



One North Parade Statement of Consultation

November 2025

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1. Introduction

- 1.1. This Statement of Consultation (the ‘Statement’) has been prepared by Deloitte LLP on behalf of Beaconsfield Commercial Ltd (‘the Applicant’) in respect of a planning application for the proposed redevelopment of One North Parade and Five Parsonage (‘the Site’ / ‘One North Parade’ (ONP)).
- 1.2. This Statement explains the robust consultation approach that has been undertaken. It provides a summary of the feedback received and how this has been considered and addressed (where appropriate) in the final Proposed Development.

Site Description

- 1.3. The 0.1 ha Site includes existing office buildings at One North Parade and Five Parsonage. The buildings are divided by Back College Land, which is owned by the Applicant.
- 1.4. The Site is bound by 3 Parsonage Chambers to the north, College Land to the east, Parsonage Gardens to the south and Parsonage Street to the west.
- 1.5. One North Parade and Five Parsonage were built in the 1890’s for warehouse use and have since been converted into offices. The buildings are respectively 5 and 4 storeys.
- 1.6. The Site is located in the City Centre and within the Parsonage Gardens Conservation Area (CA). It is also located within Zone 3 of the Council endorsed St Mary’s Strategic Regeneration Framework (SRF). There are several statutory listed buildings located near to the Site. One North Parade and Five Parsonage are considered to be Non-Designated Heritage Assets (NDHA) which make a positive contribution to the special character and appearance of the Parsonage Gardens Conservation Area. Both buildings are subject to a Certificate for Immunity from Listing.
- 1.7. Whilst the Site is in a strong location for commercial office development, the existing offices are outdated. The existing buildings do not meet modern commercial occupier requirements and detailed options analysis has demonstrated that they cannot viably be refurbished to meet modern office standards. The existing buildings are, therefore, unable to support Manchester’s objectives for the continued growth of economically productive commercial uses within the city core and within the St Mary’s Parsonage area, in particular, and without intervention, will become redundant.
- 1.8. The Site provides no active frontage and does not positively engage with the surrounding streetscape. This is compromised further by the poor quality pedestrian environment along Back College Land and College Land. For the reasons above, the existing buildings do not fulfil the Site’s potential as a key contributor to the vitality and viability of the area.

The Proposed Development

- 1.9. The Proposed Development would involve redeveloping the Site to deliver Grade A office space (Use Class E(c)), in a building of 14 storeys (91.550 AOD) comprising 10,015 sqm GIA of office space, 635 sqm GIA ground floor restaurant space, 349 sqm plant and cycle parking (11,047 sqm in total).
- 1.10. The proposed description of development, as set out within the planning application form submitted to Manchester City Council (MCC) is as follows:

“Application for demolition in a Conservation Area of One North Parade and 5 Parsonage and full planning permission for the erection of a 14 storey office building (Use Class E(c)) with commercial ground floor use (Use Class E (b)), basement, provision of cycle storage together with landscaping and public realm, highways, drainage and associated works.”

Report Structure

- 1.11. The remainder of this Statement is structured as follows:
 - Chapter 2 – sets out the relevant planning policy and requirements;

- Chapter 3 – provides details of the consultation undertaken and summarises the feedback received; and
- Chapter 4 – summarises the key conclusions.

1.12. The Appendices provides supporting materials, including copies of the published consultation material and consultation events held.

2. Legislative Policy and Guidance

This section sets out the policy and guidance requirements with regards to consultation and pre-application engagement at both the national and local level.

National

Localism Act

- 2.1. The Localism Bill Act (2011) ('the Act') aims to decentralise power, giving individuals, communities and councils more control. It includes five key measures as follows:
 - Community rights;
 - Neighbourhood Planning;
 - Housing;
 - General Power of Competence; and
 - Empowering cities and other local areas.
- 2.2. Part 6 of the Act specifically deals with planning and Chapter 4 sets out requirements in relation to consultation before applying for Planning Permission.
- 2.3. 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:

"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)."
- 2.4. 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."*

2.5. Subsection (4) outlines the requirements in regard to publicity of applications:

“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.*
- 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.”*

2.6. 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 Proposed Development before submitting a planning application.

2.7. 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 (2024)

2.8. The Department for Communities and Local Government published the amended NPPF in December 2024. 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.

2.9. Paragraphs 39 to 47 address pre-application engagement and front-loading. Paragraph 40 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.

2.10. Paragraph 41 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.

2.11. Similarly, paragraphs 137 to 139 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.

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

National Planning Practice Guidance

2.13. 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 has been amended following updates to the NPPF.

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

2.15. 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.

Historic England Tall Buildings Advice Note 4 (2022)

2.16. Historic England's Advice Note 4, "Tall Buildings," provides guidance relevant to pre-application consultation for tall building Proposed Development. This advice emphasises a plan-led approach,

informed by a proportionate evidence base and early engagement with stakeholders. Specifically, the guidance recommends pre-application discussions with the LPA, communities, and statutory consultees to identify and address potential issues early in the process.

- 2.17. This consultation should aim to establish the local authority's policy position on tall buildings, agree on the necessary illustrative materials and digital models for assessment, determine the proposal's zone of visual influence, understand the local character of affected areas, identify potentially impacted heritage assets, and understand their significance, including contribution made by their setting. This early engagement can help ensure a smoother and more efficient planning process. Additionally, for Proposed Development affecting listed buildings or conservation areas, compliance with Sections 66(1) and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 is required.

Local

Manchester City Council Statement of Community Involvement

- 2.18. MCC adopted a refreshed Statement of Community Involvement (SCI) in August 2025. This provided an update to the SCI published in 2018, which guided the approach to community involvement for the Proposed Development. The SCI's 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. The approach undertaken continues to meet the requirements of both the 2018 and 2025 SCI's.
- 2.19. Paragraphs 8.7 to 8.13 of the SCI provides guidance on developer-led early engagement for significant development proposals.
- 2.20. The SCI states that decisions on whether a more in-depth consultation is required will be based on a development's nature or scale and will be made in conjunction with regeneration teams, ward co-councillors and local community groups where appropriate.
- 2.21. The SCI notes early engagement has significant benefits by improving the efficiency and effectiveness of the planning system for all parties and encourages developers to consult before submitting a planning application.
- 2.22. 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.
- 2.23. Consultations should be inclusive, transparent, clear and understandable. Additionally, developers are expected to submit a record of the consultation that took place with their planning submission, which is detailed within Section 3 of this Statement.

Summary

- 2.24. This section has set out the relevant elements of planning policy guidance and legislation that relate to the formulation of the Proposed Development during the pre-application stage.
- 2.25. The following section of this report sets out the pre-application engagement that has taken place with the local community, statutory and non-statutory consultees in line with requirements and guidance.

3. Consultation Approach and Responses

- 3.1. This section provides an overview of the consultation undertaken and feedback received during the pre-application stage.
- 3.2. As a direct response to feedback received from local stakeholders, the Proposed Development has been redesigned to reduce the proposed scale of the building, provide a more contextual design response to the Conservation Area and reduce the extent of windows that directly face residential buildings to the west.
- 3.3. The first iteration of the Proposed Development is referred to as the 'Early Scheme' and the second iteration is referred to as the 'Revised Proposals'.
- 3.4. The Proposed Development is principally the same scheme as the Revised Proposals but has been refined in the interim period to improve façade details and internal design coordination.

The Early Scheme

- 3.5. The first iteration of the scheme (herein referred to as "the Early Scheme") comprised the demolition of One North Parade and Five Parsonage to facilitate the erection of a new 17 storey (105m AOD) contemporary office building together with amenity space and ground floor restaurant space, as shown in Figure 3.1 below.

