



Phase 2 New Victoria: Office Development Statement of Consultation

June 2022

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1. Introduction

- 1.1. This Statement of Consultation accompanies an application for Full Planning Permission submitted to Manchester City Council ('MCC') by Toriview Limited. The Proposed Development relates to a commercial office-led development comprising 18,101 sq. m. (GEA) delivered over 10 storeys, plus basement areas and roof terrace, as described in more detail below.
- 1.2. 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

- 1.3. The 0.2 hectare site is bounded by Manchester Victoria Train Station to the west, the Metrolink tramlines to the south-west, Corporation Street to the east and the Phase 1 New Victoria: residential development to the north (the 'Site').
- 1.4. The Site already benefits from an extant planning permission, forming a wider regeneration project adjacent to Victoria Station, known as 'New Victoria' (the 'Extant Consent'), which covers a site bounded by Manchester Victoria Train Station, Corporation Street and Cheetham Hill Road (A665). Planning Permission was originally approved on 29 September 2016 (LPA Ref: 111777/FO/2016/C1) and was subsequently superseded by application ref: 128667/JO/2020, approved on 19 March 2021. The Extant Consent has been implemented by virtue of Phase 1 of this development which is currently well progressed through construction and comprises two residential buildings providing 520 apartments, along with ground floor commercial space, parking and other associated works. The consented proposals for Phase 2, which these application proposals would supersede, comprise an 8-storey commercial office development.

The Proposals

- 1.5. The proposal is set to deliver 18,101 sq m (GEA) of office development within a 10 Storey building (plus basement and roof terraces). The ground floor will include a spacious reception area, with potential meeting and breakout spaces. A mezzanine will also include flexible space for occupiers. The entrance to the building is proposed on the corner of Corporation Street and seeks to address the connection to both the city centre and NOMA. A ground floor commercial unit is proposed fronting Corporation Street, adding vibrancy at the street level. The office floors have been designed with flexibility in mind to support a range of business types and sizes. On the upper floors there are terraced roof top gardens providing a variety of open spaces for occupiers to rest, play and enjoy.
- 1.6. Being located within the city centre and adjacent to Victoria Station the site is easily accessible by a choice of sustainable transport methods, in addition cycle storage will be provided at the ground floor encouraging cycle to work.
- 1.7. The building has been designed by Piercy&Company, an award winning architectural practice with a passion for experimenting with form and materials to design exceptional buildings that respond to their context.
- 1.8. Visually the building is to be constructed from pigmented concrete, terracotta in colour. A uniform approach to the window openings has been created throughout the building ensuring a robust architecture that responds to the surrounding environment and listed buildings. The landscaping will naturally connect to that being delivered as part of Phase 1 New Victoria to create a seamless environment along Corporation Street.
- 1.9. The formal description of development on the planning application is:

"Construction of a 10 storey office building (Use Class E) plus basement, a ground floor commercial unit (Use Class E), external occupier amenity in the form of roof terraces, plant, substation, cycle parking, hard and soft landscaping, access and servicing and other associated works."

Pre-Application Consultation

- 1.10. 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.

Statutory and Non-Statutory Consultee Engagement

- 1.11. Pre-application consultation with Statutory Consultees has been focused upon providing an explanation of the Proposed Development and timescales for delivery, given the previous approval established for the Site. Information provided includes the previously approved permission and the way in which the revised detailed design of the Proposed Development responds to the site conditions, the surrounding area, current policy priorities (including for example sustainability requirements) and the post-Covid market context.
- 1.12. This process has sought to address specific site considerations, questions and comments that have been raised during the consultation process, with consultation activity summarised as follows:
- Regular dialogue with Senior Planning Officers at Manchester City Council (MCC), which has taken place throughout the design development process to take on board comments for developing the proposals.
 - A formal Request for an EIA Screening request was submitted to MCC on 8 June 2022 to clarify that the Proposed Development did not need to be supported by an EIA. A formal response is due to be received following submission of the planning application.
 - 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. Their feedback on the proposed design is provided in the Crime Impact Statement submitted with the application.
 - Various meetings and engagement have taken place with other technical statutory consultees, including MCC Highways; MCC Flood Risk Department; Transport for Greater Manchester (TfGM); Network Rail and Greater Manchester Archaeological Advisory Service.
 - Information was sent by email to Ward Councillors in Deansgate and neighbouring Piccadilly Ward and a meeting was offered.
 - Information was provided by email and by post to all surrounding landowners and commercial occupiers to detail the proposals being worked up and a meeting was offered.
- 1.13. Full details of all pre-application engagement with statutory and non-statutory consultees and the response provided by the submission are provided in Section 3 of this Statement.

