Deloitte.



Sister Plot H

Statement of Consultation

May 2026

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1. Introduction

1.1. This Statement of Consultation (the 'Statement') accompanies an application for Full Planning Permission concerning the redevelopment of part of 'Sister,' a Strategic Regeneration Area known as Plot H in Manchester City Centre. As such, the proposals form a key component of realising Sister's ambitions to transform the former University of Manchester Institute of Science and Technology (UMIST) campus into a 4 million sq. ft. globally competitive innovation district, including 2 million sq. ft. of commercial and retail space, and over 1,500 homes.

1.2. Plot H falls within Zone H of the ID Manchester Strategic Regeneration Framework (2023) ('the SRF') and will be hereby referred to solely as Plot H. ID Manchester has since been rebranded as 'Sister' and shall be referred to as such throughout this Statement.

1.3. A Full Planning Application is submitted to Manchester City Council ('MCC') for the construction of the Purpose-Built Student Accommodation ('PBSA') led development ('the Proposed Development') with the following description of development ('the Planning Application'):

"Erection of three interconnected blocks (T1, T2 and T3) of 8, 10 and 38 storeys including ground, plus basement and plant, comprising purpose-built student accommodation with ancillary internal amenity space (Sui Generis - PBSA) and flexible commercial uses (Use Class E); landscaping works, highways, access, servicing, infrastructure and other associated works."

1.4. This Statement sets out in detail the pre-application consultation that has been undertaken for the application, the feedback received and how that has been considered in relation to the final Proposed Development and addressed where appropriate.

Sister Manchester

1.5. Sister is a new applied innovation district which brings together industry and academia with an ethos of collaboration, openness and using knowledge to solve problems. It is a community whereby start-ups sit alongside leading multi-national corporations, where academics sit next to social enterprises, and creative industries flourish next to R&D. The name Sister is to represent this familial bond and partnership that underpins the innovation district.

1.6. It has set the following ambitions:

- Give the Best Ideas the Best Chance – through bringing together a rich cross sector of experience, youth, expertise and experience at a large scale it provides conditions for ideas to spark.
- Unite Brains and Business – pairing together research and business to increase impact.
- Bring Growth to Manchester and Beyond – Sister will build on the growing dynamism of the Oxford Road Corridor and further cement the City Region as a world class leading place for innovation. It will create new jobs and support the Greater Manchester and UK economy.
- Welcome Innovation of All Kinds – all forms of innovation are welcomed, to generate ideas and co-exist.
- Make Innovation a Spectacle – Sister will make innovation a spectacle for people to experience – not to be locked behind hidden laboratories.
- Set the Standard for Green Innovation – promote low carbon lifestyles and enhance biodiversity to promote mental and physical health.
- Welcome All Who Believe in the Power of Great Ideas – Sister is a place for everyone – it aims to be a place to live, work, explore, visit and learn.
- Take Manchester to the Next Level – Sister will help to lead the fourth industrial revolution, fulfilling Manchester's potential and honouring its past as the former university campus.

1.7. In order to facilitate the ambitions of Sister, the SRF was prepared and endorsed by MCC in December 2023. The SRF sets the masterplan vision and 10 guiding principles to inform the physical realisation of the ambitions of Sister, including the provision on c. 2 million sq. ft of new commercial and innovation floorspace, over 1,500 new homes, new public realm and the creation of over 10,000 new jobs.

The Site

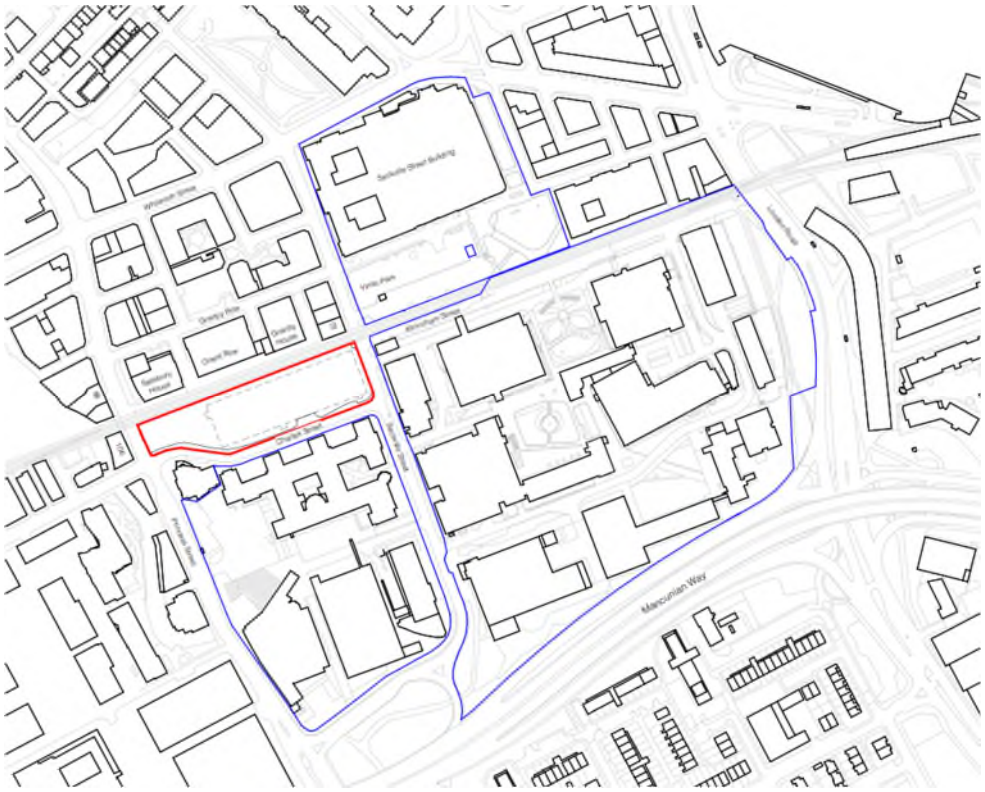
1.8. Figure 1.1 below shows the location of the Site in its local context as well as the application boundary edged in red alongside the Applicants' wider ownership identified in blue.

