to face public engagement sessions due to the impact of COVID-19 and the need to maintain social distancing during the design development period, it has been possible to engage all parties throughout using online platforms and different types of media, including leaflets, online webinars, email exchange, telephone correspondence and surveys.

Proposed Development Consultation Strategy

- 3.2. Pre-application consultation has been focused upon providing an explanation of the Proposed Development, including the way in which the detailed design of the proposals has responded to the SRF and the Site's economic, planning and regeneration context.
- 3.3. This process has sought to address specific site considerations, questions and comments that have been raised during the consultation process. Further to the SRF consultation, in line with MCC's Statement of Community Involvement and as agreed with the Local Planning Authority, the following application specific consultation has taken place to date:
- 3.4. Pre-application consultation with Statutory Consultees has been focused upon providing an explanation of the Proposed Development, including an overview of the architectural design, the way in which the proposals have responded to the site context and surrounding area, as well as how they have addressed the objectives and development guidelines contained within the St Mary's Parsonage Strategic Regeneration Framework
- 3.5. Pre-application consultation is summarised as follows:
- Continued dialogue with Senior Planning Officers at Manchester City Council, which has taken place throughout the design development process to identify and address key planning considerations with an objective to secure in principle support for the proposals;
 - An EIA Scoping Opinion request was submitted to MCC on 25 February 2022 and a response was received on 20th May 2022. As part of this formal process, all key statutory consultees were consulted on the forthcoming proposals and asked to provide any comments. For further details, please refer to the Scoping Opinion at Appendix C.
 - A series of detailed online public engagement surveys and presentations of the proposals through a website that have taken place periodically during design development to help inform the local public and seek their views, which have been responded to as set out in this Statement;
 - Ward Cllrs – Ward Cllrs were provided with a direct briefing of the proposals on 8th December 2021. A follow up briefing was provided on 27th April 2022 with regard to design development relating to the top two floors.
 - Salford City Council – a briefing was provided to Senior Officers in respect of the emerging proposals and to discuss relevant landownerships along the southern side of the Application Site.

- Century Building Residents' Association Representatives – following the public consultation briefing, a follow up meeting was held with two representatives of the Century Building residents on 10th January 2022, to provide further information on the extent of impacts relating to overshadowing and wind. A further briefing was provided on 5th May 2022 with respect to design evolution.
- Neighbouring landowners have all been provided with an overview of the proposals;
- Greater Manchester Police (via the Design by Security team) has been consulted, and their advice in terms of security has been addressed in the application proposals;
- A Places Matter! Panel was given an online presentation on the proposals on 15 December 2021. Following the presentation, the Panel provided a written response, which has been provided (Appendix B) and their comments have been addressed within the Design and Access Statement (a summary of which is also included within the Statement of Consultation).
- A public consultation online webinar was held on 6 January 2022 to virtually present the proposals and gain feedback from the public;
- Various pre-application meetings with planning officers and written correspondence with technical statutory consultees (e.g. MCC Highways, MCC Flood Risk Department; Environmental Health (Contaminated Land); Transport for Greater Manchester (TfGM); United Utilities; and Greater Manchester Archaeological Advisory Service) to present the proposals and gather feedback; and

3.6. The sections set out in subheadings below further describe the consultation activity undertaken in preparation of this Application, provide a summary of the feedback received and how this has been addressed within the Proposed Development.

Pre-Application Consultation

Manchester City Council

Local Planning Authority

- 3.7. During the design development stages undertaken prior to submission of this planning application, regular dialogue has taken place with Manchester City Council Planning Officers in order to present the proposals and gather feedback.
- 3.8. The following meetings have taken place to present the proposals and discuss the commercial viability considerations of the Proposed Development:
- 23 August 2021 – Pre-application meeting with MCC Senior Planning Officers
 - 25 November 2021 – Pre-application meeting with MCC Senior Planning Officers
 - 21 January 2022 – Briefing with Case Officer
 - 24 March 2022 – Pre-application meeting with MCC Senior Planning Officers
 - 17 June 2022 – Pre-application meeting with Case Officer to present design evolution
 - 28 June 2022 – Pre-application meeting with Case Officer to discuss submission details
- 3.9. Pre-application discussions with the Local Planning Authority have covered a wide range of key planning considerations relevant to the proposals, including:
- **Scale, Massing and Quantum of commercial floorspace** - The Applicant provided the LPA with further detail regarding market analysis and the associated commercial case to support the proposed development. It was acknowledged that the Site lies within a transitional height zone in the SRF, which presents the opportunity for a more substantial increase in height than the neighbouring Cardinal House.
 - **Architectural Quality and Materials** – The Applicant presented the evolving design of the proposals to Officers at various stages through the pre-application process. Design changes have related to

the distribution of materials, detailed treatment of corner glazing and the design of the top two floors.

- **Environmental Impacts** – Early testing was completed with regard to wind, daylight/ sunlight and overshadowing, and results were shared with Officers to demonstrate not significant impacts were anticipated.
- **Townscape and Heritage** – The LPA undertook a review of proposed key views to be tested by the Townscape and Visual Impact Assessment and Heritage Assessment .
- **Public Realm and opportunities to enhance connections** – Emerging landscape proposals were presented to Officers, with particular reference to the opportunity to enhance the pedestrian connection between Trinity Bridge and St Mary's Parsonage, in line with the SRF's objectives. It was noted that some of the land required to complete the connection falls outside of Bruntwood's ownership and that the neighbouring landowner had already agreed to the principle of delivering this connection when proposals for the Albert Bridge House site are brought forward.
- **Events** – Officers highlighted the need to protect local residential amenity and Bruntwood agreed that external rooftop events would not form part of the forthcoming proposals.
- **Servicing Arrangements and options considered** – The Applicant acknowledged the strategic objective to keep servicing off-street. However, following detailed design, it was established that on-site servicing would result in a substantially compromised ground floor and would fail to improve the activity and animation along the approach to Trinity Bridge. The Applicant demonstrated that the service bay location is appropriate and maintains full accessibility for pedestrians, cyclists and vehicles.
- **Approach to consultation and consultation feedback** – The Applicant outlined the key stakeholders that would form part of the pre-application consultation process.
- **Scope of planning application** – The Applicant held a technical planning meeting with the Case Officer to agree the scope of the planning application.

Highways Department

- 3.10. The transport consultant for the project, Curtins, initially held a pre-application meeting with MCC Highways on 5th October 2021 to discuss the development proposals and present multiple options for a servicing strategy. Discussions regarding the servicing strategy continued throughout the remainder of 2021 and into 2022, until a position of agreement was reached in May 2022, as set out within the Scoping Opinion.
- 3.11. The Applicant will continue to engage with MCC Highways, particularly with respect of construction logistics and the detailed design of the proposed loading bay.

Flood Risk Department

- 3.12. The flood risk and drainage consultant for the project, Curtins, held a pre-application meeting with MCC Flood Risk department on 17 May 2022 via teams. The meeting was also attended by MCC planning officer and representatives from Bruntwood and Deloitte. During the meeting the proposed drainage strategy, SuDS and flood risk assessment was discussed.
- 3.13. Earlier engagement with MCC Flood Risk department also took place in January 2022 via email which provided details of the following:
- Flood Risk Assessment to be prepared to support the application.
 - Surface water drainage strategy – including identification of existing surface water outflows, calculations of existing flows and the proposed discharge rate for the redeveloped area, the introduction of a flow control device.

- Confirmation that if a new connection is required through the river wall, whether MCC Land Drainage Consent would be required.
- Groundwater monitoring – methodology contained within DS and FRA.

3.14. For further details please refer to the Flood Risk Assessment and Drainage Strategy, (including Appendix G - Manchester LLFA Correspondence Data Screening Mapping) prepared by Curtins and submitted as part of this application.

Local Ward Councillors

- 3.15. A virtual meeting with Ward Councillors in the Deansgate Ward took place on 8 December 2021 to discuss the principle of development, present the developed design proposals further to the Strategic Regeneration Framework and seek views on the design. The meeting was attended by Councillor William Jeavons and Councillor Marcus Johns.
- 3.16. The key discussion points and queries raised are summarised below, along with a summary of how the Proposed Development has responded to these points raised:
- **Comment:** Councillors generally supported the overall design but asked for the application to clearly set out how the proposals address the requirements of the SRF.
 - **Response:** The Design and Access Statement submitted with the planning application sets out how the Proposed Development responds to the requirements of the SRF.
 - **Comment:** Councillors questioned the public realm interventions as they were concerned that the area between Motor Square and the Salford link could potentially be missed.
 - **Response:** the Applicant and project team has continued to engage in discussions with the surrounding landowners throughout design development and prior to submission of the planning application and the neighbouring landowner to the south recognises the strategic need to deliver the remaining part of the pedestrian link between St Mary's Parsonage and Trinity Bridge.
 - **Comment:** Councillors queried the on-street loading bay and the contribution this makes to meeting the requirements of the SRF.
 - **Response:** The intention of the proposals is to improve the pedestrian footway, so pedestrians have priority in this part of the SRF and making the ground floor as accessible as possible. To achieve this, the loading bay has to sit within the widened public footway. It is anticipated that the loading bay will be lightly used and will be controlled by facilities management staff to ensure any potential disruption for deliveries and servicing are minimised. The proposed servicing arrangements have been discussed and agreed in-principle with MCC Highways Officers.
 - **Comment:** Councillors considered that the relationship of the proposals with residents is key.
 - **Response:** The proposals have been designed with local stakeholders as a key planning consideration. In this respect, early environmental testing was completed with regard to wind, daylight/ sunlight and overshadowing, the results of which were summarised as part of the consultation briefing. All local residents and businesses have been notified of the consultation period and given the opportunity to provide comments on the proposals.
- 3.17. A follow up virtual meeting took place on 27 April 2022 which was attended by Councillor Jeavons. The follow up meeting provided an opportunity to update on the public consultation and the proposed amendments to the roof design following further detailed design development. The key discussion points and queries are raised below, along with a summary of responses:
- Councillor Jeavons requested an update on the feedback after the round of public consultation.