Figure 3.1. The Early Scheme



Pre-application Consultation and Feedback

- 3.6. Pre-application consultation was undertaken on the Early Scheme over the course of 2020, which included consultation with Manchester City Council Planning Officers, Ward Members, Historic England, Greater Manchester Police, local community groups and members of the public.
- 3.7. A public consultation was held for a period of three weeks during November 2020. The consultation event was held online due to the Covid-19 restrictions, via a dedicated consultation website <http://www.onenorthparade.com> and the process included online presentations and meetings with Ward Councillors on 23 October 2020 and residents of the Century Buildings on 11 November 2020. A direct invitation was also sent to the Victorian Society.

- 3.8. The feedback received from the public consultation included concerns raised over the height of the building, the architectural design and its impact on the character of the Conservation Area, overlooking, and impact on daylight, sunlight and overshadowing.

Revised Proposals

- 3.9. Following feedback received in relation to the Early Scheme, Squire and Partners were appointed to design a scheme which was reduced in height and adopted a more overtly contextual response to the character and scale of the surrounding Conservation Area.
- 3.10. Squire and Partners has worked with the Applicant since 2021 and has been engaging with key stakeholders to arrive at the current iteration of the Scheme, which forms the basis of this planning application.
- 3.11. In summary, Squire and Partners incorporated the following amendments to the design of the Scheme when compared to the Early Scheme:
- Reduction in height from 17 storeys to 14 storeys. The building's height (89.345m AOD (roof height), rising to 91.550m including the roof overrun) has been informed by its immediate surroundings. The parapet height is 5 metres higher than the adjacent Century Building, further demonstrating the considered approach to contextual scale. A mansard-style roof was also introduced, which recessed the top three floors to further reduce the mass and perceived height from street level.
 - Revised articulation of the façade, including carefully proportioned vertical openings alongside recessed building corners to soften the prominent edges of the building and facilitate pedestrian movements around the building at ground level.
 - Creation of a visually interesting and contextually responsive building geometry that reduces the buildings perceived scale and integrates sensitively within the urban existing fabric.
 - The use of elevation materials such as red brick and stone to reinforce the building's connection to its surrounding context.
- 3.12. The Revised Proposals were presented to the public during a consultation in July 2023.

Pre-application Consultation

- 3.13. A summary of the pre-application consultation undertaken for the Revised Proposals is provided below. This enabled the Applicant and project team to discuss the key elements of the Proposals and receive feedback to incorporate into the Scheme.

Local Planning Authority (LPA)

- 3.14. The Applicant has undertaken pre-application consultation with the LPA since the Applicant's early engagement with the draft Strategic Regeneration Framework in 2018. Regular engagement has taken place with Officers to receive feedback. The proposals have therefore been developed in consultation and collaboration with the LPA through meetings and email correspondence.
- 3.15. Meetings were held on the following dates:
- May 2020
 - June 2020
 - June 2022
 - March 2023
 - April 2023
 - June 2023
 - July 2023
 - October 2024

- February 2025
- May 2025
- August 2025
- September 2025.

- 3.16. The discussions have focused on the following themes:
- 3.17. **Principle of Development and Uses** – Meetings with MCC have focused on the principle of development and the principle of proposed uses in line with the aspirations of the St Mary’s Parsonage SRF and the Manchester Core Strategy.
- 3.18. As key part of pre-application engagement with the LPA, the Applicant directly addressed the parts of the SRF that directly relate to the Site. In this context, it is relevant to note the SRF states:
- “The site’s immediate availability means that it has the clear potential to form an early phase of development within the area and therefore act as a pivotal opportunity to catalyse the regeneration of Parsonage Gardens, the surrounding streets and the wider SRF area. In line with the SRF’s aspiration for mixed use regeneration, the site could be suitable for hotel, or commercial proposals.”*
- 3.19. Further to this, both the SRF and Historic England require proposals to undertake a staged options assessment process to appropriately explore options for future development at the Site, with retention and reuse as the starting point, whilst also robustly interrogating its historic and cultural significance as well as the long term sustainability of existing uses. The SRF recognises that this exercise may result in alternative options such as redevelopment being considered.
- 3.20. The Applicant undertook the robust analysis of 18 different design options for the site, which varied from refurbishment of the existing building; roof top extension, façade retention and redevelopment at different scales. The options considered were supported by design, heritage and viability analysis of each option including specialist heritage costing input and were discussed and shared with both the LPA and Historic England for independent review. This was submitted alongside marketing information, which also demonstrated that in its current form, the buildings do not have a viable future as offices.
- 3.21. On this basis, redevelopment proved to be the only option, and it has been demonstrated that it also needs to be of sufficient scale to support the viability of the proposed development. Before accepting, Historic England reviewed the information internally via their expert viability reviewer. MCC also sought an independent review and appointed an independent viability assessor, Savills, to review the submitted viability appraisals. They agreed with the conclusions of the report that identified the Proposed Development as the minimum viable quantum of development on the Site.
- 3.22. **Heritage** – A detailed Heritage Assessment was shared with the LPA as part of pre-application engagement, and this was subsequently submitted to Historic England as part of the process to secure Certificate of Immunity from Listing for both buildings, a necessary step in offering certainty over the site constraints, and to inform the planning process more generally. In this context, the historic significance of the existing buildings and the significance of the Conservation Area and nearby Listed Buildings has been agreed. As part of discussions, the Applicant has also engaged with the LPA to agree key heritage viewpoints to be assessed as part of the Environmental Impact Assessment, which assesses the impact of the Proposed Development on existing NDHAs; the setting of nearby listed buildings and the character of the Conservation Area.
- 3.23. **Design** – The scale, massing and architectural design of the proposals have been discussed with Officers within the context of the extensive options assessment and feedback received from local stakeholders and Historic England.
- 3.24. The Proposed Development has been subject to detailed design coordination, which has been informed by advice from the appointed technical team. In addition to technical advice on the options assessment, the design development process has been informed by early testing of daylight, sunlight and overshadowing, and wind microclimate. The LPA has been kept informed of the conclusions of early testing and the submitted EIA demonstrates that the proposals do not result in significant adverse impacts in respect of these disciplines.

- 3.25. Based on the revised design, detailed development and associated technical analysis, the LPA has provided in-principle support for the proposed approach to the design.

Technical Stakeholders

- 3.26. The Applicant has consulted a range of technical stakeholders through the pre-application process to brief them on the forthcoming proposals and to agree the scope of key technical disciplines. To formalise this engagement, the Applicant submitted a request for an Environmental Impact Assessment (EIA) Screening and Scoping Opinion on 8 August 2025, which was duly issued to a range of technical stakeholders including MCC Highways, Environmental Health, Environment Agency, Historic England, Natural England, Greater Manchester Ecology Unit, Greater Manchester Archaeology Advisory Service, United Utilities and Cadent.
- 3.27. The Scoping Opinion was subsequently issued by the LPA on 4 September 2025, which has been directly addressed by the scope of the submitted EIA.
- 3.28. In addition to the EIA Screening and Scoping process, pre-application engagement has been undertaken with MCC Highways to discuss highways and servicing arrangements, which are set out within the submitted Transport Statement.