Local Engagement

- 1.14. The Site is located within a commercial area with large rail and transport infrastructure land uses. There are no residential buildings in the immediate vicinity, other than those currently under construction on the adjacent Phase 1 Site.
- 1.15. Therefore, as agreed with the Local Planning Authority, consultation has focused on targeted engagement with nearby landowners and occupiers. Letters were sent to owners of neighbouring properties on 19 May 2022. Organisations engaged with included Chethams College, TfGM, Network Rail, Hotel Indigo (City Buildings), MUSE, MEPC (NOMA), Urbis and the Football Museum, Manchester Cathedral, Printworks.
- 1.16. The details provided sought to inform them of the emerging proposals, provided visuals of the design and offered a briefing session to provide more details and receive any feedback. Chethams College has since expressed an interest to have a briefing, which will take place following submission of the application.

Report Structure

- 1.17. This Statement of Consultation explains in detail the programme of consultation that the scheme has been through 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 for pre-application engagement.
 - 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 of the pre-application process.

2. Policy Context

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

National

Localism Act

- 2.2. The Localism Bill was introduced to Parliament on 13 December 2010, and was given Royal Assent on 15 November 2011, becoming an Act (“the Act”).
- 2.3. The main aim of the Act is to shift power from Central Government back into the hands of individuals, communities and Councils. It includes five key measures as follows:
- Community rights.
 - Neighbourhood planning.
 - Housing.
 - General power of competence.
 - Empowering cities and other local areas.
- 2.4. Part 6 of the Act specifically deals with planning and Chapter 4 sets out requirements in relation to consultation before applying for Planning Permission.
- 2.5. Section 122 of the Act amends the Town and Country Planning Act 1990 to include a new section 61W that sets out a requirement to carry out pre-application consultation as follows:
- 1 **Where—**
- a) **a person proposes to make an application for planning permission for the development of any land in England, and**
- b) **the proposed development is of a description specified in a development order, the person must carry out consultation on the proposed application in accordance with subsections (2) and (3).**
- 2.6. Subsections (2) and (3) state:
- 2 **The person must publicise the proposed application in such manner as the person reasonably considers is likely to bring the proposed application to the attention of 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.**
- 2.7. 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.**
- 2.8. The Act also sets out a duty to take account of the responses to consultation. Section 61X requires a developer to have regard to any comments or responses generated by the consultation undertaken in accordance with section 61W, when deciding whether to make any changes to proposals before submitting a planning application.

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

National Planning Policy Framework (2021)

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

National Planning Practice Guidance

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

Local

Manchester City Council Statement of Community Involvement

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

- 2.20. Consultations should be inclusive, transparent, clear and understandable. Additionally, developers are encouraged to submit a record of the consultation that took place with their planning submission, which is detailed within Section 3 of this Statement.

Summary

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

3. Consultation Strategy and Responses

- 3.1. This section describes the consultation that has been undertaken by the Applicant and the project team. It includes an outline of the consultation strategy and the outcome of the consultation process.
- 3.2. The consultations outlined below have underpinned an iterative design process that has sought to identify the optimum viable use for the site that responds to the site's physical and historic context, whilst delivering sustainable development that maximises the social, economic and environmental benefits of development.