- **Response:** the project team representative outlined that feedback was generally positive and noted that of the few comments received, they largely related to height, need for office space, overshadowing and servicing.
- It was confirmed that the professional team had met with residents' group representatives to talk them through the proposals in more detail, with particular regard to the analysis on overshadowing impacts on Parsonage Gardens and daylight & sunlight.
- It was also confirmed that further engagement had been held with MCC Highways and that highway and servicing design had been agreed in-principle.
- The project team representative presented proposed amendment to the roof design. It was confirmed that the height of the new roof design was marginally higher than the apex of the previous design and that this had been re-tested in respect of overshadowing and daylight & sunlight.
- The project team confirmed the intention to meet again with the residents' group representatives to update them on the design, but was agreed with Cllr Jeavons that there was no need to undertake another full round of public consultation.

United Utilities

- 3.18. United Utilities have been consulted to agree the surface water discharge rates and network capacity to accommodate the Proposed Development.
- 3.19. Following the pre-development enquiry, agreement has been sought from United Utilities on the methods, amounts and flow rates of discharge of surface water run-off and foul drainage.
- 3.20. For further details please refer to the Flood Risk Assessment and Drainage Strategy, (including Appendix H – United Utilities Correspondence) prepared by Curtins and submitted as part of this application.

Peel L&P

- 3.21. Pre-application engagement has taken place with Peel L&P (Manchester Ship Canal Company) as adjacent landowners. The flood risk and drainage consultant for the project, Curtins, have engaged with Peel L&P during the pre-application stages, on the proposed surface water drainage strategy. Engagement with Peel L&P sought to provide confirmation on the following (email dated 15 October 2021):
- Would any formal approval for constructing a new outfall be required - existing outfalls may be unsuitable for reuse due to levels of the basement reducing in comparison to current basement levels.
 - Advise if any additional approvals are deemed necessary – if applicable - for working in proximity to the existing river wall.
- 3.22. Peel L&P provided a response via email on 15 October 2021, which agrees in principle of the proposed drainage strategy, including the introduction of new outfalls, should these be required. Peel L&P's response is summarised below:
- Proposed discharge rates considered to be acceptable.
 - Provided details of MSCCL's usual position on discharge velocities
 - Any new outfalls will need to be covered by a Licence agreement for the outfalls and ongoing discharge.
 - Scope of proposed works to be discussed further once further details on the proposals have been confirmed.
- 3.23. For further details please refer to the Flood Risk Assessment and Drainage Strategy, (including Appendix J - Peel L&P Correspondence) prepared by Curtins and submitted as part of this application.

Public Consultation

- 3.24. Due to the impact of COVID-19, a decision was made to provide an online public consultation website and briefing. Notification of the consultation period and online information was delivered in the form of hard copy leaflets, local press coverage and social media.
- 3.25. Leaflets were delivered to all addresses in the following consultation zone:



Figure 3.1. Consultation Zone (Google Images)

- 3.26. The material presented online summed up the surrounding context of the development, the options that have been explored for the redevelopment and reuse of the site, and the emerging design concept
- 3.27. A feedback form was available via the website for people to provide comments on the Proposed Development and an e-mail address was provided for people to send in comments.
- 3.28. The public consultation responses were generally either fully supportive or partially supportive of the Proposed Development. This is effectively shown in the summary tables below (Table 3.1).

Table 3.1 Question 1 Public Consultee Responses

Question	Supportive	Unsupportive	Partially	No Response
Do you support the proposals for redevelopment of Alberton House?	4	1	4	4

Responses Received

- 3.29. In total 13 feedback form responses were received via ‘Have your say’ page of the consultation website. The consultation feedback forms consisted of 3 closed ended questions, as well as a box where general comments could be made. The graphs below provide a summary of the responses received to the consultation feedback form’s closed questions (Figures 3.1 – 3.3).

Figure 3.1: Do you support the proposals for redevelopment of Alberton House?

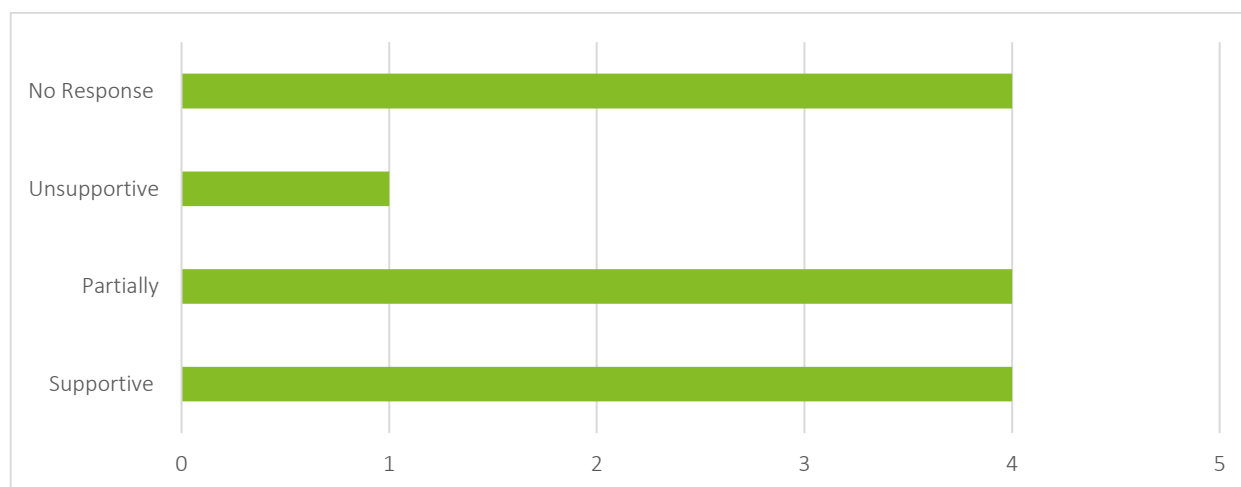


Figure 3.2: How do you think the proposals will contribute to the on-going regeneration of the wider St Mary's Parsonage SRF area?

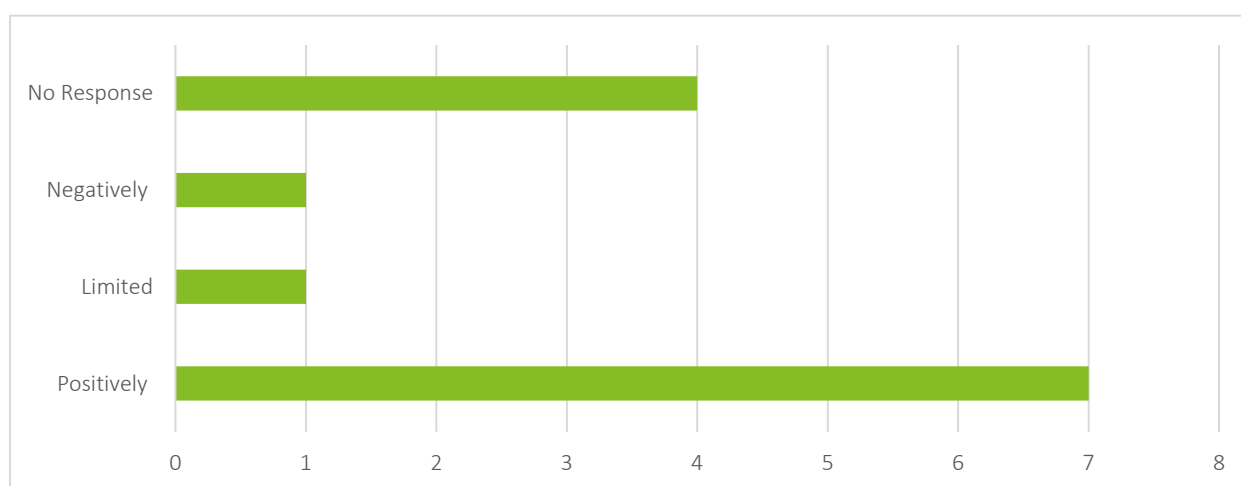
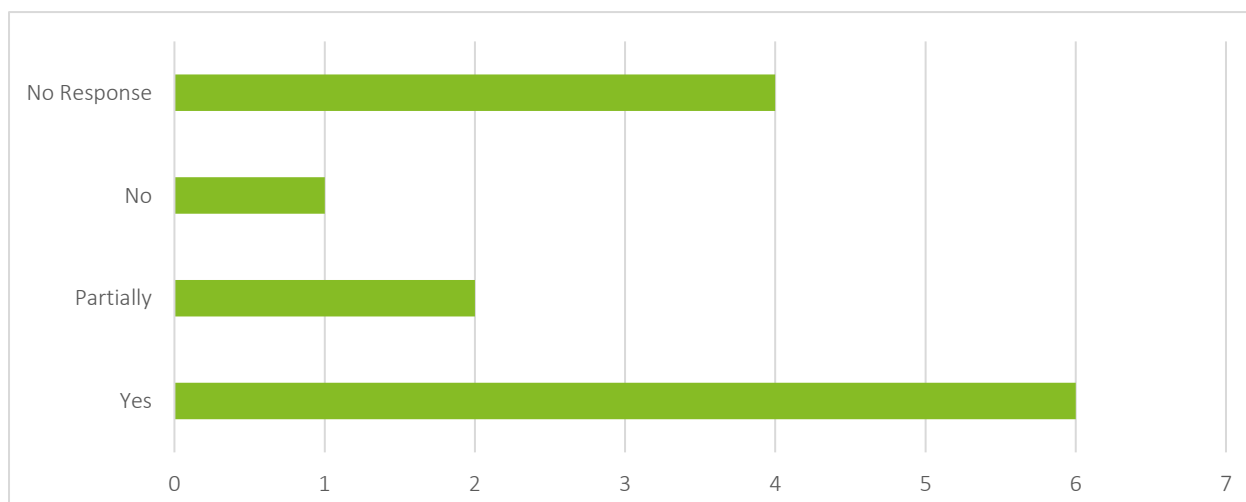