Historic England

- 3.29. The Applicant liaised with Historic England regarding both the Early Scheme and the Revised Proposals. As a first step to understand the historic context, a detailed Heritage Appraisal was produced by Heritage Architecture regarding the Conservation Area. In addition, condition surveys were undertaken to feed into the viability appraisal as to whether it was a viable option to refurbish the buildings.
- 3.30. Following the appointment of Squires and Partners, the Applicant formally engaged with Historic England's pre-application advice service, regarding the options for redevelopment and the emerging design development of the Revised Proposals. As noted above, as per the SRF, the Applicant provided evidence to test the viability and deliverability of 18 scheme options aside from the 'do-nothing' option.
- 3.31. The viability of each option was extensively scrutinised, which ultimately concluded that a comprehensive new-build option at the height proposed was the only route forward to secure the Site's long term viable use. The viability appraisals were independent assessed by both Historic England and MCC's viability advisors, who accepted the conclusions presented.
- 3.32. Following a period of engagement and independent analysis of submitted evidence, the Applicant received a letter dated 3rd April 2023 from Historic England which concluded:
- *"The loss of the existing buildings would harmfully affect the historic environment of Manchester. This harm would be exacerbated by the scale, form and verticality of the proposed replacement building. However, the Applicant contends that the reuse of the building is unviable and has worked hard to substantiate the evidence.*
 - *HE welcomes the redesigned building, reducing its height from previous iterations and seeking to adopt a design and materials palette that is more contextual.*
 - *The current design does not fully resolve HE's concerns regarding the scale and verticality compared with the strong horizontal emphasis of the surrounding buildings.*
 - *HE recognise that there is no room for further compromise and recommend that the application progresses to submission."*
- 3.33. The Scheme was on hold until recently, however, upon progressing the Proposed Development to submission further amendments were made to the design by Squire and Partners in response to feedback from Historic England and the public consultation. These included:
- Reduction of the mansard levels from 3 to 2;
 - The extension of the mansard around all four sides;

- Addition of horizontal bands through the use of different materials and;
- The introduction of an updated window hierarchy.

3.34. The revisions reduce the visual impact of the Proposed Development from street level. They soften the building's proportions when viewed from the street by lowering its perceived height and ensuring it integrates sensitively within the existing urban fabric, rather than dominating the streetscape.

3.35. It was concluded that further engagement was not required with Historic England, given the conclusions reached within their letter dated April 2023 and the nature of the changes proposed following this correspondence. Further dialogue will continue post submission.

Certificates of Immunity from Listing (COI)

3.36. During design development, the Applicant sought to establish whether or not One North Parade or Five Parsonage had potential to be statutorily listed, as such a scenario would be a key consideration for any future investment in the Site. To formally clarify the position, the Applicant submitted two respective applications for a Certificates of Immunity (COI) for both One North Parade and Five Parsonage. The COI applications were supported by a robust assessment of the historic significance of each building.

3.37. COI's have since been issued by Historic England, which confirm that the historic significance of the existing buildings does not merit listing and, thus, both buildings are protected from being listed within five years of the date of each Certificate. Please refer to details in Figure 3.3 below.

Figure 3.2 Certificates of Immunity

Location	CO Number	Start Date	Expiry Date
One North Parade (Former New Exchange Buildings)			
1 and 2 North Parade, Manchester, Manchester, M3 2NH	1482041	08/02/2023	07/02/2028
5 Parsonage			
Manchester, M3, 2HS	1490955	06/02/2025	05/02/2030

Public Consultation:

3.38. A second public consultation was held between Monday 26th June 2023 to Sunday 16th July 2023 to present the Revised Proposals. This consultation involved engagement with local ward councillors and other key stakeholders.

Ward Councillors

3.39. The Applicant has sought to provide Local Ward Councillors with the opportunity to be briefed on the proposals throughout pre-application stages and engagement has taken place in respect of both the Early Scheme and the Revised Proposals.

3.40. In advance of the 2023 consultation, the Applicant contacted the three councillors representing the Deansgate Ward (Joan Davies, Marcus Johns and Anthony McCaul) and the Applicant subsequently met with Councillor McCaul on Tuesday 20th June 2023 to discuss the Revised Proposals.

3.41. Councillors were also contacted via email in August 2025 to notify them of the submitted request for a Screening and Scoping Opinion, as well as to update them that no further public consultation was proposed. No response was received.

Century Buildings

3.42. Century Building residents have been engaged in the pre-submission consultation process at all stages. The Applicant met with representatives of Century Building and Councillor McCaul on 6th July 2023, prior to the drop-in event.

3.43. The following methods were used within the June-July 2023 consultation:

- A consultation postcard was distributed to residents around the proposed site, delivered on Monday 26th June when the consultation commenced. The postcard introduced the proposals and

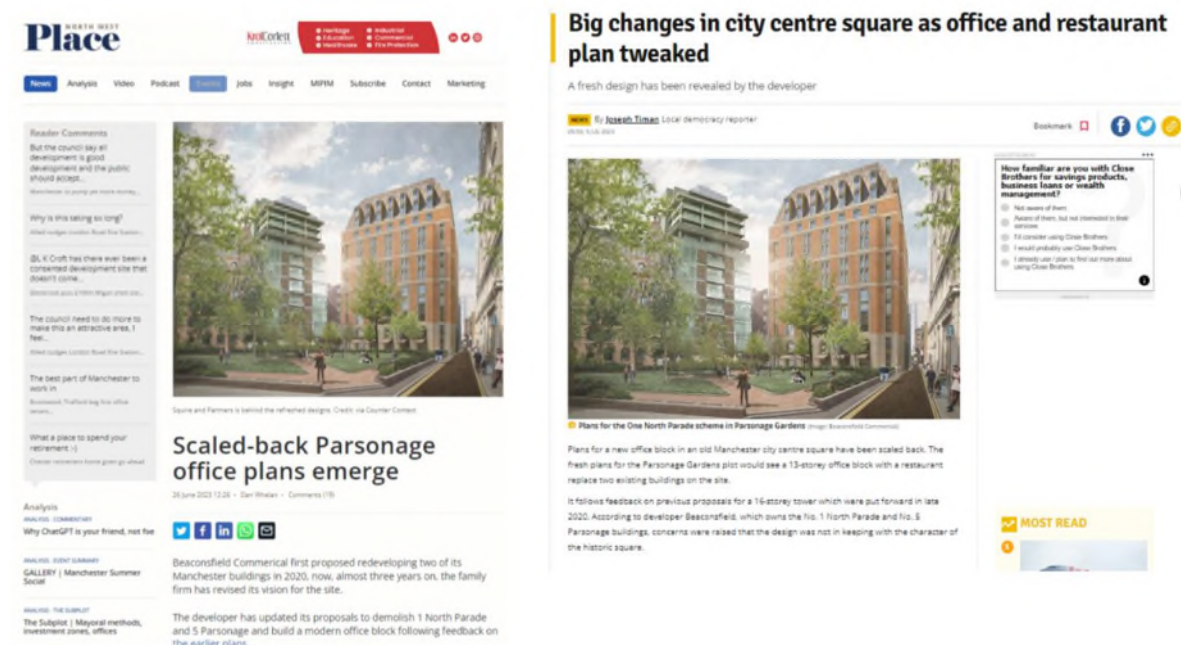
provided information about the consultation, including details of the drop-in events. The consultation post-card was distributed to 762 addresses, shown in the catchment below:

Figure 3.3 Consultation Postcard Catchment



- A press release was issued to local media on Monday 26 June 2023, containing details of the proposal and directing residents to the online consultation materials and attendance of the drop-in session on the 6 July. The release was covered by Place North West and the Manchester Evening News, as shown below:

Figure 3.4 Place North West Article



- 3.44. The applicant sent direct emails to residents who had asked to be kept updated during the previous consultation, to inform them that the new consultation had opened.

Consultation Channels:

- 3.45. A dedicated consultation email addressed (info@onenorthparade.com) was created, to enable people to submit feedback or questions during the consultation period.
- 3.46. The dedicated consultation website (www.onenorthparade.com) was updated to provide information about the Revised Proposals. This included information of the drop-in sessions, details of how to take part in the consultation, including the online feedback form and a drop in event were provided on the 'Have your say' page of this dedicated site. Throughout the consultation period, the website received a total of 317 views from 268 unique visitors.
- 3.47. The in-person drop-in session was held on Thursday 6th July 2023 at One North Parade and the event was open from 4pm to 7pm. The session provided the opportunity to learn more about the proposals, meet members of the project team and provide feedback. 12 people attended the event, with some indicating that they were a resident of the Century Buildings. Paper feedback forms were made available at the event and five of those who attended, submitted feedback in this way.