1.9. The Site is located in Manchester City Centre and forms the north-western corner of the former UMIST Campus. The Site is bound by is bound by Charles Street to the south, Manchester South Junction and Altrincham Railway Viaduct and Granby Row to the north, Sackville Street to the east and Princess Street to the west.

1.10. The Site is currently vacant following the closure in October 2024 of the multi-storey car park and ancillary retail units which were no longer in a condition fit for purpose. Planning permission was granted in December 2025 for demolition of the existing structures (multi-storey car park and ancillary commercial uses) on-Site (143741/FO/2025). Demolition is expected to commence in early 2026.

1.11. While the Site is not located within a Conservation Area, the Site's northern boundary abuts the Whitworth Street Conservation Area. George Street Conservation Area is located 430m to the north-west of the Site and Deansgate/Peter Steet Conservation Area is located 484m to the north-west of the Site.

Figure 1.1: Site Location Plan (Source: Hodder+Partners)



1.12. The Site is in a highly accessible location in Manchester City Centre and enjoys a range of excellent transport links and proximity to similar and necessary establishments. Numerous bus and tram stops are located along the Oxford Road Corridor, as well as railway stations, providing further sustainable transport options, all conveniently close to the Site. Access to the inner ring road by private car is immediately south of the Site.

1.13. The Site is situated within a strategically important location within the City Centre due to being located within the SRF Area which was formally adopted by MCC in December 2023. In addition, the Site is located within the wider Oxford Road Corridor SRF which was formally adopted by MCC in 2018. Full summaries of the details as set out within these SRF documents can be found in Section 3 of the Planning Statement submitted in support of these applications.

The Proposed Development

The Proposed Development comprises the following elements:

- Erection of three blocks of 8, 10 and 38 storeys above ground, plus basement, with: two connected basements (T1 and T2 & T3); T1 and T2 - connected at levels 1 to 8; T2 and T3 - connected at ground to level 2, with T3 including a two-storey podium 8, 10 and 38 storeys (Tower 1, 2 and 3), with a two storey podium at Tower 3.

- The blocks comprise 1,041 PBSA (Sui Generis) units, with supporting amenity space and associated cycle parking.

- At ground floor level, three flexible commercial units, totalling 659 sqm GEA, are proposed. The proposed uses are flexible Use Class E (commercial, business and service, excluding hot food).
- Creation of a significant provision of new public realm - including a generous new pedestrian boulevard along Altrincham Street a new public realm space at the gateway to Sister - and landscaping, access and other associated works, including works to the public highway along Charles Street.

1.14. The Proposed Development's design and materiality have been carefully considered to ensure a sensitive response to the surrounding context, complementing the existing character of Manchester City Centre. The project will deliver a wide range of benefits, aligning with the economic, social, and environmental dimensions of sustainable development as defined by the NPPF and local planning policy.

Pre-Application Consultation

1.15. The Planning Application has been submitted following pre-application consultation with officers at MCC, local Ward Councillors, the local community, and a wide range of statutory and non-statutory consultees. Consultation has taken place in line with MCC's Statement of Community Involvement 2025. All pre-application engagement has followed on from extensive engagement undertaken through preparation of the SRF throughout 2022 and 2023.