Figure 3.3: Do you support the creation of publicly accessible space at street level?



- 3.30. Additional written comments were also provided in the feedback forms as well as three responses received directly via email.
- 3.31. In addition to the wider public consultation engagement via the website, an online webinar took place on 6 January 2022 via Zoom which provided the public with the opportunity to ask questions and give feedback following a detailed presentation of the proposals.
- 3.32. A number of queries and issues were raised by the public in response to the consultation website and as part of the online webinar. These are summarised below and addressed further in Table 3.4.

Table 3.4 Summary of comments received during the consultation process from members of the public

Theme	Comments Received	Response
Servicing	Impacts on existing road by widening pavement to allow for servicing loading bay	The servicing strategy has been prepared by Curtins and developed in consultation with MCC Planning and Highways Officers and residents to improve the existing servicing whilst not negatively impacting the surrounding public realm and streetscape. Whilst further detailed design work is required, MCC Highways have agreed with the proposed on-street servicing arrangements. The proposed arrangement not only represents an acceptable solution in highways terms but will also substantially improve the extent of active frontage along the approach to Trinity Bridge, which will enhance the quality of the public realm and improve passive surveillance. The Applicant considers this element of the proposals therefore appropriately balances the associated planning considerations and represents the most beneficial design solution.
Conservation Area	Location of servicing facilities facing onto Parsonage Conservation Area	The visual impact of the Proposed Development on the setting and appearance of the Parsonage Conservation Area has been assessed as part of the EIA. The servicing area will be highly managed by on-site staff, ensuring as much servicing operations as possible take place off-street and within the building, thereby minimising any potential impact on local streetscape. The proposed design seeks to incorporate the loading bay into the streetscape and maintains a 2m pedestrian footway along the north west edge of St Mary's Parsonage. It is not considered that the location of the facilities will have a significant impact on the character of the Conservation Area or setting of any nearby listed buildings.
Sunlight, Daylight & Over-shadowing	- Impact on overshadowing of Parsonage Gardens - Impact on sunlight and daylight for Century Buildings, Cardinal House and The Bridge apartments	An assessment has been undertaken by GIA to establish the impact of the Proposed Development upon the amount of daylight and sunlight received by properties adjacent to the Site. A number of buildings and Parsonage Gardens were considered due to their proximity to the Site and by virtue of meeting the criteria in terms of orientation relative to the Proposed Development. The results of the sunlight, daylight and overshadowing assessment do not present any significant impacts on nearby residential buildings and Parsonage Gardens. This is considered in the context that each is located within Manchester City Centre where there are more likely to be tall buildings and higher density developments. The assessment also considered other adjacent properties and public spaces, including Motor Square, however due to their distance and / or orientation from the Proposed Development, they are unlikely to be affected, and so they have not been assessed in detail. In terms of Cardinal house, as this operates under a commercial use, it is not a planning consideration to assess any impact on sunlight and daylight levels. The Design and Access Statement submitted with the planning application will confirm that Cardinal House is not physically constrained by the Proposed Development.

Theme	Comments Received	Response
		For further details please refer to the Sunlight, Daylight and Overshadowing Report prepared by GIA in support of this application.
Wind	Concerns that tall buildings can create wind tunnels	The Proposed Development comprises a 20-storey building. Although taller than the existing building that currently occupies the Site, the height is broadly comparative to the height of the existing Albert Bridge House building. It is expected that wind conditions within and around the Site will remain similar to sheltered urban areas. This is supported by initial wind microclimate assessments (using Computational Fluid Dynamics (CFD)) and comparing current conditions with those with the Proposed Development, as well as a cumulative scenario which show that the Proposed Development has a minimal impact on ground level conditions for the Site and surrounding area and would not result in any potential regions of unsuitable conditions or concerns about wind safety. Appropriate testing of wind conditions on the roof terrace has been undertaken to identify suitable mitigation to be installed to ensure that wind conditions at this level are safe and comfortable for use. The appropriate mitigation has been included in the final design of this space. For further details please refer to the Wind Report prepared by GIA in support of this application.
Fire	Further details required on the shared fire escape as the ongoing use of Cardinal House cannot be secured	The existing Alberton House will be demolished as part of the Proposed Development. A couple of existing features will be retained including the shared staircase between Cardinal House and Alberton House. The staircase will be retained as an escape core for Cardinal House during the construction works for the Proposed Development. The associated foundations to the shared stair are also proposed to be retained to support the core throughout the demolition and construction process. The design team have worked to incorporate and extend the existing staircase as part of the Proposed Development to make use of the existing and retained feature. It should be noted that the owner of Cardinal House has been consulted throughout the pre-application process.
Noise	Concerns relating to sound pollution as a result of construction works and increased vehicle/foot traffic	An assessment of construction noise and vibration has been carried out for the Proposed Development to establish the likely impact on the nearby noise sensitive receptors. This assessment concludes that, whilst construction activity will likely have an impact on nearby sensitive receptors, it is considered that these will be both temporary in nature and can be mitigated through adhering to the best practical means of mitigation set out in a construction management plan. For further details please refer to Chapter 5 (Construction Methodology and Programme) of the Environmental Statement Volume 1 prepared by Sir Robert McAlpine and PP O'Connor. In addition, please refer to the Noise and Vibration Assessment prepared by Sandy Brown.

Statutory Consultees

Greater Manchester Police – Design for Security

- 3.33. In order to seek an early view on the ways in which the Proposed Development can manage crime and promote safety in and around the site, the scheme was submitted to Greater Manchester Police (GMP) Design for Security team for feedback.
- 3.34. A Crime Impact Statement was received from GMP on 4 March 2022 which includes recommendations with regards to the Proposed Development and is submitted with the planning application.
- 3.35. All recommendations in the report have been incorporated into the development and further evidence will be provided to confirm that the requirements GMP, in order to award Secure by Design status, during the construction process and prior to operation have been met.

Historic England

- 3.36. Historic England were provided with a written briefing of the emerging proposals on 11 October 2021. Historic England responded on 14 October to confirm that there was no requirement for further formal consultation regarding the proposals. Historic England were also consulted by MCC as a part of the request for an EIA Scoping Opinion.

Non-Statutory Consultees

Places Matter! Design Review Panel

- 3.37. The Proposed Development was presented remotely to the Places Matter! Design Review Panel on 15 December 2021. The written comments from the Places Matter! Panel are found in Appendix B and addressed within the submitted Design and Access Statement.
- 3.38. The presentation to Places Matter! Design Review Panel was during the design development and the presentations at that stage were a work in progress. This timing was to maximise the value of the design review and to ensure that independent comments could be considered and factored into the ultimate design response as the scheme developed further towards a planning submission.
- 3.39. Overall, the panellists were very supportive of a conscientious and well-designed scheme. The Panel commended the approaches to neighbour conversations and public consultation. The panellists identified a few areas for further development, which have been addressed as part of the planning submission. A summary of the points raised, and the response of the application, is as follows:
- Places Matter: A more extensive narrative and discussion of the options considered would assist in explaining the journey in terms of scale and mass of the proposition.
 - Design Team: The Design and Access Statement submitted with the planning application will provide further details relating to the various options for development that were tested.
 - Places Matter: The aspirational for Cardinal House needs to be seen in tandem with the proposals as the building is being stepped forward.
 - Design Team: The Design and Access Statement submitted with the planning application will include confirm that the Proposed Development will not physically constrain Cardinal House.
 - Places Matter: The broad scale and massing are logical and compliant with the SRF alongside with the approach to stepping up towards Albert Bridge House however it should be considered how the building might be future proofed to respond to continuing changes in working pattern.
 - Design Team: The brief requirements stipulate the floor areas required; this has driven the mass of the building. At the time of the presentation to the Panel, the detailed design of the internal arrangement was still being developed but the project team are confident that the

large office floorplates and supporting retail/commercial/wellness uses will be able to respond to future changes to workplace requirements.