Consultation Feedback

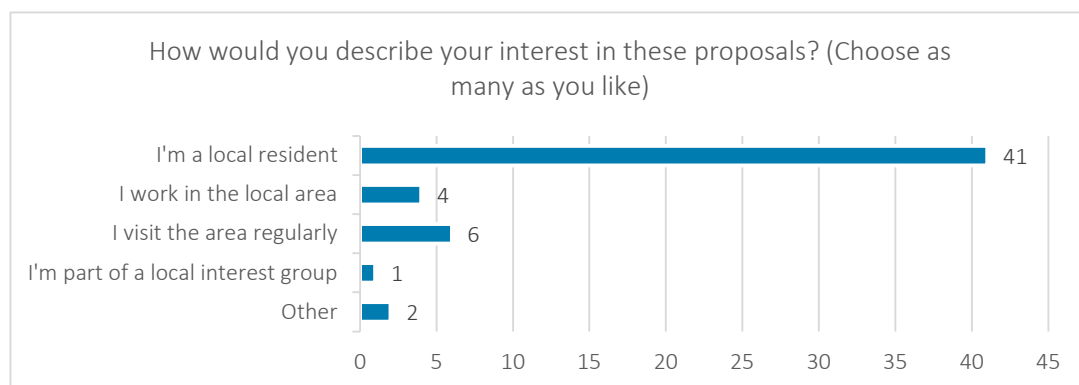
- 3.48. 46 responses were received in total from the feedback form (online and paper), alongside one email with detailed feedback on the proposals.

Response Type	Number
Online feedback form	40
Email	1
Consultation Feedback Form	5
Total	46

Summary of Responses to Consultation Questions

Question: 'How would you describe your interest in these proposals?'

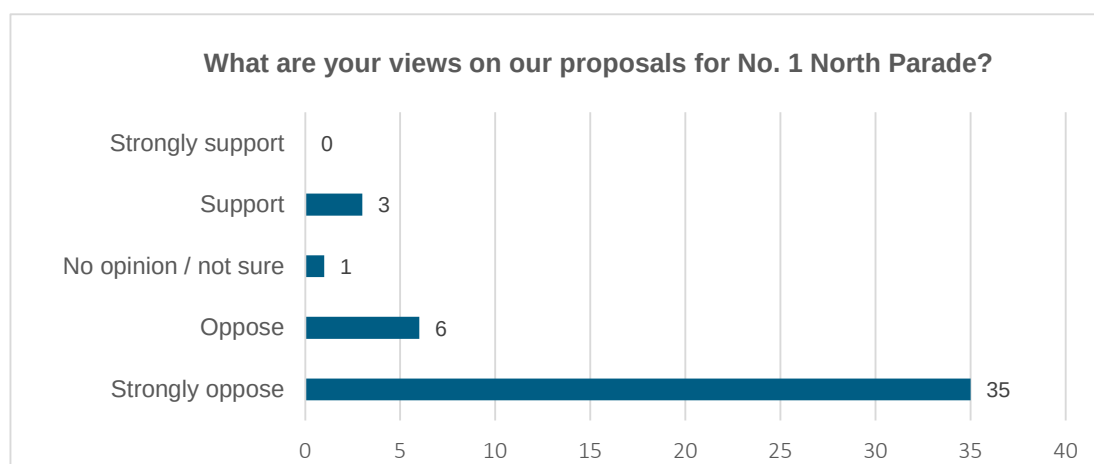
- 3.49. Most respondents indicated that they were local residents, with a smaller number responding that they visit the area regularly or work in the area. Within the text of their response, some residents indicated that they were residents of the Century Building specifically. Respondents were able to choose as many options as applicable.
- 3.50. The second question asked whether those responding had taken part in the previous consultation. A majority of those who completed the feedback form (28 out of 43 or 65%) indicated that they had responded previously.



Views and comments on the revised proposals for One North Parade

Question: What are your views on the revised proposals.

- 3.51. As the chart below shows, the majority of those who responded opposed the proposals, with the largest number indicating that they strongly opposed them.



3.52. A summary of the issues raised by respondents through the open response field questions within the feedback form is provided in the following table.

Topic	Applicant Response
Design	As set out above, the Architects have redesigned the Proposed Development since its inception. New architects were appointed by the Applicant to change the design and respond to feedback from the first consultation. The public consultation set out Squire and Partner’s design ambitions to create a new high-quality sustainable development, delivering Grade A office accommodation that is in keeping with the Conservation Area and set a new benchmark for offices within Manchester City Centre. The design objectives include: • Responding to the heritage setting and Conservation Area: Improve the Site’s relationship with the surrounding Conservation Area and respond positively and sensitively to create a new office building that fits within its historic context. • Sustainability: Achieve BREEAM Excellent as a minimum (targeting Outstanding) and NABERS 5 star rating. • Flexible Grade A Office Space: Provide office space which meets the requirements of current and future occupiers, ensuring flexibility for changing specifications. This includes placing structural columns along the perimeter to enable open plan layouts and future proof the design. • Public Realm Activation: activation of the street frontage through the introduction of a restaurant use and new office entrance. Several comments were also received which highlighted concerns with the proposed design, including: • Revised design not being in keeping with the character of the conservation area. • the scheme being considered ‘ugly’, ‘lacking character’, ‘bulky and awkward’ – or a ‘pastiche’ of nearby architecture. • the mansard roof making the building look imposing, suggesting stepped-back roof (similar to Arkwright House) In response to the concerns raised during the consultation regarding the design, the following summarises the design intent and revisions since the public consultation.

Topic	Applicant Response
would be more in keeping with the area. a query around how the design is future proofed.	Contextual Design Response: - The Proposed Development includes a contextual façade design that has been directly informed by design references within the Conservation Area. The use of locally inspired materials including red brick and stone reinforce the building’s connection to its context and a façade composition that reflects the tripartite structure (base, middle, top) and vertical rhythm found in surrounding heritage buildings. - Since the consultation, the following revisions have been made to the Proposals: - horizontal bands have been added to the design, making the building more in-keeping with the Conservation Area; and, - the window hierarchy has been updated. - The design features positively respond to and take inspiration from the Conservation Area rather than being pastiche. Mansard roof: - The design reduces visual impact from street level through the introduction of a setback mansard style roof for the top floors which is characteristic of the area. This softens the building’s proportions when viewed from the street by lowering its perceived height and ensuring it integrates sensitively within the existing urban fabric, rather than dominating the streetscape. This design ensures that the mansard does not look bulky. - Since the public consultation: - the parapet height has slightly increased, and the mansard roof has been reduced to improve the architectural proportions of the building. The proposed number of storeys remains the same, although the overall building height has slightly increased by 0.47m to accommodate detailed design requirements that affect the floor-to-floor heights. The increase in height is minor and does not materially increase the impact of the proposed building. - the mansard form now also extends around all four sides. Furthermore, the windows in the mansard have been re-designed to appear less bulky. They are now offset rather than in line, a more informal response. Futureproofing the building: - The design ensures flexibility for changing specifications, future proofing for future occupiers. An example of this includes placing structural columns along the perimeter to

Topic	Applicant Response
	enable open plan layouts so the floorplates can be adapted to different tenants and uses. • The sustainable features of the building and commitment to achieve a high BREEAM and NABER's ratings. Overall, it is considered the proposals successfully balance the articulation of a contextual façade design, with the creation of a modern and sustainable Grade A Office that meets the needs of current and future commercial occupiers.

Height

A number of concerns were raised around the proposed height and massing of the Revised Proposals, generally with some suggesting the height was not in keeping with the Conservation Area, although some noted they were generally supportive of regeneration in the area.