1.16. A summary of the pre-application consultation undertaken is provided below:

- Local Planning Authority ('LPA') – Ongoing liaison with the LPA including meetings held on 28 May 2025, 15 July 2025, 9 September 2025 and 4 November 2025.
- Ward Councillors – Briefing emails were issued to Piccadilly, Ardwick, Deansgate and Hulme Ward Councillors to provide information about the Proposed Development and approach to consultation. A virtual Councillor briefing meeting with Piccadilly Ward Councillor (Cllr Jon-Connor Lyons) was undertaken on 23 October 2025 to provide a summary of the Proposed Development. A follow up email was issued to Piccadilly Ward Councillors on 9 December 2025. At the time of writing, no response has been received.
- Local Residents Representatives – A meeting was held with two representatives of the Granby Village Management Company and the Sackville Gardens Friends Association, who are also members of the Sister Community Panel. The meeting provided an opportunity to present the Proposed Development and discuss key issues.
- Public Consultation Website – Pre-application public consultation was undertaken both virtually and in-person. A consultation website was live for three-weeks and opened on 27 November 2025. The website included information about the Site and the Proposed Development and invited members of the public to provide their feedback. The public consultation website was publicised via a leaflet drop to 7,872 homes, businesses and landowners in the local area and via local press. It was visited 763 times. Comments were collated through an online feedback form, of which 43 responses were received. 14 email responses were also received. The comments received have been considered as part of the design development and are summarised and responded to in this Statement.
- Drop in event – An in-person public drop-in event was held on 8 December 2025 to provide an opportunity for the local community to learn more about the Proposed Development, raise questions for the project team to answer, and to provide written feedback. The drop-in session was advertised through a leaflet drop and on the consultation website. There were a total of 26 people who visited, two of which completed physical feedback forms.
- Statutory Consultees – A range of Statutory consultees have been engaged throughout the design development process on a range of technical matters. This includes: MCC Highways, Greater Manchester Archaeological Advisory Service (GMAAS), Environmental Health, National Air Traffic Services (NATs), Manchester Airport Group (MAGs), Greater Manchester Police (GMP), Network Rail and Historic England.
- Adjacent landowners – Engagement has taken place with adjacent landowners to ensure a coordinated approach. This included a meeting with IQ, who is developing the Weston Hall and Pendulum Hotel site on Charles Street (planning application validated December 2025) to ensure alignment on proposals for Charles Street.

1.17. Overall, pre-application engagement has been constructive and has enabled an effective iterative design process. Feedback raised a range of issues, particularly in relation to daylight/sunlight, building height and the principle of student accommodation, which have informed the evolution of the Proposed Development.

1.18. Technical queries, comments and issues raised during the consultation period have been addressed within this Statement, the Planning and Tall Building Statement, Design and Access Statement, and accompanying technical documents. Further statutory consultation will be undertaken on the Proposed Development during the

determination period and the Applicants will continue to engage with the LPA as part of the on-going planning process.

Report Structure

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

- Section 2 – sets out the relevant planning policy and requirements.
- Section 3 – provides details of the consultation undertaken and summarises the feedback received.
- Section 4 – summarises the key conclusions.

2. Legislative Policy and Guidance

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

National

Localism Act

2.1. The Localism Bill was introduced to Parliament on 13 December 2010, and was given Royal Assent on 15 November 2011, becoming an Act ('the Act').

2.2. The main aim of the Act is to shift power from Central Government back into the hands of individuals, communities and Councils. It includes five key measures as follows:

- Community rights.
- Neighbourhood planning.
- Housing.
- General power of competence.
- Empowering cities and other local areas.

2.3. Part 6 of the Act specifically deals with planning and Chapter 4 sets out requirements in relation to consultation before applying for Planning Permission.

2.4. Section 122 of the Act amends the Town and Country Planning Act 1990 to include a new section 61W that sets out a requirement to carry out pre-application consultation as follows:

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).

2.5. Subsections (2) and (3) state:

a) 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; and
b) The person must consult each specified person about the proposed application.

2.6. 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; 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.

2.7. 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.

2.8. 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)

2.9. 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.

2.10. 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.

2.11. Paragraph 41 directs LPAs 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.

2.12. Similarly, paragraphs 137 to 139 set out how LPA's 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.

2.13. 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.

2.14. In December 2025, a draft NPPF was published. As a consultation document, the draft NPPF may be subject to change. Accordingly, while it has been considered, it attracts limited weight.

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 March 2019 and subsequently December 2023 following 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.

2.17. 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)

2.18. 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.

2.19. 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 Section 73(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 is required.

Local

Manchester City Council Statement of Community Involvement

2.20. MCC adopted a refreshed Statement of Community Involvement (SCI) in August 2025. The SCI sets out how and when MCC will involve the community in relation to the preparation and revision of the Local Development Documents and in the process of making decisions on planning applications.

2.21. Section 8 of the SCI provides guidance on developer-led early engagement for significant development proposals.

2.22. 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.

2.23. 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.

2.24. 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

2.25. This section has set out the relevant elements of Planning Policy that relate to the formulation of development Proposed Development during the pre-application stage.

2.26. The following section of this report sets out, in detail, the amount of pre-application and engagement that has taken place with the local community, statutory and non-statutory consultees in line with the guidance and requirements set out above.

3. Consultation Approach and Responses

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

3.1. All engagement took place in the context of extensive consultation and engagement undertaken throughout 2022 and 2023 during preparation of the SRF, both by the Applicants (ID Manchester Ltd and The University of Manchester) in preparing the document, and the local authority during the formal public consultation process. Where relevant, this earlier engagement is captured below.

Pre-application Consultation

3.2. As part of consultation process, pre-application discussions were undertaken to understand the various stakeholder priorities. The pre-application consultation has been focused upon providing an explanation for the strategic need for redevelopment at the Site. As part of the consultation process, the way in which the detailed design of the Proposed Development has responded to the Site's economic, planning and regeneration context has been explained.

Local Planning Authority

3.3. The ID Manchester Ltd and The University of Manchester (both joint Applicants) have engaged closely with the LPA since the outset of the Sister project, in early 2022. The SRF is a product of those engagements and was endorsed by MCC's Executive Committee in December 2023. The Proposed Development has been developed with reference to the Place-Based Principles defined within that document. Since endorsement of the SRF, regular engagement has continued with Officers throughout 2024 and 2025 across all matters relating to the SRF Area.