Manchester City Council

Local Planning Authority

- 3.3. The Local Planning Authority (LPA) has been engaged throughout the design process via regular meetings and e-mail correspondence with senior officers between September 2021 and May 2022.
- 3.4. A first meeting was held with senior officers in September 2021, at which the project objectives were discussed together with early options under consideration regarding redevelopment. It was established at this early meeting that a new planning application would be required to formalise the approval of the revised proposals, given the change in scale of the development. The form and content of the planning application and general timescales were discussed at this initial meeting.
- 3.5. Further detailed design development took place throughout the pre-application process to allow the design team and applicant to develop the proposals, these were presented back to the Local Planning Authority periodically. This included details on the choice of materials, appearance of the Proposed Development, relationship with Phase 1 and internal design development to allow the scheme to best adapt to the ever-changing office market.
- 3.6. A further meeting took place with the LPA on 6 May 2022, at which the Proposed Development and scope of application were presented to officers. Feedback was also requested on the proposed consultation methodology. Additionally, the refined details of the proposals in terms of materials, signage, roof terraces and accessible parking was discussed. This included:
 - Officers set out what they would expect to see in terms of materials samples that should be presented, recorded, and submitted for approval, confirming that repaired samples would be required to ensure the robustness and maintenance levels of the proposals.
 - Signage strategy was particularly important to maximise the visibility of the proposed development and be provided sensitively in the context of the nearby Conservation Area. It was agreed that the location of the signage would be suggested within the application.
 - Roof terrace provides an opportunity for sustainable drainage, and this should be considered as part of the design development. It was agreed that details would be provided as part of the drainage strategy and would be discussed directly with the Local Flood Risk Officer prior to a submission being made to confirm the agreed approach.
- 3.7. It is considered that, through the design team engaging with officers from the Local Planning Authority, several beneficial elements of the scheme have been incorporated. Additional reassurances will also be provided in this application to ensure a robust planning application that recognises the sensitive nature of the site.

Environmental Health

- 3.8. Millar Goodall has liaised with Environmental Health Officers in relation to the Air Quality Assessment and the methodology undertaken. A response has been received confirming the Proposed Development is acceptable. Information has also been requested for an exposure assessment for the introduction of potential receptors into an Air Quality Management Area and for a scheme for clean air intakes which should include their location on the building, their specification and maintenance / replacement strategy for filters.

Flood Risk Department

- 3.9. Following a meeting with the Local Planning Authority, it was advised that discussions should take place with the Local Flood Risk Authority. The purpose of this meeting was to set out how the opportunities for sustainable urban drainage had been incorporated into the scheme, or where alternative methods of attenuation would need to be provided.
- 3.10. On 27 May 2022, a meeting took place between the drainage consultant (AJP) and the Flood Risk Team at Manchester City Council setting out the proposed strategy for foul and surface water drainage. This considered the existing below ground drainage and 3rd party ownership within the Site, setting out the works required to the existing drainage to allow the Site to come forward. It was confirmed that the Proposed Development includes a green roof, as well as following the SUDs hierarchy. The Proposed Drainage Strategy was supported.

Local Ward Councillors

- 3.11. Letters were sent to Ward Councillors in the Deansgate and Piccadilly Wards on 19 of May 2022 to provide an details of the proposals. The Site sits within Deansgate Ward, but on the boundary with Piccadilly Ward so it was considered most suitable to include both sets of ward councillors.
- 3.12. The letter outlined the site, the background to the project, and the development proposals. The correspondence included the offer of a briefing to Members to explain the proposals in more detail.
- 3.13. A follow up email was received 27 May and 1 June respectively from Cllr Johns and Cllr Jeavons, (both Deansgate Ward) confirming no further comments, on the scheme, but noting: *"A brief look suggests that this design is more in keeping with the area than the previously approved plans."*
- 3.14. Cllr Lyons (Piccadilly Ward), provided the following comments via email on 30May:
- *Internal cycle storage is fantastic and I would advocate external cycle storage as well for visitors to the office space.*
 - *As much street planting as possible would be nice – I know the issues with utility works however if you could work to see these are planted and if not, put into planters that have a maintenance surface level agreement, that would be fantastic.*
 - *Furthermore utilising the roof to be a green one would really bring the building up to scratch.*
- 3.15. The Proposed Development will deliver on the above requirements:
- There are 6 short stay cycle parking spaces proposed on Corporation Street for visitors;
 - 7 trees proposed at street level and a lot of additional planters and green areas on the roof terraces. Some of those trees at street level are in raised beds, but do connect into the ground below, with the rest on street level provided directly in the ground.
 - The roof itself is designed to be a green roof to provide additional surface water attenuation. Furthermore, greywater harvesting is proposed to provide toilets with flushing water and therefore helping to reduce water consumption.
- 3.16. No further requests or responses have been received at time of application.