Some suggestions were received in relation to the using existing buildings as a benchmark datum for the proposed new building. In including specific reference to Century Buildings and Arkwright House.

The design team has undertaken an extensive contextual analysis of the Site and its surroundings and recognises the high profile nature of the Site within the St Mary's Parsonage SRF and Parsonage Gardens CA. In this respect, a significant amount of time has been spent developing and amending the Proposed Development through a number of design stages to deliver a viable development of excellent design quality. This has included revisions to the height of the Proposed Development.

ONP is identified as a Site Specific Development Opportunity within the St Mary's Parsonage SRF (Zone 3, No.1 North Parade). The SRF sets out ambitions for this site to deliver a mixed-use regeneration (hotel or commercial proposals) that acts as a catalyst for the regeneration of Parsonage Gardens, the surrounding streets and the wider SRF Area.

The SRF sets out that the starting point for considering any proposals for the site will be to consider the potential to retain and re-use the existing building. An essential initial piece of analysis therefore will be to robustly interrogate its historic and cultural significance.

Options Assessment and Viability

Both the SRF and Historic England require proposals to undertake a staged options assessment process to appropriately explore options for future development at the Site, with retention and reuse as the starting point, whilst also robustly interrogating its historic and cultural significance as well as the long term sustainability of existing uses. The SRF recognises that this exercise may result in alternative options such as redevelopment being considered.

The Applicant undertook the robust analysis of 18 different design options for the site, which varied from refurbishment of the existing building; roof top extension, façade retention and redevelopment at different scales. The options considered were supported by design, heritage and viability analysis of each option including specialist heritage costing input and were discussed and shared with both the LPA and Historic England for independent review. This was submitted alongside marketing information, which also demonstrated that in its current form, the buildings do not have a viable future as offices.

On this basis, redevelopment proved to be the only option, and it has been demonstrated that it also needs to be of sufficient scale to support the viability of the proposed development. Before accepting, Historic England reviewed the information internally via their expert

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viability reviewer. MCC also sought an independent review and appointed an independent viability assessor, Savills, to review the submitted viability appraisals. They agreed with the conclusions of the report that identified the Proposed Development as the minimum viable quantum of development on the Site.

The Viability Assessment has been updated in support of this application.

The above analysis demonstrates why the Proposed Redevelopment cannot use the existing building or surrounding buildings as a benchmark for height. It is important to note, however, that the height of the building has been extensively reviewed during the pre-application process and the design process has been to reduce the visual impact from street level by incorporating features such as a mansard roof, horizontal banding, window hierarchies and softened edges.

Relationship with surrounding context

The building height has been informed by its immediate context and was reduced following the appointment of Squire and Partners Architects.

It is recognised that the overall roof run reaches a height of 9m above the lift overrun of the Century Buildings, however, it has been designed so that the proposed parapet height which defines the main building silhouette is 5 metres higher than that of the Century Buildings.

Design mitigation

The design has sought to mitigate the proposed height. The features incorporated into the design have been carefully developed and refined to ensure that the visual impact of the height is reduced. These measures include:

- ***Mansard Roof*** - Inclusion of a setback mansard roof to soften the building's proportions when viewed from the street and lower its perceived height. A mansard roof is characteristic of the area. This reduces the perceived height by bringing down the parapet, which is the height most visible to pedestrians.
- ***Articulated corners*** – The building corners have been recessed further softening the visual impact and offering public realm improvements at key edges.
- ***Façade Treatments*** – the application of the façade treatment includes carefully proportioned vertical openings as part of the massing strategy. Furthermore, the stepped massing and articulated corners create an interesting geometry that reduces the buildings scale and to sensitively integrate with the building's fabric.
- ***Locally inspired materials*** – In contrast to the original scheme, the design includes the use of locally inspired materials such as red brick and stone, which has been

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chosen to reinforce the building's connection to its context. The Proposed Development, when read amongst its neighbours, reads as a considered and contextual response which meets the Architect's aims of balancing a modern architectural language while respecting the character of the Parsonage Gardens Conservation Area.

Heritage and Townscape

A Heritage Statement has been submitted as part of the Planning Application. It concludes that the Proposed Development would give rise to a degree of less than substantial harm (at the lower to middle range of the scale) to the Parsonage Gardens Conservation Area, National Buildings and Arkwright House (both Grade II Listed Buildings). This harm has been weighed against the public benefits within the accompanying Planning Statement.

The Proposed Development has been subject to a detailed Townscape and Visual Impact Assessment which is provided within the Environmental Statement (Chapter 6). This considers the impact that the Proposed Development on key views and the townscape of Manchester and Salford City Centres.

It sets out that scale and location of the development results in a localised Zone of Visual Influence and the development will not be widely visible across Manchester.

Concerns about potential impacts on residents of the Century Buildings, including:

- Loss of light and views from their apartments – some of these respondents suggesting that loss of natural light could impact mental health.
- Loss of privacy –some arguing that the impact of the proposals in this regard would breach guidelines in the Strategic Regeneration Framework.
- Requests to see details of daylight/sunlight analyses undertaken.

Chapter 8 of the Environmental Statement sets out the results of the analysis of the daylight (the amount of natural light from the sky from which a surrounding property can benefit) and sunlight (the amount of direct sunlight from which a surrounding property can benefit) testing undertaken by GIA.

A comprehensive assessment has been undertaken that considers the existing urban character, the nature of the proposed development, and the overall planning objectives for the area. Based on this contextual evaluation, and acknowledging the non-mandatory and flexible nature of the BRE guidelines, the resultant levels of change and the retained levels of daylight and sunlight amenity are considered to be acceptable and reasonable, balancing the need for new development with the protection of residential amenity.

The Proposed Development benefits from an east-west orientation, maximising daylight and reducing reliance on artificial lighting within the building itself.

The design has also sought to mitigate the effect on neighbouring properties, for example, the design of windows that face westwards have been carefully considered to mitigate the potential for direct overlooking on to neighbouring residential buildings and, therefore, maintain privacy.

It is, however, recognised that the Proposed Development will lead to changes in daylight and sunlight amenity for some surrounding properties. As set out above the impacts are in line with the results

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	for other City Centre high density development which provide the context for the Proposed Development and are considered to be acceptable. Overall, the effect of the Proposed Development upon the daylight and sunlight amenity within the surrounding residential properties is considered to be no greater than minor adverse (not significant). As such, no mitigation measures are considered necessary and the levels of daylight / sunlight are similar to other approved schemes within Manchester City Centre.

Existing Buildings

Several respondents expressed the view that the buildings should be restored rather than redeveloped - maintaining the facades and changing the building interiors. Some of these respondents felt the current buildings have architectural and heritage value.

As set out within response to the concerns raised about the height of the building, the Proposed Development has followed the requirements of both the SRF and Historic England. This required proposals to undertake a staged options assessment process to appropriately explore options for future development at the Site, with retention and reuse as the starting point, whilst also robustly interrogating its historic and cultural significance as well as the long term sustainability of existing uses. The SRF recognises that this exercise may result in alternative options such as redevelopment being considered.

The historic value of the existing buildings and their contribution to the setting of the Conservation Area was the starting point of these assessments with the production of a Heritage Appraisal and condition surveys of the buildings. has been thoroughly assessed and discussed with Historic England. The buildings have been assessed as Non-Designated Heritage Assets, and it is recognised that the buildings make a positive contribution to the special character and appearance of the Parsonage Gardens Conservation Area.

The Applicant undertook the robust analysis of 18 different design options for the site, which varied from refurbishment of the existing building having assessed the buildings condition; roof top extension, façade retention and redevelopment at different scales. The options considered were supported by design, heritage and viability analysis of each option including specialist heritage costing input and were discussed and shared with both the LPA and Historic England for independent review. This was submitted alongside marketing information, which also demonstrated that in its current form, the buildings do not have a viable future as offices.