3.4. An initial pre-application meeting was held (with ID Manchester Ltd) with the LPA on 20 March 2024 to discuss the principle of development proposed, impending closure of the car park, and to present a feasibility proposal exploring an appropriate massing for the site with reference to the SRF principles.

3.5. The Proposed Development was designed in consultation and collaboration with the LPA, with meetings held specifically with regard to the Proposed Development on 28 May 2025, 15 July 2025, 9 September 2025 and 4 November 2025, alongside regular email correspondence.

3.6. The feedback received has been constructive and supportive in principle and has ensured an effective iterative design process. The discussions have focussed on:

- Masterplan and Overall Coordination – Pre-application meetings stressed the need for cohesive, coordinated development across the Sister masterplan, particularly noting the importance of Plot H within the masterplan and its crucial role in maintaining momentum for the area. A key area of concern was ensuring that the strategy for Charles Street was coordinated with planned developments on adjacent sites. This led to the Applicants engaging with IQ (application subsequently submitted in December 2025, ref. 144791/FO/2025) to discuss the strategy for Charles Street and ensure a joined up approach.
- Public Realm – Discussions on public realm and design centred on creating inviting, functional spaces. The A34/Charles Street junction gateway, while retaining mature trees, needed design to enhance usability, safety, and appeal of this space. For Princess Square, comparable Manchester city centre examples were requested to demonstrate scale, and it was emphasised that its future role and function beyond merely a green space should be considered. Officers also advised that Charles Street needed humanising, with particular attention paid to how the podium design translated to street level. Ground floor activation was highlighted as a priority with the amenity impacts of commercial units (noise, servicing, waste) on nearby residential properties requiring careful assessment.
- Design – Regarding building aesthetics, high detail in drawings for façade elements, such as joints and windows, was stressed, with an expectation of exemplary workmanship and early resolution of design issues. The use of pre-cast concrete as the main material was positively received, though MCC expressed a preference for bespoke solutions for elements like purge ventilation rather than standardised approaches.

- Environmental and Technical Aspects – Several environmental and technical considerations were raised, with a strong emphasis on early and thorough investigation. The private culvert under the Site was identified as a critical element requiring comprehensive information gathering. Early engagement with the Environment Agency ('EA') and Lead Local Flood Authority ('LLFA') was deemed crucial to mitigate potential delays, given past challenges on other schemes. Furthermore, the scope for daylight assessment was discussed. Officers advised that the ventilation strategy must account for worst-case commercial scenarios and consider the need for sealed facades on northern units due to potential noise and odour from the railway.
- Residential Amenity – Feedback was received around sensitive properties to the north of the Site, with respect to daylight, privacy and management. The Applicant explored options to maximise the offsets and minimise the impacts on the amenity of these sensitive properties.
- Principle of PBSA – PBSA was acknowledged as a mechanism to unlock the wider masterplan and cross-fund essential infrastructure investments. The model is being developed in collaboration with the University of Manchester (as joint Applicant) to align with student welfare and affordability goals. It was noted that a robust justification for PBSA at this specific site is required, particularly given the volume of similar applications across the City.
- Cycle Space – MCC requested guidance on cycle space provision, noting the proposed provision could be considered low. Discussions included the need for justification based on anticipated take-up, supported by evidence from comparable schemes. The interface with the existing Bee Line and opportunities for enhancement were also highlighted. A key design point was the location of internal secure bike stores, and if/ where located at ground floor frontage, these need to be hidden to maximise street frontage and activation.
- Stakeholder Collaboration - Need for collaboration with adjacent site owners, including IQ in respect of proposals for Weston Hall and Pendulum Hotel.

Manchester City Council Technical Officers

3.7. The Applicants' technical team has engaged with relevant technical and statutory consultees.

3.8. This has included relevant Highways and Environmental Health Officers at MCC to agree the scope of the Environmental Impact Assessment (EIA), and to ensure a robust and acceptable approach has been taken throughout the development and assessment process. These have been outlined in further detail below.

3.9. Civic (transport consultants) have had ongoing discussions with MCC Highways, including a scoping meeting on 5 September 2025 followed up by a scoping note that comments were provided on. These have largely been focused on the proposed servicing strategy along Charles Street, safe routing of cyclists around the Site and accessibility. The highways layouts proposed are a result of these discussions and are detailed in the Transport Impact Assessment prepared by Civic and submitted as part of the Planning Application.

3.10. Roscoe (flood risk and drainage consultant) reached out to the LLFA in July and September 2025 to arrange a pre-application meeting to discuss the watercourse culvert running under the Site, known as Shooters Brook. Meetings were held with the Manchester Flood Risk Management Team as the LLFA on 29 September and 5 November 2025. The main points of discussion were in relation to the proposed partial build-over of the culvert and agreeing discharge rates. Evidence was provided to the LLFA to justify the proposed partial build-over of the Shooters Brook culvert at certain points on the Site, and why diversions are not suitable. It was agreed that the culvert partial build-over option can be progressed.