- Places Matter: reconsider the roof/crown to make a clear decision about the direction of this space and how to ensure longevity
 - Design Team: The presentation to the panel was given in the middle of the design process, and as a team we have continued to develop the design of the top floors. The design of the top floors has been revised since presenting to the panel, in light of comments received.
- Places Matter: The material choices show a desire for quality, but the final choice of glazing will be very important, and the number of ingredients should be minimised and kept simple going forward.
 - Design Team: The materials have been selected to be of high quality and to create a building which seeks to contribute to the historic environment of St Mary's Parsonage. The finer details of materials selected, particularly the glazing, were still in the process of being assessed when the presentation was made to the Panel. The materials identified in the planning application have been selected as the highest performing materials to achieve the appearance and functionality of the building.

- 3.40. The rooftop update addressed the main comment/ response that the design proposals received during the pre planning consultation process and in particular the Places Matter Review with regard to the form of the pitched roof working architecturally against the main facade typology. For reference the comments of the design review panel on the rooftop design are set out below:

"Below is the comments of Panel on the rooftop design: "there was some nervousness about the rationale for the shape of the top floor, which risks looking like a "bit of an afterthought". This was felt to need more rigor and whilst the warehouse / pavilion aesthetic is attempting to pick up on the heritage angle, you were asked to look again at both the colour and shape of this floor. By all means make it a playful structure, but perhaps a more understated 'hat' is required?"

You were directed to City University Library, by Coffey Architects, as an exemplar. You might also consider a larger step back of the top floor and more expression as it meets the sky. The forms were felt to be too residential for this type of building and this is the weakest part of the building."

- 3.41. In conclusions to the main points raised by Places Matter!, these areas for further development have been addressed as part of the ongoing design development and are therefore subsequently addressed as part of this planning application.

Greater Manchester Archaeological Advisory Service (GMAAS)

- 3.42. Manchester City Council is advised on archaeological matters by the Greater Manchester Archaeological Advisory Service (GMAAS). An Archaeological Assessment has been undertaken by Salford Archaeology to set out the further investigations that are due to take place, which have been developed through correspondence with GMAAS.
- 3.43. The exact scope and extent of any such further investigation of the Site will be determined by the Greater Manchester Archaeological Advisory Service (GMAAS), in their capacity as archaeological advisor to Manchester City Council. No concerns have been identified prior to this application being made and further engagement will take place prior to the demolition and construction period commencing development.
- 3.44. For further details please refer to the Archaeological Assessment submitted as part of this application.

National Air Traffic Services

- 3.45. National Air Traffic Services (NATS) were contacted regarding the Proposed Development as part of the pre-application consultation progress. NATS stated that the Proposed Development is unlikely to

interfere with radar signals for aeroplanes travelling to and from Manchester Airport. Mitigation would therefore not likely be required.

- 3.46. Given the scale of the Proposed Development, NATS expect that they will likely be consulted by the Local Planning Authority and Manchester Airport Safeguarding Team following the submission of this planning application.
- 3.47. It should be noted that a Technical Aerodrome Safeguarding Assessment has been prepared by Pager Power and submitted as part of this application.

Summary

- 3.48. Overall, there is a recognition that a new Grade A office space should be brought forward for the Alberton House building in order to secure its long term future and arrest the building going into long term decline.
- 3.49. Whilst justification has been provided within the Planning Statement, Design and Access Statement and assessed within the Townscape and Visual Impact Assessment, this Statement has also set out a direct response to points made by members of the public, the local community, Ward Members, as well as Statutory and Non-Statutory Consultees.
- 3.50. The Applicant is also committed to ensuring the consultation process will continue as part of the formal statutory planning procedure managed by the Local Planning Authority and beyond. During this process, the Applicant and the project team will continue to listen and engage with local stakeholders and, wherever possible, accommodate their ideas and aspirations.

4. Summary and Conclusions

- 4.1. Consultation has been undertaken in accordance with the requirements of national policy (the Localism Act and the NPPF) and Manchester's Statement of Community Involvement. The proposals form the redevelopment of Alberton House, which is supported by the St. Mary's Parsonage Strategic Regeneration Framework (2020).
- 4.2. The application proposals have been the subject of a significant amount of pre-application consultation with local people and numerous organisations. This has involved the use of a number of consultation methods to engage effectively with the Local Planning Authority, local residents and businesses, Ward Councillors, Greater Manchester Police, adjoining owners, other Statutory Consultees, and non-Statutory Consultees to identify and consider relevant issues prior to the submission of the application for Planning Permission.
- 4.3. Pre-application engagement with local residents and businesses was principally focused online through updates to the website and regular surveys during design development. The consultation period and the engagement generated 13 direct comments from the local community, businesses and stakeholders to date. Further webinars and site visits have been undertaken to further understand the comments raised during the pre-application process and allow them to be address within the application.
- 4.4. Responses show that there is broad support for the proposals, subject to the quality of the finish meeting the standards that have been set out in the Planning Application. Where feasible, the Applicant has sought to address comments and will continue to work with local partners in order to maximise the benefits felt in the local area.
- 4.5. In addition to direct engagement with local residents and Ward Councillors, there has been overarching positive feedback gathered from Manchester City Council, Statutory Consultees, local landowners, and various businesses near to the Site. Statutory Consultees have agreed to the relevant elements of the Proposed Development from a technical perspective prior to an application being made.
- 4.6. Moving forward with the project, Bruntwood are committed to ensuring the consultation process will also continue as part of the formal statutory planning procedure managed by the Local Planning Authority and beyond. They are long term investors in both the Proposed Development and the local area and further engagement will continue to help to influence the improvements made in within the wider SRF area over time. During the determination process, the Applicant and the project team will continue to listen and engage with local stakeholders and, wherever possible, accommodate their ideas and aspirations for the Site and wider area.

Appendix A – Public Consultation Leaflets



Public consultation

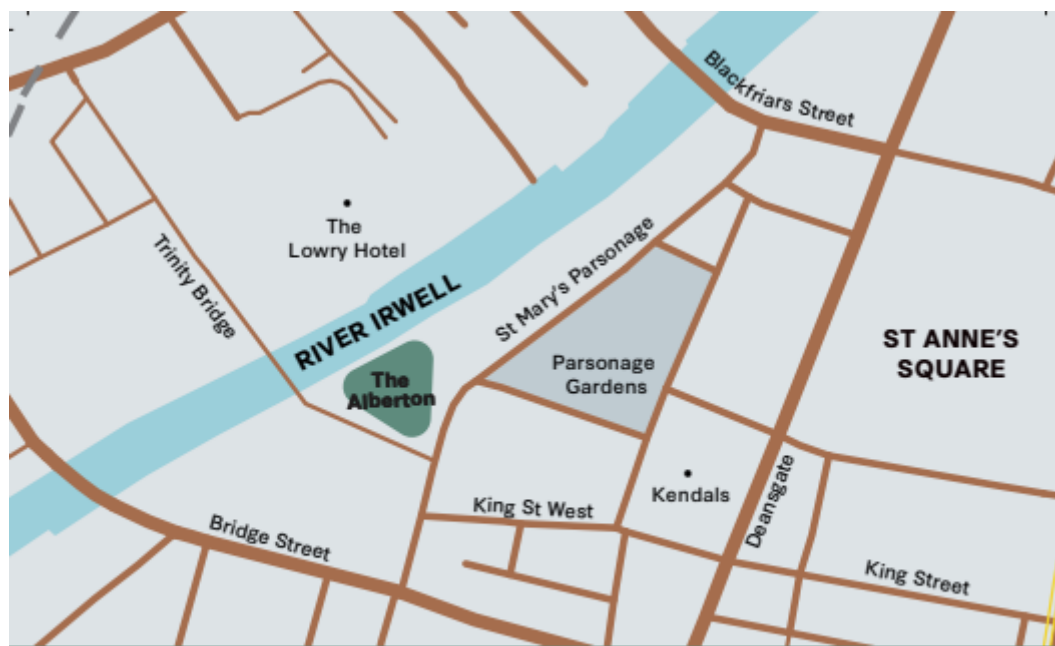
Alberton House

Bruntwood Works invites you to view the pre-planning application proposal for the redevelopment of Alberton House into The Alberton.

Visit the public consultation website by 23rd January 2022 to learn more and give your feedback.

Have your say at thealberton.co.uk

bruntwood
Works



Proposal

In 2022, Bruntwood Works will submit plans to redevelop the existing Alberton House to deliver a market-leading 18 storey office building, to be known as 'The Alberton'. The new office building will be operationally net zero carbon, architecturally reminiscent of Manchester's textile mills in modern form, feature a ground floor hospitality offering overlooking the River Irwell, and promote physical and mental wellbeing with a rooftop wellness centre and extensive cycle store.