On this basis, redevelopment proved to be the only option, and it has been demonstrated that it also needs to be of sufficient scale to support the viability of the Proposed Development. Before accepting, Historic England reviewed the information internally via their expert viability reviewer. MCC also sought an independent review and appointed an independent viability assessor, Savills, to review the submitted viability appraisals. They agreed with the conclusions of the report that identified the Proposed Development as the minimum viable quantum of development on the Site.

The Architects have developed the form and design of the Proposed Development. The design is a direct response to the heritage setting and Conservation Area. The Proposed Development has been

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	designed to respond positively and sensitively to the Conservation Area that fits within its historic context. An updated Viability Assessment has been submitted as part of this application, which confirms that there is no change to the conclusion of the options analysis that was previously undertaken. Both buildings have also since been issued with Certificates of Immunity from Listing.

Transport

A comment concerned that the development would bring more cars into an already congested area. They felt that getting in and out of the Century Buildings by car was already difficult and would be made worse by an increase in traffic to Parsonage Gardens.

Construction

An Outline Construction Management Plan has been prepared and submitted in support of the application (Environmental Statement Appendix 5.1). This sets out that there will be no parking provision for construction worker vehicles on site nor will there be any off-site provision. Parking will not be allowed on site.

All deliveries will be managed through a Delivery Management System managed by the construction logistics team, with all deliveries allocated a specific time slot. This is integrated into the traffic management planning and operation to ensure construction traffic and deliveries work together to reduce the impact on vehicular congestion.

Operation

The Proposed Development does not include any car parking, which is entirely appropriate considering its highly sustainable location via both public and active modes of transport. This approach is aligned with MCC's long term strategy to reduce car trips in the City Centre. A Transport Statement has been submitted as part of the planning application. This sets out that a review of baseline conditions and highway safety has been undertaken. It is not considered that there is an existing highway safety issue that is likely to be exacerbated by the Proposed Development. Further details are provided within the supporting Transport Statement.

Concerns from Century Buildings residents that increased traffic to the area would increase noise levels and spoil the "tranquillity" of the area.

A Noise Assessment has been submitted as part of the planning application. Noise mitigation in the form of extended rooftop barriers are proposed to mitigate against plant noise. In regard to vehicle movements, there will be a temporary increase in noise levels during the construction period. The vehicular operational noise impact is expected to be low due to the scheme being car-free and the expectation that future occupiers/users will be using primarily active or public transport options. The servicing requirements for the commercial office is also expected to be relatively low.

Restaurant Operation

A comment suggesting that the restaurant would encourage people to drink alcohol in the area, which could cause noise and

A restaurant is proposed as part of the planning application, anticipated to be operating within typical hours for restaurant uses in this area. It will not be a late night venue / drinking establishment,

Topic	Applicant Response
antisocial behaviour. One of these respondents expressed particular concern about a late-night venue.	and it can be noted from the description of development that the Applicant is not applying for those uses.
Comments suggesting rules would be needed over noise and operating hours for the restaurant, to prevent disruption for residents in the Century Buildings.	The restaurant is located within Manchester City Centre, on the edge of the City Centre Primary Shopping Area. It is within this context that a restaurant is considered to be an acceptable use. This is supported by the SRF which promotes an active ground floor use.
(A comment reporting that there are ongoing disputes with all licenced premises that back onto College Land and therefore a hospitality unit would be unsuitable for the ground floor.	The accompanying Crime Impact Statement (CIS) (Prepared by Greater Manchester Police) supports the scheme and considers the redevelopment of the site as an office-led scheme as appropriate. The CIS welcomes the scheme's potential to deliver <i>"additional high-quality office accommodation to the Parsonage Gardens area, consolidating its position as an important district for high quality commercial office at the heart of the city and a vibrant mixed-use neighbourhood. The ground floor restaurant unit will add to the vibrancy of the development and help retain footfall in the area"</i>. The CIS also considers the building to be <i>"well-designed from a crime prevention perspective"</i> and will maximise activity and animation of all floor elevations. This restaurant unit will therefore enable greater passive surveillance of Parsonage Gardens and enable active frontages to the West and South to generate additional vitality to the surrounding streets. A robust operational management strategy will be required for the premises, secured by planning condition, to be approved in writing before the unit comes into use and then implemented in accordance with those approved details. The restaurant will be required to apply for the relevant licensing from MCC, which will stipulate appropriate hours of operation.

Construction works

Comments stating that 7:30am was too early for construction to begin on Saturday mornings, one suggesting that works be restricted to after 9am.	Outline Construction Management Plan
Century building residents reported that their building's cladding is due to be replaced before the end of 2023 and that works on One North Parade would cause serious disruption if they were concurrent with or immediately following the works to Century Buildings.	An Outline Construction Management Plan (CMP) has been submitted as part of the planning application (Appendix 5.1 of the Environmental Statement). This is accompanied by the Construction Methodology and Programme, Chapter 5 within the Environmental Statement.
A comment expressing concern about construction traffic and asking where workers will park during construction.	This sets out further details in respect of how construction will be managed. The aim is to avoid any unnecessary disruption to the neighbouring community and to ensure the safe and efficient operation of the construction phase. It is set out that the contractors will be required to comply with the Considerate Constructors Scheme. A community relations personnel will be provided to engage with nearby properties at all stages of the project. The CMP will be the subject of a planning condition, and an updated CMP will be submitted to the LPA prior to commencement once a contractor has been appointed. Residents will have the opportunity to comment on this further as part of this discharge of condition.

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	Working Hours: In respect of construction hours, MCC guidance for working hours is 07:30-18:00 Monday to Friday and 08:30-14:00 on Saturday. The working hours will be dictated by MCC and will be the subject of a planning condition which construction will have to adhere to. The Applicant acknowledges the close proximity of the neighbouring properties and as such will endeavour at all times to ensure the working hours are adhered to in order to protect their amenity noting that this will ultimately be controlled via LPA conditions requiring agreement and implementation of a detailed construction management plan. Co-ordination with other construction works: The Construction Logistics Plan will identify and work with other nearby developments to ensure that the construction and delivery systems plan for other logistics within the vicinity. Parking: The Outline Construction Management Plan sets out that there will be no parking provision for construction worker vehicles on site nor will there be any off-site provision. Parking will not be allowed on site.

Office Space	
Comments questioning the need for more office space in this area, City Centre. with some noting that there is already a lot of empty office space nearby. A comment suggesting that infrastructure in the city centre should be improved before increasing the number of people coming into the centre for work, as current roads and tram networks struggle to cope with traffic.	There is planning policy support for Grade A office space within the City Centre. The Manchester Core Strategy (2012) sets out that Manchester City Centre is the focus for economic and commercial development where high density offices are supported. Places for Everyone (2024) sets out that at least 2,019,000 sq. m of accessible new office floorspace will be provided in the Plan area over the period 2022-2039, with a focus on the city centre. The SRF identifies the area as being commercially led and the One North Parade Site as being appropriate for either hotel or commercial office, with active ground floor uses that are accessible to the local community. In addition, Manchester's Economic Strategy – Investing in Success (2023) sets out that the <i>“current economic scale of the city centre is not proportionate to its potential; it only accounts for 13% of total employment in the city region”</i> therefore the <i>“expansion of commercial space in the city centre is crucial for fostering economic growth....The city needs to make strategic decisions regarding land use, balancing commercial, residential, and retail spaces effectively. The city centre will need to expand outwards and upwards utilising land on the fringes for more productive purposes and retrofitting existing buildings where possible. This strategic development of commercial spaces is essential for attracting firms that operate in high value-added service sectors, contributing to the overall economic prosperity of the city”</i> Furthermore, following the Covid Pandemic, which accelerated trends for more flexible, high quality and sustainable office space in