3.11. Furthermore, an EIA Screening and Scoping Report was issued to MCC on 28 November 2025 which detailed the scope of the assessment. A response was received from MCC on 30 December 2025 confirming their agreement with the proposed Scope of the EIA. As part of their consultation on the Scoping Report, MCC consulted with Historic England; Natural England; Environment Agency; Greater Manchester Ecology Unit (GMEU); Greater Manchester Archaeology Advisory Service (GMAAS); Transport for Greater Manchester (TfGM); City Council Highway Services; City Council Environmental Protection; City Council Flood Risk Management; Manchester Airport Group Safeguarding.

United Utilities and Environment Agency

3.12. United Utilities and the EA were engaged regarding the drainage strategy for the Site, with United Utilities confirming they had no concerns over the culvert. The EA advised that the LLFA needed to approve the works.

3.13. With regard to ground conditions, Roscoe engaged with the EA and have since included the scope for Phase 2 site investigation within the Phase 1 ground conditions report. In addition, the methodology for piling was discussed with concerns raised around avoiding contamination of the aquifers beneath the Site. As such, a piling methodology risk assessment was prepared and is submitted with the application.

Greater Manchester Ecology Unit

3.14. The Applicants engaged with Greater Manchester Ecology Unit ('GMEU') in 2024 to agree an ecological scope for the wider Sister SRF Area and confirmed that no statutory protected sites were likely to be affected by the Proposed Development. Tyler Grange (ecology consultant) reached out to GMEU in regard to the Plot H proposals specifically in September 2025 who confirmed that no significant impacts were expected.

Historic England

3.15. Historic England has been engaged throughout the design process, both at a masterplan and at a Plot H specific basis. As with the LPA, the SRF is a product of these engagements. The Applicants reached out to Historic England in September 2025 to share the draft Townscape and Visual Impact Assessment ('TVIA') and heritage viewpoints ahead of carrying out these assessments. Historic England confirmed it had no comments on the viewpoints and did not need to be engaged further in relation to the Proposed Development.

Greater Manchester Archaeology Advisory Service

3.16. Civic Heritage (archaeology consultant) contacted Greater Manchester Archaeology Advisory Service ('GMAAS') in August and September 2025 regarding the Proposed Development to obtain the relevant Historic Environment Records and understand whether any further archaeological investigation would be required. As the construction of the existing multi-storey car park on the Site includes a semi-basement, it was agreed that any archaeological remains of medium and low significance would likely have been damaged or destroyed. It was therefore confirmed that no archaeological investigations further to the desk-based assessment would be required.

Manchester Airport Group

3.17. Pager Power (aviation consultant) contacted the National Air Traffic Services ('NATS') and Manchester Airport Group ('MAG') regarding the Proposed Development and potential impacts on aviation in October 2025. NATS advised they did not foresee a need for radar mitigation at this time, however, will provide a detailed response during the planning application consultation period. MAG advised they did not have capacity for pre-application consultation at this time.

Greater Manchester Police: Design for Security

3.18. A pre-application meeting was held virtually with Greater Manchester Police on 7 October 2025 at which the Proposed Development was presented in detail to an officer to ensure the scheme is acceptable with regards to its level of security. Following this, the officer presented the proposals to the Counter Terror team within Greater Manchester Police. A Crime Impact Statement setting out recommendations from a security perspective for the proposed scheme was issued on 7 January 2025. A summary of the recommendations is set out below:

- Prioritise natural surveillance: Design the layout to maximise visibility and create a sense of openness.
- Robust security measures: Implement physical security features like robust doors, windows, and CCTV to deter crime.
- Active management and maintenance: Maintain the development to a high standard to prevent deterioration and promote a sense of safety.
- Safe and accessible public realm: Design public spaces that are welcoming, accessible, and deter crime through environmental design.
- Considerate construction: Minimise disruption during construction and maintain a safe and secure site.
- Secure cycle storage: Provide safe and convenient cycle storage to encourage cycling and deter theft.
- Consult with relevant authorities: Work with police and security experts to ensure a comprehensive security strategy.

3.19. Many of the recommendations have already been incorporated and the Design and Access Statement submitted in support of these applications explains how the Proposed Development responds to the comments raised in the Crime Impact Statement.

3.20. In addition, the concerns were raised by the Counter Terror team regarding potential hostile vehicle intrusions into the public space at the western edge, and between the colonnades along Sackville Street. Following these comments, the design team reviewed the concerns along with the transport and landscape technical consultants. In response, planters were added into the public realm along Sackville Street and new planting beds were added to the west of Tower 1 to prevent access in these areas. In addition, steps and boulders can be placed between the road and pedestrian area at the west of the site, to prevent vehicles mounting the footpath in this location.

3.21. It is noted that some of the recommendations will be addressed during the subsequent detailed design stages.

Network Rail

3.22. Pre-application meetings took place with Network Rail through early 2024 and in 2025 at a Sister masterplan level. The Applicant met with Network Rail on 17 June 2025 to present the proposed scheme and discuss the likely constraints associated with the railway line abutting the northern boundary of the Site. It was confirmed at this point that an Asset Protection Agreement ('APA') between both parties would be required. No concerns were raised regarding the principle of development and the development proposals.