Location

Alberton House sits on St. Mary's Parsonage, across Trinity Bridge from the Lowry Hotel. The site is part of the St. Mary's Parsonage Strategic Regeneration Framework (SRF), which provides development principles to guide redevelopment proposals in the area. The SRF will create a thriving and sustainable neighbourhood, supporting Manchester's zero carbon ambitions and build on the strength of existing residential and business communities.

Feedback

A feedback form will be available via the website, or you can email your comments to ukdeloitteconsultation@deloitte.co.uk

Please submit any feedback by 23rd January 2022.

Have your say at thealberton.co.uk

   BruntwoodWorks

Appendix B – Places Matter! Design Review Panel Report

PlacesMatter

Design Review Report Alberton House

17 December 2021

Alberton House, Manchester

Reference: PM_2021_039

Report of the Design Review Panel

Date of Review:	15 December 2021
Location:	On-Line Design Review
Site Visit:	3D digital maps and 'street view'.
Design Lead:	EPR for Bruntwood

Findings

The Panel was very supportive of what is a conscientious and well-designed scheme. You were commended for your approaches to neighbour conversations and public consultation.

The material choices show a desire for quality, but the final choice of glazing will be very important.

Minimise the number of ingredients and keep things simple as you push forward.

Step back and reconsider the roof / crown and to make a clear decision about what you want to do and how to ensure longevity.

A single plan to show a strategic urban design approach to the public realm will be critical to the overall success going forward.

Background

This site consists of the existing Alberton House, a 12-storey office block adjacent to the River Irwell, within the St Mary's Parsonage SRF area.

The proposal seeks to demolish the existing building and replace this with an 18-storey building, predominantly of office space, but with ground floor ancillary commercial uses and the rooftop wellness suite and swimming pool.

Design Review

The Panel thanked you for a really clear and well-timed presentation. The proposal is “pushing against an open door” in a positive way with the key moves all headlined in the SRF, but you were asked to test the real added value in the context of the SRF.

A more extensive narrative and discussion of the options would assist in explaining your journey in terms of the scale and mass of the proposition and outlining why this would be the best height of this building in the wider SRF context. The aspiration for Cardinal House needs to be seen in tandem with this proposal, as you are stepping the building forward and if that occurs with the neighbour, then access to the eastern side could be affected. If it doesn't, then you will need to consider just how you ensure that you can deliver a beautiful return to this side of the building.

The relationship to Albert Bridge House as presented doesn't yet look strong enough. You were applauded for engaging in conversation with the owners there, but urged to draw a holistic solution that resolves the awkward zig-zag in the current path leading to the Calatrava foot-bridge. This will require more generosity from Albert Bridge House and you need to show, though not pay for, the optimum strategic urban design solution that creates a convivial public realm here.

The broad scale and massing are logical and compliant with the SRF. Whilst 18-storeys is a tall building, there is a sense that it will be 'stepping-up' to the likely scale of the Albert Bridge House. You were asked to consider how this building might be future-proofed, given the continuing changes in working patterns. You should deal with this in your narrative and explain what else it might become in a changing world.

The active ground floor approach was supported, but there was some nervousness about the rationale for the shape of the top floor, which risks looking like a "bit of an afterthought". This was felt to need more rigor and whilst the warehouse / pavilion aesthetic is attempting to pick up on the heritage angle, you were asked to look again at both the colour and shape of this floor. By all means make it a playful structure, but perhaps a more understated 'hat' is required? You were directed to City University Library, by Coffey Architects, as an exemplar - <http://coffeyarchitects.com/project/city-university-library/>

You might also consider a larger step back of the top floor and more expression as it meets the sky. The forms were felt to be too residential for this type of building and this is the weakest part of the building. Whilst the Panel acknowledged that there would be appeal in "swimming in the sky" under the sculptured roof profile; the experiential feel was not felt to be a strong enough argument for the shape as shown. You have drawn a series of pavilions, but this is a single floor and at the moment, it feels like part of a different building.

The opportunity to add more external space on the roof and make this more of a destination was felt to be more important. You might also check the orientation of the pool and the views, as well as any potential shadowing from a taller future building at Albert Bridge House. Might the pool 'break out' of the building and add further to the experience and wellbeing?

If you persist with a crown to the building then the profile of this needs to be tested in a series of key views, to be certain that it doesn't have a heritage impact on nearby Listed buildings. You will also need to be clear about what you are doing to make sure that this becomes a whole building architecturally,

Overall, the building was felt to have an elegant shape, but it is difficult to assess this fully without more of the future context being sketched in. The future taller building needs to be seen on your axonometric. Whilst you should retain the proportions and ratio of the building itself, you need to check that it won't "feel squashed" by what is still to come. You also need to show how the sun path and wind will affect people in the public realm at ground floor level.

The façade appears to have a lot going on, and whilst the material choices show quality and a relationship to the past context, you were urged to be very clear about the details and to take care not to have too many ingredients in the glazing and to keep the functional elements of that muted.

There is a clear ground floor band and middle to the building, but as noted, the top does not feel to be part of the language of the overall composition. The intentions to open the ground floor to the public are fully supported, but you must ensure that it doesn't feel "too corporate" as that might put people off from just wandering in.

The Crittall glazing approach is a technology that hasn't really changed much and the proportion of glazing, mullions and transoms was felt to be excessively grided and tight. The glass itself will be very important and you must ensure that it isn't too reflective as you strive to meet your sustainability targets. On that note, it was wonderful to see that there will be no car parking and that 50% of the basement will be given over to cycle storage and related facilities.

The Panel supports the location of the main entrance at the nose of the building. But you need to consider how the three entrances will all work together and it was suggested that you might remove two of the columns at the nose, to enhance the sense of that being the main way in, or widen the gap between those columns. The permeability of the building needs to feel welcoming to the public and the colour of the ceiling on entry was felt to be too dark on the CGIs to feel welcoming.

You were applauded for starting the conversations with your neighbours regarding the public realm, but it was emphasised that there needs to be one plan if you are to push the aspirations and whole approach. The Panel felt that the relationship with the river is important, even though the land is not in your ownership. Whilst the views from the top floor will be great, you need to check that vegetation at this level can be properly supported and is not problematic in the wind as well as ensuring that the structure can accommodate tree pits of a sufficient size. The intended approach to public consultation – strategic ‘open’ questions – was supported.

In summary, the Panel was very supportive of what is a conscientious and well-designed scheme. You were commended for your approaches to neighbour conversations and public consultation.

The material choices show a desire for quality, but the final choice of glazing will be very important and you should minimise the number of ingredients and keep things simple as you push forward.

You were urged to step back and reconsider the roof / crown and to make a clear decision about what you want to do and how to ensure longevity.

A single plan to show a strategic urban design approach to the public realm between the this and the adjacent buildings will be critical to the overall success going forward.

The Panel thanked you for bringing this scheme to Places Matter Design Review and for your constructive response to participating in the ‘on-line’ format. We have the option for Desk Review once you have refined your proposition and the discussions with the Planning Authority are concluded on this current proposal.

PlacesMatter

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Appendix C - MCC Scoping Opinion



MANCHESTER CITY COUNCIL

Julie Roscoe
Head of Planning

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PO Box 532 Town Hall
Manchester M60 2LA

Your reference:

Our reference: Alberton House / St Mary's
Parsonage

Contact: Angela Leckie

Tel: 0161 234 4776

Fax: 0161 274 0014

Email: a.leckie@manchester.gov.uk

19th May 2022

FAO Ed Britton
Deloitte LLP
The Hanover Building,
Corporation Street,
Manchester,
M4 4AH

Dear Sir / Madam

**Environmental Impact Assessment Regulations, the Town and Country
Planning (EIA) (England) Regulations 2017 (as amended) (the "EIA Regulations").**

Scoping Request Under Part 4 Regulation 15(1)

**Site bounded by Cardinal House, St Mary's Parsonage , Albert Bridge House (car
park) and the River Irwell.**

Scoping Opinion of Manchester City Council Pursuant to Regulation 15

Further to your request in respect of the above dated 25th February 2022 and your
subsequent e-mail dated 21st April 2022 (Highways) and your agreement of an extension
of time to issue this Scoping Opinion.

In coming to a formal opinion on the scope of the Environmental Statement ("ES") ,
Manchester City Council, as Local Planning Authority, has considered the supporting
information contained within your " *Alberton House, 30 St Mary's Parsonage, Manchester
Environmental Impact Assessment (EIA) Screening and Scoping Report
February 2022* " prepared and submitted by yourselves on behalf of the Applicant
Bruntwood RB Ltd and comments from statutory consultees.

I have now had a chance to consider your scoping request and I outline my response
below.

The Proposed Development is considered an EIA development as it falls within the description and thresholds in Schedule 2 10(b) of the EIA Regulations as an 'Infrastructure Project - Urban Development Project' which has the potential to have significant effects on the environment. In accordance with Schedule 2, Categories 10(b) (urban development projects) of the EIA Regulations and owing to the location, scale and nature and of the Proposed Development, I note that you recognise the need for an EIA and have therefore submitted the scoping report for consideration to the City Council, as Local Planning Authority.

Before adopting a Scoping Opinion the City Council, as Local Planning Authority, must take into account the information specified in Regulation 15(6) of the EIA Regulations.