Topic	Applicant Response
	the flight to quality, there is a risk of an acute shortage in the supply of office accommodation that will meet occupier demand beyond the middle of the decade. This is a result of economic headwinds such as high interest rates, which have slowed down the supply of a number of new Grade A and prime office schemes with planning permission which appear to have stalled in recent years. This 'flight to quality' is intrinsically linked to Manchester's strategic drive for sustainability and enhanced urban living. Modern Grade A office spaces, such as that proposed, are not only economically vital but also crucial for meeting the city's ambitious climate change targets and for attracting and retaining talent that values high-quality, amenity-rich, and environmentally responsible workplaces. By providing such infrastructure, the Proposed Development directly supports Manchester's long-term economic strategy while simultaneously advancing its environmental and social objectives. The existing buildings on site do not meet modern office standards and so the redevelopment on-site to deliver ONP presents the opportunity to retain the existing office-use but one which meets current and future needs. ONP also anticipates the future demand for high-quality, centrally located office space, which will be required in the long-term evolution of Manchester, ensuring the City remains competitive and attractive to businesses to ensure economic prosperity. Please also refer to Office Market Context, Paragraphs 2.16 to 2.23 within the Planning Statement.

Wider Improvements (to Parsonage Gardens)

Comments noting that Parsonage Gardens is one of very few green spaces in this part of the city and concerned about negative impacts on the gardens due to development. One of these expressed particular concern about loss of sunlight to the square.	The Proposed Development is located to the north of Parsonage Gardens. As a result, it will not overshadow Parsonage Gardens and there will be no loss of sunlight to the square or impact on the quality or the uniqueness of the gardens. Furthermore, a key element of the design has been to ensure that the Proposed Development has increased active frontage and engagement with Parsonage Gardens. The entrance to the restaurant facing Parsonage Gardens ensures that there is footfall and overlooking increasing activity and surveillance. This will reduce anti-social behaviour.
A comment calling for the 'unique character of the square' to be protected.	The new ground floor activation and the improved paving in front of the building will improve the northern boundary and interface with Parsonage Gardens.
A comment asking who will pay for increased maintenance requirements of Parsonage Gardens caused by extra footfall in the area.	MCC is at very early stages of leading a collaborative approach with surrounding landowners and developers to understand the status of forthcoming proposals with an objective to explore options for a public realm masterplan and delivery strategy that will enhance Parsonage Gardens.
A comment suggesting more efforts should be made to combat antisocial behaviour and graffiti in the gardens	Within this context, the Applicant met with MCC's Regeneration Team in August 2025 to provide them with an update on the Proposed Development and has engaged with nearby landowners to
Comments requesting the Gardens be made more	

Topic	Applicant Response
appealing, suggesting new lighting and seating in this area.	discuss the potential opportunity for addressing existing issues, such as waste management, as well as improvements to the Gardens themselves. The Applicant is committed to continue engaging with MCC's Regeneration Team in respect of wider improvements and ongoing management and maintenance.
Several comments suggested improvements be made to the pavements and curbs in the square, which look worn.	The accompanying CIS considers that the proposed ground floor unit will add to the vibrancy of the area, attract footfall and enable better animation of all elevations (including the ground floor). The CIS also considers the scheme to be well-designed from a crime-prevention perspective and includes a number of features that will reduce the risk of crime and disorder in the surrounding area. The Applicant recognises the important role of these proposals as a catalyst for the surrounding area and is committed to engaging with MCC and other third party landowners to work together to improve Parsonage Gardens for all users.

Servicing

Several comments suggesting a bin store on College Land or screening to hide the bins from nearby buildings.	The SRF recognises existing refuse store issues along College Land, currently present a constraint on the ability for refuse to be collected directly from the proposed waste store within the new office building. There is no proposal by MCC to change the collections from College Land. This is a wider issue associated with multiple businesses along Deansgate which use back College Land for their refuse collection and is therefore not within the Applicant's gift to solve given the multiple stakeholders involved.
A comment suggesting the bins be removed from the square entirely.	As such, the Scheme has identified an interim managed solution that will require the on-site management team to store bins in the building and wheel them to the service / loading bay on collection days.
A comment stating that the plans do not show how refuse will be managed by businesses in the area.	The Applicant seeks to continue to work with MCC and landowners to see the constraints removed and the implementation of a preferred long term refuse collection solution which would enable refuse vehicles to use College Land. This would make the area more attractive. Efforts will be made where possible, to positively engage with neighbouring stakeholders and the LPA to improve waste management practices along College Land, which could enable an updated strategy to be implemented in future as part of wider improvement measures.

Local Residents

- 3.53. Local residents have been actively engaged in the wider regeneration proposals for the Parsonage area, as set out by the St Mary's Parsonage SRF, as well as the emerging proposals for the Site.
- 3.54. As noted earlier in this report, local residents were consulted on the Early Scheme in 2020 and raised a number of concerns relating to scale and massing, design, loss of existing buildings, architectural design and impacts on heritage and residential amenity (including daylight, sunlight & overshadowing; overlooking and construction).

- 3.55. The proposals were subsequently amended to reduce scale and mass; undertake a more deliberate contextual approach to architectural design and reduction in windows directly facing the residential building to the west of the Site.
- 3.56. Following the re-design of the scheme, residents were re-consulted as part of the public consultation, which included a meeting with representatives from the Century Buildings on 6 July 2023.
- 3.57. A subsequent meeting was held with representatives of Century Buildings on 12 August 2025. At the meeting, the following was discussed:
- **Screening and Scoping Opinion:** overview of technical purpose and process;
 - **Update on Proposed Development:** a summary of the relatively minor changes to the scheme that have arisen from design development and the fact the proposals remain fundamentally consistent with the proposals presented in 2023;
 - **Certificates of Immunity from Listing (COI):** an update on the status of the COI for each building and clarification of its purpose;
 - **Consultation:** on the basis the scheme was fundamentally consistent with the Revised Proposals, there was no intention to reconsult on the proposals, in the interest of avoiding duplication. Notwithstanding this, it was highlighted that local residents and businesses would be notified of the planning application once submitted and there will then be a statutory consultation period during which any formal representations could be submitted to the LPA; and
 - **Programme:** outline the target critical path for submission of the planning application.
- 3.58. No new concerns were raised at the meeting in respect of the Proposed Development, which had not previously been raised as part of the consultation in 2023. No concerns were raised in respect of the intention not to undertake further pre-application consultation.

4. Conclusion

- 4.1. This Statement of Consultation has been prepared in support of an application for Full Planning Permission at One North Parade and Five Parsonage including the demolition of existing buildings in a Conservation Area and the erection of a new 14 storey office building and ancillary ground floor commercial floorspace.
- 4.2. It sets out in detail the pre-application consultations that have been undertaken, the feedback received and how that has been considered and addressed within the final Proposed Development where appropriate.
- 4.3. Consultation has been undertaken in accordance with the requirements of national policy, legislation and guidance (the Localism Act and the NPPF) and MCC's Statement of Community Involvement.
- 4.4. A consultation approach has been employed which has been designed to be proportionate to the Proposed Development and the site specific characteristics. This included two public consultations, for both the Early Scheme and the Revised Proposals. The consultations were widely advertised through the creation of a public consultation website, postcard and public consultation events held in advance of the submission of the planning application. Consultation, in the form of drop-in sessions and community meetings has occurred also.
- 4.5. Consultation was also undertaken with statutory and non-statutory consultees including MCC Planning Officers and Technical Officers, Historic England and Century Building residents.
- 4.6. Comments raised in relation to the Proposed Development have largely been in relation to the principle of development, height, scale and massing, heritage and impact on the Conservation Area and impact on the surrounding listed buildings.
- 4.7. Following feedback to the Early Scheme, the Applicant appointed a new design team to reduce the scale of the proposed building and to progress an architectural design that directly responded to the surrounding context of the Conservation Area. The Applicant has also pro-actively engaged with both Historic England and the LPA, and has provided robust evidence to demonstrate the Proposed Development represents the minimum height and quantum of development to secure the long term viable use of the Site.
- 4.8. The Proposed Development directly supports the ambitions of the St Mary's Parsonage SRF, whilst incorporating a contextually responsive design to reflect its siting within the Parsonage Gardens Conservation Area and surrounding Listed Buildings. The scheme has been subject to detailed technical analysis and the submitted assessments demonstrate that impacts of the completed development on residential amenity within accepted limits and, overall, will not be significant.
- 4.9. The consultation process will continue through the formal statutory procedure managed by the LPA. During this time, the Applicant and the project team will carefully consider any comments received from consultees as will respond as appropriate through the LPA. The Applicant will also continue to liaise with local residents regarding the application and will offer further meetings.