3.23. Further meetings from July to October 2025 were held to negotiate the terms for the APA. The APA for the demolition phase (subject to separate planning consent) has been agreed with Network Rail and will be formally executed in due course. The agreement has been set up to enable it be expanded for the redevelopment of the Site in the future..

Adjacent Landowners

3.24. Given the location of the Site within a wider SRF area with a large amount of investment, it is important that the proposals consider future developments coming forward in the immediate proximity to ensure proposals regarding access and servicing in particular are coordinated and do not come forward in isolation. The Applicants therefore made sure to engage with adjacent landowners, particularly in relation to proposals for the enhancement of Charles Street.

3.25. The Applicants met with representatives from the Ibis Hotel site on Princess Street in September 2025. It was understood that given the early stage in their design process, they did not have any scheme details to share. They did not raise any specific ambitions for Charles Street. They continue to be engaged, with details of the Proposed Development shared as relevant to allow them to coordinate their proposals. Discussions also took place with representatives at the in-person drop-in event November 2025.

3.26. A meeting was held with IQ in October 2025 to discuss their intentions for the Western Hall and Pendulum Hotel site, on the opposite side of Charles Street. The main focus of the meeting was to ensure the future function and appearance of Charles Street and Sackville Street serves pedestrians, cyclists, vehicles and servicing for the Proposed Development at Plot H, and IQ's proposals. A proposed approach for dual direction traffic was agreed, with amendments made to the pavement on the Plot H side to accommodate IQ's proposals and provide the best pedestrian experience along Charles Street. IQ continue to be engaged throughout the design process to support ongoing coordination.

Local Ward Councillors

3.27. Local Ward Councillors have been engaged throughout, including at the SRF stages and during the design process for Plot H.

3.28. The team reached out to Piccadilly Local Ward Councillors via email in October 2025 to provide an update on the forthcoming Proposed Development at Plot H and offer a briefing session with the Applicants' team. On 23 October 2025, a meeting was held with Cllr Jon-Connor Lyons to present the proposals. Cllr Jon-Connor Lyons raised no specific queries or questions in relation to the proposals.

3.29. A further email was issued to Piccadilly Ward Councillors on 27 November to provide an update on the upcoming public consultation launch and meeting with local residents. A follow up email was issued to Piccadilly Ward Councillors on 9 December 2025. At the time of writing, no response has been received.

3.30. The team also reached out to Deansgate, Hulme and Ardwick Local Ward Councillors in November 2025, ahead of the public consultation launch to update them on the proposals.

Local Community

3.31. The Applicants recognise the importance of community consultation and the benefit of engaging with the wider community early to gather meaningful feedback to consider in advance of application submission.

3.32. The following section summarises the process and feedback from the public consultation undertaken.

Sister Community Panel

3.33. A community panel was set up for the wider Sister SRF area to ensure that the views and perspectives of the local communities surrounding Sister are heard throughout the area's evolution, including its development and wider community considerations. Community Panel Meetings have taken place with representatives from Sister (joint Applicant) on the wider masterplan throughout 2024 and 2025.

3.34. With regard to the development proposals for Plot H, the community panel was emailed on 2 December updating them on the proposals for Plot H and the public consultation.

3.35. A community panel meeting held on 10 December 2025 included the Plot H proposals as an agenda item, and provided panel members an opportunity to provide feedback on the proposals. The following feedback was received, with accompanying responses set out below in further detail:

- Massing and overshadowing – Disappointment was expressed regarding the scale of the development, particularly the tallest block's impact on the Granby Village community. Residents perceived a mismatch with the SRF massing and requested a comprehensive daylight/sunlight assessment.
    - *The design of the Proposed Development has been specifically refined to optimise the relationship with the residential properties on Granby Row and is considered to represent a significant improvement on the illustrative massing approach set out in the SRF.*
    - *In response to early design work and stakeholder feedback, including concerns about the relationship with Granby Village raised during SRF stage, the scheme has evolved from the three towers blocks envisaged in the SRF to a more balanced composition of buildings, comprising a single slender taller element positioned to the east of the Site, alongside lower shoulder buildings to the west.*
    - *This approach reduces the perceived massing closest to existing residential properties and increases separation distances where most sensitive. The massing strategy has also been carefully articulated through setbacks, stepping and variation in height to break down the overall scale of development and to minimise overshadowing and enclosure, particularly when viewed from surrounding residential properties and public realm.*
    - *Following this iterative design process, the potential impacts have been robustly tested through a detailed Daylight, Sunlight and Overshadowing Assessment, which demonstrates that the effects are limited overall to a minor adverse level and are acceptable within a dense city centre context. These design refinements ensure that the Proposed Development responds positively to its surroundings while remaining consistent with the SRF's ambition for a landmark building at this gateway location.*
- Student accommodation demand – Questions were raised about whether the proposed scale of student accommodation is justified, given the substantial pipeline of over 5,000 student beds currently in development or proposed in the surrounding area. A request was made for information on university strategies regarding student numbers and the affordability of city centre student accommodation.
    - *The Proposed Development has been brought forward having regard to a clearly evidenced and established need for Purpose-Built Student Accommodation (PBSA) within Manchester City Centre. Local planning policy actively directs PBSA to highly accessible, sustainable locations such as the Oxford Road Corridor, where the Site is located.*
    - *The provision of PBSA in this location is intended to address existing unmet need, which has resulted in students occupying mainstream housing stock. By meeting this demand, the Proposed Development will help to reduce pressure on traditional residential accommodation and support a better balance within the local housing market.*
    - *The need and policy compliance of the Proposed Development are set out in detail within the Planning and Tall Buildings Statement, which confirms that the scale and quantum of PBSA proposed is appropriate and justified*
    - *10% of the units will be provided at an affordable rate.*
- Impact on local services – Concerns were voiced about the lack of supporting services and facilities for an increased student population, including GP provision, supermarkets, parks and green spaces.
    - *These considerations have informed both the location and design of the Proposed Development. The Site is situated within Manchester City Centre, in close proximity to a wide range of existing services and amenities, including retail, healthcare and leisure facilities, which are accessible on foot and by public transport.*
    - *The Proposed Development has also been assessed through the accompanying Socio-Economic Impact Assessment, which considers the potential effects on local infrastructure and services and concludes that impacts are not significant.*
    - *In addition, the nature of PBSA, particularly when delivered in partnership with the University of Manchester, means that a proportion of student service needs (such as healthcare provision) are supported through existing university facilities, helping to reduce pressure on local NHS services.*
    - *Specifically, student GP demand is largely met by dedicated university health services, reducing impact on local NHS provisions. The city centre location ensures excellent access to existing*