- (a) any information provided by the applicant about the proposed development;
- (b) the specific characteristics of the particular development;
- (c) the specific characteristics of development of the type concerned; and
- (d) the environmental features likely to be significantly affected by the development.

This Scoping Opinion sets out the information that the City Council, as Local Planning Authority, considers should be included in the ES that the applicant intends to submit with the planning application in respect of the Proposed Development.

In formulating this Scoping Opinion the City Council, as Local Planning Authority, has taken account of, the requirements of the EIA Regulations, the nature and scale of the Proposed Development, the nature of the receiving environment, current best practice in the preparation of environmental statements, and the views expressed by the organizations and bodies that responded to consultation on the Scope of the proposed ES.

This Scoping Opinion should not be construed as implying that the City Council, as Local Planning Authority, agrees with the conclusions set out in the Scoping Request regarding impacts of the proposal. This Scoping Opinion is without prejudice to any decisions subsequently taken in respect of any planning application submitted in respect of the Proposed Development.

Your report of February 2022 sets out the proposed chapters that the ES will cover, and the disciplines which you believe should be scoped out of the EIA.

These are as follows:

Scoped In

Townscape and Visual;
Heritage;
Ground Conditions;

Scoped out

- *Agricultural circumstances;*
- *Aviation*
- *Air quality and dust;*

- *Archaeology;*
- *Daylight and Sunlight;*
- *Ecology and nature conservation;*
- *Electronic Interference;*
- *Noise and Vibration;*
- *Transport and Access;*
- *Flood Risk and Drainage;*
- *Wind Microclimate;*
- *Socio-Economic;*
- *Human Health; and*
- *Climate Change.*

Below is a consideration of the scoping report for the Proposed Development and comments on the approach which you have outlined.

CONSULTATIONS

Regulation 15 (4) of the EIA Regulations require the City Council, as Local Planning Authority, to consult appropriate bodies prior to adopting a Scoping Opinion.

Having regard to Regulation 2 of the EIA Regulations, the following consultees were consulted who have specific environmental responsibilities and which the City Council, as Local Planning Authority, considers are likely to have an interest in the development proposal.

- Historic England;
- Natural England;
- Environment Agency;
- Greater Manchester Ecology Unit (GMEU);
- Greater Manchester Archeology Advisory Service (GMAAS);
- Transport for Greater Manchester (TfGM);
- City Council Highway Services;
- City Council Environmental Health;
- City Council Flood Risk Management;
- Manchester Airport Group Safeguarding.

All responses of the consultees contacted by the City Council, as Local Planning Authority, during the EIA scoping process are appended to this letter.

You are strongly recommended to consult further with consultees as appropriate throughout the planning application process as the development proposal evolves. It is thereby recommended all consultee responses are reviewed by the applicant in full.

Any subsequent ES submitted with a planning application should reflect the points raised by the consultation bodies where this reflects the requirements of the Regulations. It is recommended that the ES summarises the scoping responses from the consultation bodies and how they are, or are not, addressed in this regard. Any consultation responses received after the date of this letter, that have not been taken into account within this Scoping Opinion, will be forwarded to the applicant and should be given due consideration in the planning application process EIA process.

CONTEXT

The site is approximately 0.298ha and is part occupied by a building known as Alberton House a partially vacant office building, part 12, part 4 storey office building, which has an L-shaped footprint with its main entrance set back from the street edge of St Mary's Parsonage. The 12 storey part of the building abuts the River Irwell on its north western edge and back of house servicing access is provided off St Mary's Parsonage along the Site's south western edge where there are areas of hard and soft landscaping adjacent to the River Irwell.

The Site is identified for redevelopment within the endorsed St Mary's Parsonage Strategic Regeneration Framework ('the SRF') (August 2020). Immediately adjacent to the service access route, to the west of the existing building, is the access to the pedestrian footbridge (Trinity Bridge), which provides a key connection between Salford and Manchester City Centre. The existing footbridge access off St Mary's Parsonage is positioned between the Albert Bridge House car park and the Alberton House service road.

To the south of the Trinity Bridge pedestrian access is Albert Bridge House, an 18 storey 1950's commercial office building. To the south east is 3 St Mary's Parsonage and Reedham House, which are each four storey Grade II listed buildings. To the north of the Site is Cardinal House, which is a ten storey commercial office building, built in the 1970's. All three of these neighbouring sites are identified within the SRF as having potential for complete or partial redevelopment, although no formal proposals have been submitted for the sites to date

The area which is the subject of this Scoping Opinion is located in the south eastern portion of the SRF Area. The Site is not located within a Conservation Area, although it is situated just outside of the boundary of the Parsonage Gardens Conservation Area within the setting of a number of listed buildings (as identified below as sensitive receptors).

The site lies within a highly accessible City Centre location accessible by a variety of public transport including Metrolink, bus and rail.

SENSITIVE RECEPTORS

The site is located within the Greater Manchester Combined Authority Air Quality Management Area (AQMA). The site is not within, nor does it contain, any ecological designations including sites of specific interest (SSSI), sites of biological importance (SB1) or special protection areas (SPA). The site is not located in an Area of Outstanding Natural Beauty (AONB) or any other area designated for its landscape value. The closest watercourse to the site is the River Irwell located adjacent to the sites northern border.

The Site, is mainly located in Flood Zone 1 and this portion of the Site is of a low risk of flooding (indicating a less than 1 in 1,000 annual probability of flooding). The north western boundary of the Site is located within Flood Zone 3 (indicating a high probability of flooding of 1 in 100 or greater, this part of the Site is within an area with a high probability of flooding. The site is situated within the Manchester, Salford and Trafford Critical Drainage Area (CDA).

There are no designated heritage assets (Scheduled Monuments, Grade I, II* and II Listed Buildings, Conservation Areas, Registered Parks and Gardens or Registered Battlefields) within the site boundary. There are 15 built heritage assets within a 250m radius of the site. The closest heritage assets to the site are:

- Grade II Listed Century Buildings, located to the north east of the site;
- Grade II Listed 3 St Mary's Parsonage, located adjacent to the east of the site;
- Grade II Listed 31 & 33 King Street West located to the south east of the site;
- Deansgate/ Peter Street Conservation Area located to the south east of the site; and
- St Mary's Parsonage Gardens Conservation Area, located adjacent to the sites eastern border.

Due to the high level of built form around the Site it is considered this radius is proportionate for the purposes of this assessment.

Century Buildings to the north east of the site is a residential building.

PROPOSED DEVELOPMENT

The Proposed Development would involve the demolition of existing building and erection of a new 20 storey building (approx. 117 AOD) comprising 16 floors of office (Class E), 2 floors of retail (Class E) and a two storey rooftop pavilion comprising an ancillary wellness centre to directly serve the commercial office tenants (Sui Generis) with landscaping and public realm; and other associated works

ASSESSMENT OF THE SCOPING REPORT

I have now had a chance to consider your scoping request alongside the consultation responses received and I outline my response below.

Overall I can confirm that the content of the submitted 'Formal Scoping Opinion Request' is considered to be appropriate and will form a generally appropriate structure for the Environmental Statement. This is also reflected in the nature of the consultation responses issued with this letter. You should note the specific points I have made below within the

specific discipline areas which reflect the comments of the consultees and particularly regard must be given to these and those of the City Council, as Local Planning Authority.

These matters should also be included and addressed within the relevant chapters of ES.

Discussion of alternatives

Paragraph (3)(d) of Regulation 18, and paragraph 2 of Schedule 4 of the EIA Regulations, require that environmental statements include discussion description of the reasonable alternatives to the Proposed Development and an indication of the main reasons for the option chosen, that have been considered by the applicant.

The alternatives detailed within the scoping report are considered to be acceptable. The ES should include an indication of the main reasons for the option chosen, including a comparison of the environmental effects.

Presentation and content of the Environmental Statement

The purpose of an ES is to enable significant environmental impacts of a proposed development to be fully considered before an application for planning consent is determined.

The ES provides environmental information to aid the decision making process. The ES should be laid out clearly, with minimum use of technical terms (where appropriate) and should provide an objective and realistic description of the likely significant impacts of the proposed development.

The information should be presented in a manner which is comprehensible to the specialist and non-specialist alike. The ES should be concise with supporting technical information placed in appendices

Mitigation

Mitigation measures may fall into a range of categories namely:

- avoidance of impacts;
- reduction in the magnitude of impacts; or
- compensation for losses incurred through unavoidable impacts;

These should identified in this manner within each of the technical chapters of the ES.

Mitigation measures should not be developed in isolation, as they may relate to more than one aspect of the environment (e.g. mitigation to address issues of landscaping, surface water management, air quality and biodiversity).

The ES should set out the mitigation measures required to prevent, reduce and where possible offset any significant adverse effects. The ES should also identify any residual effects that could be expected to persist even with mitigation in place.

The anticipated effectiveness of any mitigation measures proposed should be addressed within the ES. Only mitigation measures that can be shown to be deliverable (i.e. technically and financially viable), and which the applicant can deliver and implement as

part of any planning permission granted, should be taken into account as part of the assessment.

It is further recommended that a section is included in the ES in which the mitigation measures proposed across all the technical chapters are collated and presented as an integrated package.

It is considered best practice to outline in the ES, the structure of the environmental management and monitoring plan.