Appendix A – Consultation Website and Feedback Form

Consultation Website Screenshot:



[Home](#) [The Site](#) [Background](#) [Updated design](#) [Catalyst for change](#) [Have your say](#)

We're presenting a new design for One North Parade

As the owners of No. 1 North Parade and No. 5 Parsonage, Beaconsfield Commercial Ltd first introduced plans to redevelop these two buildings on the north-western side of Parsonage Gardens back in October 2020.

Our proposals involve replacing these two buildings with high quality office space addressing the requirements of modern occupiers, which have shifted significantly towards quality, sustainability and wellbeing in the post pandemic context.

Having considered feedback to the previous consultation, we have worked with acclaimed architects Squire and Partners to develop a new design for One North Parade that is reduced in scale and carefully considers how the new building would relate to surrounding context.

One North Parade will be designed to the highest sustainability credentials to ensure the development supports Manchester's zero carbon ambitions. Our proposals will introduce a viable and sustainable long-term use to the site, activating Parsonage Gardens and contributing and enhancing the character of the area.

Find out more about our proposals [here](#).



The existing building at No. 1 North Parade viewed from Parsonage Gardens

Consultation Feedback Form



ONE NORTH PARADE

Consultation Questionnaire

Please use this form to tell us your views on our revised proposals for One North Parade, Parsonage Gardens.

Q1: How would you describe your interest in these proposals?

☐ I'm a local resident

☐ I own a business in the area

☐ I work in the local area

☐ I visit the area regularly

☐ I'm part of a local interest group (please tell us the name of the local interest group if you selected this option)

☐ Other (please specify):

Q2: Did you respond to the consultation on our original proposals for the One North Parade site in October 2020?

☐ Yes

☐ No

Q3: How would you describe your views on our revised proposals?

Strongly support

Support

No opinion / not sure

Oppose

Strongly oppose

☐

☐

☐

☐

☐

Q4: Do you have any comments on our proposals? (Please feel free to use this space to explain your response to the previous question)

Q5: We want to deliver proposals that will not only provide an exceptional building, but also help facilitate wider improvements in the area, making a positive contribution to the Parsonage Gardens neighbourhood and Manchester city centre.

What kind of changes would you like to see? Please tell us any ideas and suggestions for improvements to the area surrounding the site

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Q6: Are there any other issues you think we need to consider before we finalise our proposals and submit a planning application?

About you

You do not have to supply personal details. However, it will help us to work towards meeting the needs of the public during the consultation period and will enable us to contact you with updates about the scheme. Your personal details will be stored in compliance with the GDPR by Counter Context acting on behalf of Beaconsfield Commercial Limited.

Please provide your name:

If you would like to be kept up to date about the proposals, please provide your email address:

Please provide your postcode:

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Appendix B – Event Display and Postcard

Postcard

WE'RE PRESENTING NEW PLANS FOR ONE NORTH PARADE

And we want to hear your views

As the owners of No. 1 North Parade and No. 5 Parsonage, Beaconsfield Commercial Ltd first introduced plans to redevelop these two buildings on the north-western side of Parsonage Gardens back in October 2020.

Our proposals involve replacing these two buildings with high quality office space designed to meet the needs of modern occupiers, with a focus on sustainability and wellbeing. A ground floor restaurant would connect the building to St Mary's Parsonage and Parsonage Gardens.

Having considered feedback to the previous consultation, we have worked with acclaimed architects Squire and Partners to develop a new design for One North Parade that is reduced in scale and carefully considers how the new building would relate to its surrounding context.

Our proposals for One North Parade will introduce a viable and sustainable long-term use to the site, activating Parsonage Gardens, complementing and enhancing the character of the area and supporting Manchester's zero carbon ambitions.

We are keen to hear the local community's views on these proposals during this public consultation before we submit a planning application.



Location of the One North Parade site



The existing building at No. 1 North Parade, from Parsonage Gardens

HAVE YOUR SAY

The consultation on our revised plans for One North Parade will be open from Monday 26 June to Sunday 16 July 2023.

You can find more information on our proposals at www.onenorthparade.com, as well as an online questionnaire to provide feedback.

Come along to our drop-in event

We will be holding a consultation drop-in event on site, at No. 1 North Parade (Parsonage Gardens, M3 2NH)*, on **Thursday 6 July, from 4 – 7pm.**

Come by and drop in whenever you can to meet the team and find out more.

Alternatively, if you have any questions about our proposals, or would like to discuss your feedback with us, please email info@onenorthparade.com or call us on **0161 669 5035**.



Image courtesy of Google Maps

Access to No. 1 North Parade is via Parsonage Gardens, using the middle entrance to the building. The entrance will be signposted.

Return address if undelivered: Counter Context, Colony Jactin House, 24 Hood Street, Manchester, M4 6WJ

Consultation Event Display

One North Parade

We are presenting new plans for One North Parade to realise the full potential of this site.

As the corner site of North Parade and No. 5, the site has the potential to be a landmark building in the heart of the city.

The proposed building will be a mix of residential and commercial space, with a focus on high-quality design and sustainable construction.

The building will be a mix of residential and commercial space, with a focus on high-quality design and sustainable construction.



Feedback & Challenges

In developing a new design for One North Parade, we've taken feedback from the local community as our starting point.

The proposed building will be a mix of residential and commercial space, with a focus on high-quality design and sustainable construction.

The building will be a mix of residential and commercial space, with a focus on high-quality design and sustainable construction.

Sustainability

One North Parade will be designed to the highest sustainability standards to ensure the development supports Manchester's zero carbon ambition.

The building will be a mix of residential and commercial space, with a focus on high-quality design and sustainable construction.

The building will be a mix of residential and commercial space, with a focus on high-quality design and sustainable construction.

The Site

Next to the historic Georgian and the heart of Manchester City Centre, the One North Parade site is in an unmissable location.

The site is a mix of residential and commercial space, with a focus on high-quality design and sustainable construction.

The building will be a mix of residential and commercial space, with a focus on high-quality design and sustainable construction.



Design: Façade and Materials

The elegant design of One North Parade has been developed with a focus on complementing and enhancing the surrounding architectural context of the city.

The building will be a mix of residential and commercial space, with a focus on high-quality design and sustainable construction.

The building will be a mix of residential and commercial space, with a focus on high-quality design and sustainable construction.

A Catalyst for Change

We want these proposals to facilitate wider improvements beyond the One North Parade site.

The building will be a mix of residential and commercial space, with a focus on high-quality design and sustainable construction.

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The Existing Buildings

The existing buildings on the site are a mix of residential and commercial space, with a focus on high-quality design and sustainable construction.

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Design: Height and Massing

The proposed height and massing of the building has been developed with a focus on complementing and enhancing the surrounding architectural context of the city.

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Next Steps and Delivery

We want to hear your views on our proposals for One North Parade as they develop.

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