supermarkets and retail, with increased student footfall actively supporting local businesses and contributing to the local economy. Furthermore, the scheme delivers significant new green spaces, an enhanced public realm, and retains mature trees, contributing to a Biodiversity Net Gain. These improved green areas and active travel routes are accessible to both students and the wider community, enhancing overall amenity and promoting sustainable living.

- Impact on Community Cohesion - Concerns about the potential for an over-concentration of student accommodation and its effect on community balance
    - *The Proposed Development forms part of the wider Sister masterplan, which will deliver a diverse mix of commercial, residential, hotel and other uses. PBSA is therefore not the predominant use, and its inclusion is intended to support activity, footfall and economic vitality without defining the character of the area as a whole. It is considered that the use will therefore contribute to a vibrant community of residents, workers and visitors in an area which is currently lacking in activity and vitality.*
- Car parking – It was suggested that the current student population is contributing to parking strain in the area, and it is expected that this will worsen as many students own cars.
    - *The Proposed Development is intentionally car-free and the Travel Plan submitted with this application highlights how students will be encouraged to make use of the numerous public transport and active travel routes.*
    - *To further address concerns about parking strain, the University of Manchester and Manchester Metropolitan University actively discourage car ownership for students living in city centre PBSA, a policy reinforced by this development's car-free design.*
    - *The comprehensive Travel Plan includes provisions such as secure cycle storage, promotion of public transport passes, and information on local car-sharing schemes, all aimed at fostering sustainable travel habits and significantly reducing reliance on private vehicles.*

Granby Village Management Company and the Sackville Gardens Friends Association

3.36. The Sister team met with representatives for local residents living in Granby Row at the end of 2024 to provide an update on Plot H after RGRE Ltd had been confirmed as the development partner for the scheme.

3.37. Following the progression of development proposals, the Applicants and their design team held a meeting on 26 November 2025 with two local residents who are members of the Sister Community Panel and represent the Granby Village Management Company and the Sackville Gardens Friends Association. The meeting provided an opportunity to present the Proposed Development and discuss key issues.

3.38. The main concern raised regarded daylight and overshadowing impacts of the Proposed Development. While residents accepted the rationale for the proposed massing, they were concerned the taller building's size would significantly impact Granby Village, and particularly Granby House. It was queried why this site was proposed for tall buildings within the SRF.

3.39. Concerns were also raised regarding the cumulative impact of multiple PBSA developments in the area, including IQ and First Street. As student populations are transient there was concern regarding the impacts on local community spirit. This comment is addressed in response to the community panel above.

3.40. The Outline Operational Management Plan (OMP) submitted with this application details robust strategies for managing student behaviour and ensuring community well-being. This includes a 24/7 on-site management presence, clear protocols for addressing anti-social behaviour, and comprehensive student welfare support. These measures ensure effective management of students living within the development and minimise potential impacts on the surrounding area.

3.41. Concerns about colonnades potentially encouraging rough sleeping and anti-social behaviour have been carefully considered in the design. The detailed design of the colonnades has and will be designed accordingly through crime prevention design principles, including by ensuring they are well-lit, actively overlooked, and integrated into vibrant, well-trafficked public spaces. This design approach, combined with the robust management plan, will actively deter anti-social behaviour and ensure these areas remain safe and welcoming for all.

3.42. Following the meeting, a link to the public consultation website was shared with the local resident representatives to share within the local WhatsApp group.

Public Consultation Website and Events

3.43. Leaflets were issued to 7,872 homes, businesses and landowners within the vicinity of the Site as shown below in the consultation boundary in Figure 3.1. The leaflet advertised the public consultation website and drop-in events. A copy of the leaflet is available in Appendix A of this Statement.