Cross references and summarising of the findings

All specialist chapters should be cross-referenced to other relevant disciplines (for example air quality impacts on ecology, traffic impacts on air quality). Consideration of the potential for interactions between the different aspects of the environment is essential to the production of a robust assessment.

The ES should not just be a collection of separate specialist chapters, but a comprehensive assessment of the environmental impacts of the proposed components of the wider scheme, and should account for how the identified impacts could be mitigated or avoided, or how suitable compensation could be provided to offset those effects.

In accordance with the requirements of paragraph 6 of Schedule 4 of the EIA Regulations, each technical chapter should include a description of the forecasting methods or evidence, used to identify and assess the significant effects on the environment, including details of any difficulties (e.g. technical deficiencies, lack of know-how, etc.) encountered by the applicant during the preparation of the ES and the main uncertainties involved.

ENVIRONMENTAL MATTERS TO BE SCOPED OUT OF THE ES

The City Council comments as follows, based on the information provided, on the matters proposed to be scoped out of the ES.

Agricultural Circumstances

The scoping report states the site is on brownfield land in an urban environment. There will be no likely significant effects on agriculture and therefore this topic area can be scoped out of the EIA.

Aviation

The overall scale of the Proposed Development does not exceed the aviation safeguarding threshold resulting in no significant effects on the aviation environment. I therefore accept that aviation can be scoped out of the ES.

Air Quality

The comments within your scoping report are noted. It is accepted that subject to an Air Quality Assessment being submitted as part of the supporting documents to the planning application to include the following details:

- An assessment for future receptors (ground floor receptors and upper floor residential) and include PM10 and PM2.5 as well as NO2.

- Assessment of fugitive dust emissions and mitigation measures during the demolition and construction phase. Reference to IAQM best practice measures shall be made and adopted through the development. Details of clean air filters should be provided where required along with their location on the building and maintenance / replacement requirements.

that Air Quality can be scoped out of the ES.

Archaeology It is noted that there are no designated heritage assets, such as listed buildings, within the Site and there are no below-ground archaeological remains that are afforded statutory protection as designated heritage assets that would require preservation in-situ. The Scoping Report observes that Salford Archaeology, has concluded that the archaeological interest in the Site dates primarily to the eighteenth and nineteenth centuries. Any such remains are likely to be of High Local / Borough significance, pending the extent to which buried physical remains survive in-situ. It is noted that further investigation to confirm the presence, extent and significance of the archaeological resource across the Site has been agreed and will be implemented prior to any development works.

It is accepted that Archaeology can be scoped out of the ES provided the planning application is supported by a comprehensive archaeological desk-based assessment to assess the potential impact of the Proposed Development on the sub-surface archaeological resource.

Climate Change

I consider climate change (with the exception of social value) cannot be scoped out of the ES for the reasons set out below.

Daylight, Sunlight and Overshadowing

Due to the scale of the Proposed Development, the preliminary review of the likely effects relating to daylight, sunlight and overshadowing has revealed that due to the distance and orientation of the Proposed Development from any existing surrounding residential receptors, it is considered that there is no potential for significant environmental impacts. The closest residential receptor, Century Buildings, only has very limited windows overlooking the Proposed Development, and research indicates that these windows serve a dual aspect room, with an alternative window facing away from the Proposed Development.

I accept that a daylight, sunlight and overshadowing assessment is capable of being scoped out of the ES provided an appropriate report, including mitigation should this be required, accompanies any future planning application. On this basis, a Daylight and Sunlight chapter is not considered necessary, and will be scoped out of the EIA.

Ecology and nature conservation

The comments within your scoping report are noted. The site currently comprises an office building Alberton House which fronts onto St. Mary's Parsonage in central Manchester and the rear of the building looks out onto the River Irwell close to Spinningfields and Deansgate. There are two building blocks forming an 'L'-shape of five and eleven storeys

faced with red brick and flat roof. There are areas of formal planting at the front of the building and, at the back, a balcony over slabbed sloping ground that runs down to a narrow wooded corridor on the banks of the River Irwell which are of limited ecological value and any potential impact on ecology is considered to be of no more than local significance. There is negligible potential for roosting bats to be present within the building, and no evidence of roosting was found during the building inspection. The habitats on Site were of low value to foraging and commuting bats, although the woodland area next to the River Irwell corridor offered some forage habitat. No evidence of other protected species was found during the survey. Potential for nesting birds is identified within the denser shrub planting and within trees/woodland areas. The ecological value of the development site is low with the main potential impact being on the River Irwell and it is noted that there is the potential to enhance ecology and biodiversity in this area.

Demolition is recommended to be outside the bird breeding season (March – August inclusive). If this is not the case then a pre commencement survey should be included and should encompass an assessment for breeding black redstart (Schedule 1 Wildlife & Countryside Act 1981).

Given the number and proximity of black redstart records (GMLRC), it is recommended that enhancement measures are included for this species (Greater Manchester Biodiversity Action Plan Species). This could include consideration of construction of a green or brown roof.

On this basis I accept that an ecological assessment can be scoped out of the ES and can instead form part of the supporting documents to the planning application.

Notwithstanding this the following should be submitted to support the application:

- A Phase 1 Habitat Survey, which may help to inform any proposals to improve the nature conservation value of the site / area.
- A Bat survey
- Details of measures to be taken to prevent any potential impacts of the development proposal on the adjacent River Irwell.
- The Ecology Report should use an appropriate biodiversity metric such as Biodiversity Metric 3.0 together with ecological advice to calculate the change in biodiversity resulting from proposed development and demonstrate how proposals can achieve a net gain.

The metric should be used to:

- assess or audit the biodiversity unit value of land within the application area
 - calculate the losses and gains in biodiversity unit value resulting from proposed development
 - demonstrate that the required percentage biodiversity net gain will be achieved
- Biodiversity Net Gain outcomes can be achieved on site, off-site or through a combination of both. On-site provision should be considered first. Delivery should create or enhance habitats of equal or higher value. When delivering net gain, opportunities should be sought to link delivery to relevant plans or strategies e.g. Green Infrastructure Strategies or Local Nature Recovery Strategies.

Opportunities for wider environmental gains should also be considered.

It should be noted should the planning submission be delayed beyond survey season 2022 then the survey would need to be revisited.

Electronic Interference / TV and Telecommunications

The comments within your scoping report are noted. It is accepted that subject to a television, FM Radio and DAB radio reception assessment being submitted as part of the supporting documents Electronic Interference / TV and Telecommunications that Air Quality can be scoped out of the ES.

Human Health

The comments within your scoping report and e-mail of 21st April 2022 are noted. On the basis that any impacts associated with Human Health will be considered within the Climate Change and that any mitigation is captured within that Chapter it is agreed that Human Health can be scoped out of the ES.

Noise and Vibration

The comments within your scoping report are noted. The Report indicates that the proposed development is to be office accommodation.

The submitted Acoustic Assessment will need to include the following details and considerations:

- I. Internal noise levels need to meet the criteria set out in MCC's Planning Noise Guidance document (included in the link below) and consider details of the maximum internal noise level permissible to not exceed the external levels recommended, details of façade / glazing / door performance, details of any lobbied door system and performance / specification.
- II. In terms of noise from the external terrace the assessment should confirm the distance to the receptors. It will need to confirm and agree the proposed number of patrons / terrace capacity and hours of use for the external areas, especially as the assessment refers to over 600 people using the external roof terrace which would be far too excessive with residential nearby. The assessment can be based on 50% of people talking as included in the scoping report. The use of external speakers or music of any kind in the external terraces would not be supported and the use would not be supported beyond 23:00 (shorter hours may be recommended once the full details are known).
- III. Any plant to be installed will need to be selected and designed and subsequently be assessed against MCC's Planning Noise Guidance document (including kitchen extraction). The representative background noise has been provided which is accepted (North and East Elevation 54dB day and 51dB Night, and South and West elevations 51dB and 48dB night). However, the proposed limits do not seem to correspond to the background noise levels and the 5dB below criteria as they appear to be higher than the criteria and this needs to be reviewed.

- IV. Construction noise impacts will be assessed and managed through measures in the CEMP and noise and vibration control measures including site noise and vibration levels will need to be agreed by MCC .

See link to Guidance below:

http://www.manchester.gov.uk/info/500207/planning_and_regeneration/1962/additional_planning_guidance/3

On the above basis I agree that Noise and Vibration can be scoped out of the ES.

Transport and Access

The comments within your scoping report are noted. I consider that Transport and Access does not need to be included as part of the EIA and on the basis of these it is agreed that Transport and Access can be scoped out of the ES. The application should however be supported by a Transport Assessment (TA). The TA should consider the impact of the development on the existing public transport networks in terms of extension of bus services, additional person trips. Mitigation measures should be considered where appropriate. (further guidance on the content of the TA is given in the attached comments from MCC Highways and TFGM)

You should note that Highways and Curtins have discussed the proposed loading bay design. Two options are proposed (Drawing 80058-CUR-XX-00-D-TP-75002-P01_Loading Bay Option1 and Drawing 80058-CUR-XX-00-D-TP-75003-P01 Loading Bay Option2). Both these options have been subject to an independent road safety audit which found no concerns with the design but detailed concerns of the lack of traffic calming proposed on St. Marys Parsonage southbound.