Statutory and Non-Statutory Consultees

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

Adjoining Landowners and Occupiers

- 3.18. All landowners and occupiers that have been engaged during the design development are set out below, summarising the method of engagement, any responses received and how the proposals have addressed any comments made:
- **MUSE:** as acting developer for the Phase 1 element of the New Victoria site, MUSE have been engaged on by the client and design team. This is to ensure that the two proposals are complementary of one another and there is a co-ordinated delivery for the areas of public realm between the two sites. The Proposed Development was well received by Muse who considered it to make a very positive contribution to the wider New Victoria development. Thereafter there was a discussion on general interface between the two developments during their respective construction phases and discussion on the interface of S278 proposals. It was noted that the bus stop on Corporation Street could be relocated close to the New Victoria access road, a proposal which was generally supported by Muse.
 - **PIC:** A meeting took place with PIC, who are delivering Phase 1 New Victoria, with an update on the current scheme proposals. The Proposed Development was well received by PIC who considered it to make a very positive contribution to the wider New Victoria development. PIC welcomed the proposed roof terraces as providing a pleasant outlook for occupiers of the upper level apartments at Phase 1. Thereafter there was a discussion on general interface between the two developments during their respective construction phases. In particular, this focused on the potential introduction of a narrow pavement to the access road adjacent to the office building and the potential need for a neighbourly agreement to accommodate construction hoarding and scaffold adjacent to the access road
 - **Chetham's College and School of Music:** an email was sent to the College on 19 May 2022 to offer details of the scheme and a response was received asking for a briefing. A briefing is in the process of being arranged with the College and details on how to comment on the planning application will be set out following the meeting.
 - **Manchester Cathedral:** an email was sent to Manchester Cathedral on 19 May 2022 to provide details of the scheme and seek feedback. At the time of submission, no response has been received from Manchester Cathedral.
 - **NOMA Estate via MEPC:** details of the scheme proposals were provided to MEPC, who manage the listed and new build commercial estate of NOMA, on 19 May 2022. MEPC responded asking for additional information and further details of the scheme were provided including a visual of the development from Corporation Street. At the time of writing, no further comments have been received from MEPC on the design of the scheme.
 - **Network Rail:** due to their operation and capacity as landowner, discussions have been ongoing with Network Rail. The Network Rail Asset Protection team are known to the New Victoria project team and as such a good relationship and lines of communication are in place. The details of the Proposed Development and construction management have been discussed with Network Rail. AJP engineers have been in continued dialogue with the Network Rail Asset Protection engineering team and ongoing liaison is taking place in relation to the civil and structural designs.
 - **Hotel Indigo, City Buildings:** located to the south of the Site, on the other side of the Metrolink line leaving Victoria Station, are the City Buildings currently operated by Hotel Indigo. The landowner was engaged on 19 May 2022 to provide details of the scheme and offer a briefing. At the time of submission, no response has been received from Manchester Cathedral.

- **National Football Museum, Urbis:** located on Corporation Street, the National Football Museum has been contacted in order to provide details of the scheme and offer a briefing on 19 May 2022. At the time of submission, no response has been received from Manchester Cathedral.