Highways would accept either Option 1 or Option 2, but on the condition that traffic calming is proposed on St. Marys Parsonage southbound.

A Framework Travel Plan for the development should accompany any future planning application.

In relation to bus infrastructure, for example relocation of existing bus stops or the creation of new bus parking areas, TfGM would request that the developer liaise directly with TfGM's bus infrastructure which can be contacted at Shelters@tfgm.com

Water Resources (including Drainage and Flood Risk)

The comments within your scoping report are noted and are generally however the following should be noted:

The proposed development is situated within Flood Zone 1&3 low - high probability from the River Irwell. The Flood Map for Rivers and Sea can be viewed at: <http://maps.environment-agency.gov.uk/>.

The proposed development is generally within an area at very low risk of surface water flooding. The Flood Map for Surface Water can be viewed at: <http://maps.environment-agency.gov.uk/>.

The proposed development is within an area at low susceptibility to groundwater flooding.

MCC does not hold any recorded incidents of flooding within the site.

The area is situated within the Conurbation Core Critical Drainage Area and in accordance with the Manchester City Council SFRA at least a 50% reduction in surface water runoff should be provided through SUDS as part of any development which is situated on a brownfield site.

Surface water management for the site needs to follow the drainage hierarchy:

- Infiltration into ground
- Connection to the watercourse
- Connection to discharge water sewer and as a last resort;
- Connection to the combined sewer.

Surface water should be managed to ensure there is no increased surface water from the proposed development and runoff from extreme events should be retained within the site such that the adjacent third party land is not affected.

The Government has strengthened planning policy on the provision of sustainable drainage systems (SuDS) for 'major' planning applications which was introduced on 6 April 2015 (Paragraph 103 of National Planning Policy Framework and Ministerial Statement on SuDS). As per the guidance issued by the Department of Communities and Local Government (DCLG), all 'major' planning applications being determined from 6 April 2015, must consider sustainable drainage systems. Due to the size of the development the restriction for implementing SuDS within the site layout is minimal. We would also recommend that SuDS are drawn up within the site layout at the early stages of design.

The suitability of sustainable drainage systems should be assessed in accordance with paragraphs 051, 079 and 080 of the revised NPPF Planning Practice Guidance for Flood Risk and Coastal Change (<http://planningguidance.planningportal.gov.uk/blog/guidance/flood-risk-and-coastal-change/>).

Sustainable drainage systems should be designed in line with national Non-Statutory Technical Standards for SuDS (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/415773/sustainable-drainage-technical-standards.pdf) and local policies EN08, EN14 and EN17 of the Core Strategy.

Hydraulic calculations and drawings to support the design need to be provided and updated along with proposed standards of operation and maintenance in accordance with paragraph 081 of NPPF Planning Practice Guidance.

On the basis that the above and any mitigation is captured within the Flood Risk Assessment and Drainage Strategy it is agreed that Water Resources (including Drainage and Flood Risk) can be scoped out of the ES.

Lighting

There are no comments within your scoping report in relation to lighting however it is accepted that Lighting is capable of being scoped out of the ES but information on this should form part of the supporting documents to the planning application.

Socio-economic impacts

The comments within your scoping report and e-mail of 21st April 2022 are noted. On the basis that any Socio Economic Impacts associated with the development will be considered within a supporting Economic Statement (and that any mitigation is captured within that Report) and that impact on the economy and job creation and the contribution that this will make to the ongoing regeneration within this part of the City will be addressed within the Planning Statement it is agreed that Human Health can be scoped out of the ES.

Wind Microclimate

The comments within your scoping report in relation to this topic area are noted. On the basis that a Wind Report is to be submitted with the application and that any mitigation is captured within that Report it is agreed that Wind Microclimate can be scoped out of the ES.

Waste

There are no comments on this within your scoping report. The approach to waste management should cover management of commercial waste with a waste assessment and a completed waste proforma will need to be provided with the application to demonstrate that the commercial waste storage and collection regime will comply with the requirements of GD04. Subject to this detail and a Site Waste Management Plan ('SWMP') forming part of the supporting documents to the planning application, Waste can be scoped out of the ES.

Accidents and disasters

There are no comments on this within your scoping report however it is considered that the nature of the proposed development is such that it not considered to pose risk of major accidents and/or disasters. As such, accidents and disasters can be scoped out of the ES.

Summary

I agree that some of the matters you have identified to be scoped out of the ES are appropriate with the addition of Accidents and Disasters, Lighting and Waste. I am of the opinion, however, that Climate Change Impacts (with the exception of social value) (further details provided below) should be part of the ES.

The planning application must be supported by appropriate documentation, including any mitigation, to minimise any effects as a result of the Proposed Development from the matters capable of being scoped out. The City Council reserves the right to re-consider this position following a more detailed consideration of the reports which will accompany the planning application.

ENVIRONMENTAL STATEMENT CHAPTERS - SPECIFIC COMMENTS ON THE TECHNICAL CONTENTS

The ES should be proportionate in its consideration of the aspects of the environment listed under Paragraph 2 of Regulation 4 of the EIA Regulations. Those aspects of the

environment that are subject to the most significant impacts from the Proposed Development should be the primary focus of the ES.

Your scoping report advises that the ES will cover the following topic areas.

- Townscape and Visual Impact;
- Heritage
- Ground conditions

As highlighted above, you should also include Climate Change, Human Health and Socio-Economic Impacts within relevant chapters within the ES.

General Comments

The scoping report identifies the development site as being located within Manchester City Centre. For planning purposes, the development site is located in the Regional Centre (policy EC3) as defined within the Manchester Core Strategy (2012).

The significance of the site in regional terms should be reflected throughout the ES. The Environmental Chapters must therefore consider the impacts of the Proposed Development on the local context 'Regional Centre' together with Manchester City Centre, the North West Region and the national context (where appropriate) in order to determine any wider significant environmental impacts.

Ground conditions

The comments within your scoping report are noted and are acceptable in terms of their consideration in the ES subject to a Phase 1 Preliminary Site Assessment (PRA) being submitted as part of the supporting documents to the planning application.

Townscape and Visual Impact

The comments within your scoping report including the Receptors and Key views within Appendix II LVIA Figures are noted and are acceptable in terms of their consideration in the ES.

It is essential that the ES considers the cumulative impacts of other developments in order to full understand the likely impacts of the Proposed Development.

Heritage

The comments within your scoping report (including the intention for consultation to be undertaken with MCC and Historic England to agree the scope of the Chapter) are noted and on this basis are acceptable in terms of their consideration in the ES.

Climate Change

It is considered that the climate change impacts of the Proposed Development are significant (including the need to evaluate and consider the whole life cycle carbon implications of the sites redevelopment) and require assessment through the EIA process.

The Proposed Development is likely to give rise to significant environmental impacts on the climate which should be considered and evaluated through the ES. The ES should

consider the impact of the Proposed Development on climate change both through the construction and operational phases of the development and the significance of these impacts needs to be considered.

A broad approach and methodology for assessing the impact on climate change should be considered. Impacts and potential mitigation from the other technical chapters should feed into this assessment particularly around management of surface water, waste management, green and blue infrastructure, biodiversity and ecology, travel planning and efficiency of the building fabric, an assessment of the lifecycle of the building (including management of embodied carbon) and use of renewable energy as part of promoting a low carbon development and reducing emissions and the likely environmental impacts of this. It is however agreed that social value can be scoped out on the basis that this is to be addressed elsewhere in the application as detailed in your e-mail of 21st April 2022.

Cumulative impacts

The list of cumulative sites for assessment has been considered in order to assess any cumulative impacts of developments in this part of the City Centre is acceptable in terms of consideration in the ES with the addition of the following:

App ref no 132429/FO/2021: Two Parcels Of Land Known As "Trinity Islands" Bounded By The River Irwell, Regent Road, Water Street, Trinity Way And The Railway, Manchester M3 4JW

Erection of four towers ranging from 39, 48, 55 and 60 storeys to form a mixed use development comprising 1950 residential apartments (Use Class C3a) and commercial uses (Use Classes E and Sui Generis: Drinking Establishment) (361 sqm) within the podium level together with public realm, car and cycle parking, access arrangements and highway works, and other associated works; and

132199/FO/2021: Plot F, Great Jackson Street, Manchester

Full planning permission for the demolition of existing structures and the erection of two 51-storey residential buildings (Use Class C3) across two phases, including residential amenity facilities, basement car parking, landscaping and public realm, servicing and access arrangements, highways alterations, and associated works.

FURTHER INFORMATION

The City Council, as Local Planning Authority, has undertaken a thorough consideration of the information contained within your scoping report together with providing comments from relevant statutory consultees. The issuing of this Scoping Opinion does not preclude the City Council, as Local Planning Authority, from requesting further information at a later stage as the development proposals evolve or whilst a future planning application is being formally considered.

This letter also confirms the matters within part I of Schedule 4 to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 that need to be covered within the Environmental Statement.

If you wish to discuss the above please contact Angela Leckie on the above number.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Julie Roscoe', enclosed within a thin black rectangular border.

Julie Roscoe

Head of Planning (attachments sent by e-mail)



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