Greater Manchester Police

- 3.19. A briefing meeting with Greater Manchester police meeting was held on Monday 16 May, which follows on from engagement on the previously approved proposals for the Site. Following an initial briefing with Greater Manchester Police, they considered that an update to the previously prepared report could be undertaken. Whilst they remained in general support of the scheme, the response raised the below recommendations that will be taken forward as the scheme progresses:
- **Access beyond reception** – The main entrance to the building is to be controlled by speed gates adjacent to the reception desk, controlling access to the lift lobby to approved users. Visitor access will be controlled by the building managers.
 - **Night access** – The building will have an onsite security presence 24 hours a day. Out of hours access will be via the main doors or via the cycle entrance, which will be securely locked or require fobbed entry. Details of access controls will be finalised with managing agents and the design team depending on the preference of the occupier.
 - **Cycle parking access** – The entrance to the cycle storage is accessed on the north elevation opposite Phase 1 New Victoria. This area will be well lit and covered by CCTV to promote a safe environment when people are leaving work. A staircase provides access to the basement with a lobby in order to avoid the risk of tailgating.
 - **Inter-floor travel** – The stairs between floors are in the landlord areas and access beyond landlord areas is controlled by fob and/or controlled by tenants. Subdivision of floor space on the floors themselves will result in further individual access controls and further reception areas to control entry into these spaces.
 - **Active frontages** – It is anticipated that the development will increase activity levels and therefore natural surveillance through the staffed reception desk during the day and night. The office reception, ground floor commercial unit and shared workspace will all provide active frontage to the building, which will help improve safety of the proposals.
- 3.20. It is considered that the comments raised by Greater Manchester Police have been adequately addressed in the final design and will be addressed completely by detailed design and operational management strategies.

Transport for Greater Manchester

- 3.21. Transport for Greater Manchester have been readily engaged throughout the design development process, particularly in relation to construction and drainage which is critical to ensuring that their operations can continue uninterrupted during the construction and operational stages of development. The Metrolink exits and enters Victoria Station directly adjacent to the south of the Site.
- 3.22. It is considered that appropriate construction and separation distances as specified by TfGM's Metrolink Operations Team have been adhered to during the consideration of construction method and operation. The Metrolink also shares a surface water drainage system that runs into the Site Boundary, which is in the process of being decommissioned to facilitate drainage being installed as part of the residential phase of development.
- 3.23. It is likely that both details of the surface water drainage strategy and the construction management techniques will be conditioned as part of any future planning permission.

Summary

- 3.24. The proposed development has evolved through a process of consultation and iterative design with the local authority. Full details of the design process undertaken the proposed development and the planning justification are provided within the submitted Planning Supporting Statement and Design and Access Statement.
- 3.25. 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 Proposed Development forms the second phase of redevelopment taking place at New Victoria, which replaces the approved office development on the Site (LPA Ref: 111777/FO/2016/C1 as amended by: 128667/JO/2020). On this basis, the engagement strategy focused on statutory consultees and surrounding landowners and business as agreed with the Local Planning Authority.
- 4.2. To keep all interested parties up to date, the proposals have been the subject of pre-application consultation with numerous organisations. This has involved the use of a number of consultation methods to engage effectively with the Local Planning Authority, local landowners and businesses, Ward Councillors, Greater Manchester Police, adjoining owners, other Statutory Consultees, and non-Statutory Consultees to identify and consider relevant issues prior to the submission of the application for Planning Permission.
- 4.3. Responses show that the Proposed Development remains broadly supported by all adjoining landowners, occupiers and both statutory and non-statutory consultees. The Proposed Development is in line with the previously approved scheme and will support the ongoing economic development and physical regeneration of this Site and surrounding area. Following on from the commencement of development of Phase 1 of the Extant Planning Permission, the momentum of the Site will continue through the resubmission of revised office-led proposals.
- 4.4. Moving forward with the project, Toriview Limited 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. 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.



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