Figure 3.1 – Public Consultation Boundary



3.44. A press release was issued to local media outlets to introduce the Proposed Development and to publicise the consultation. As a result of issuing the press release, articles appeared in the following publications:

- Place North West
- Insider Media
- Manchester Evening News
- Global Student Living
- Green Street News
- The Business Desk
- Manchester World

3.45. It is considered that this represents a wide-reaching effort to effectively advertise the public exhibition. This is further evidenced by the strong number of website visits, as described below.

Online Consultation Website

3.46. The dedicated consultation website can be accessed here: Zone H Sister[1]. The website went live on 27 November 2025 and a 3-week period was allowed for comments to be made, with the public consultation closing on 16 December 2025. The consultation website has remained accessible since this date.

3.47. The website included the following information: the Applicants and the project team, introduction to Sister, the Site and development opportunity, the strategic context of the area, the vision for Plot H, and the Proposed Development and public realm enhancements.

3.48. A dedicated 'Have your Say' page was provided to enable members of the public to provide comments and ask questions via the website. Further details on the feedback form and responses can be found later in this Statement.

[1] https://www.zoneh-sisterconsultation.co.uk/

Public Exhibition Event

3.49. One public drop-in session was held to provide an opportunity for the local community to learn more about the Proposed Development, raise questions for the project team to answer, and to provide written feedback. The event took place on Monday 8 December 2025 (4pm to 7pm), at Renold Building, Sister (81 Sackville Street; Manchester M1 3NJ).

3.50. A total of 26 people attended the drop-in session.

3.51. Physical feedback forms were available at the event as an alternative to the online form. Two physical feedback forms were completed.

3.52. Copies of the display boards presented are available in Appendix B of this Statement.

Figure 3.2: Image from Public Exhibition Event (Credit: Counter Context)



Public Response to Website and Events

3.53. The website had a total of 763 visits from 744 unique visitors over the consultation period. A total of 59 responses were received during the consultation period. This included 43 responses to the online feedback form, which was linked on the website and provided on boards at the in-person event.

3.54. Of the 26 individuals who attended the in-person event, two completed physical feedback forms.

3.55. In addition, 14 email responses were received to the consultation email address.

3.56. The consultation website presented the following closed questions, with respondents invited to provide further detail by explaining their answer:

1. How would you describe your interest in Zone H?
2. In terms of your overall opinion, to what extent do you support the Proposed Development?
3. To what extent do you support our proposals to improve walking and cycling routes in and around the site, including enhancements to Altrincham Street and Charles Street?
4. To what extent do you support our landscape proposals, including new trees, planting, and welcoming spaces for people to relax and socialise?

3.57. The below summarises the responses received to the aforementioned questions.

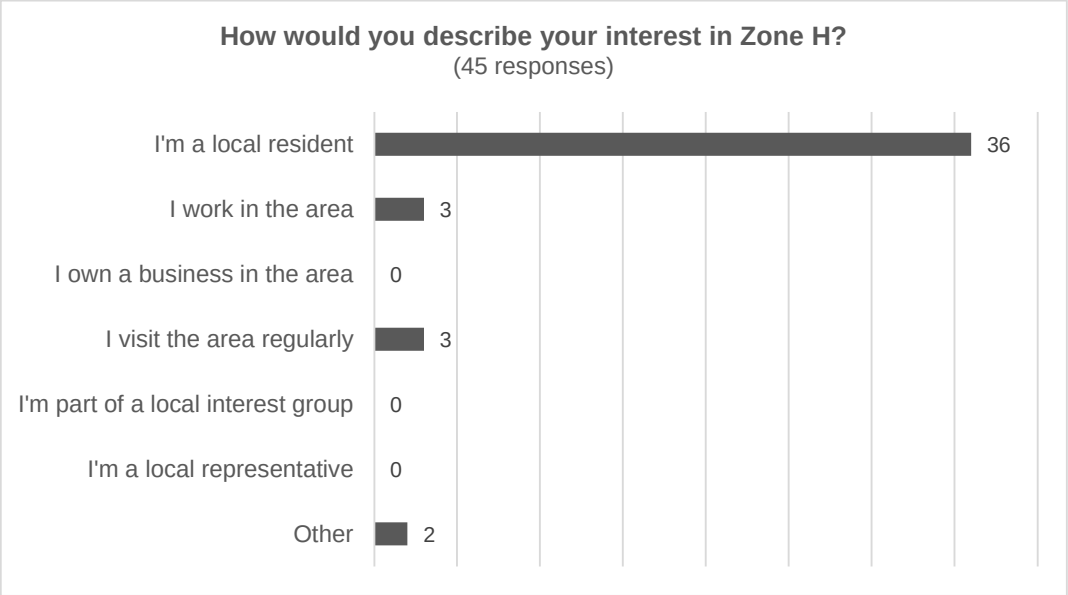
Question 1: How would you describe your interest in Zone H?

3.58. As the chart below shows, the majority of respondents are local residents (80%), followed by a small number who visit the area regularly (7%) and work in the area (7%).

3.59. Of the two respondents who selected ‘Other’, no further information was provided.

3.60. An analysis of postcodes provided via the online questionnaire shows the majority are from the areas immediately surrounding the Sister site. There were also a couple of responses from the wider Manchester region (Ardwick and Chorlton) and Greater Manchester region (Cheadle).

Figure 3.3: Question 1: 1. How would you describe your interest in Zone H?



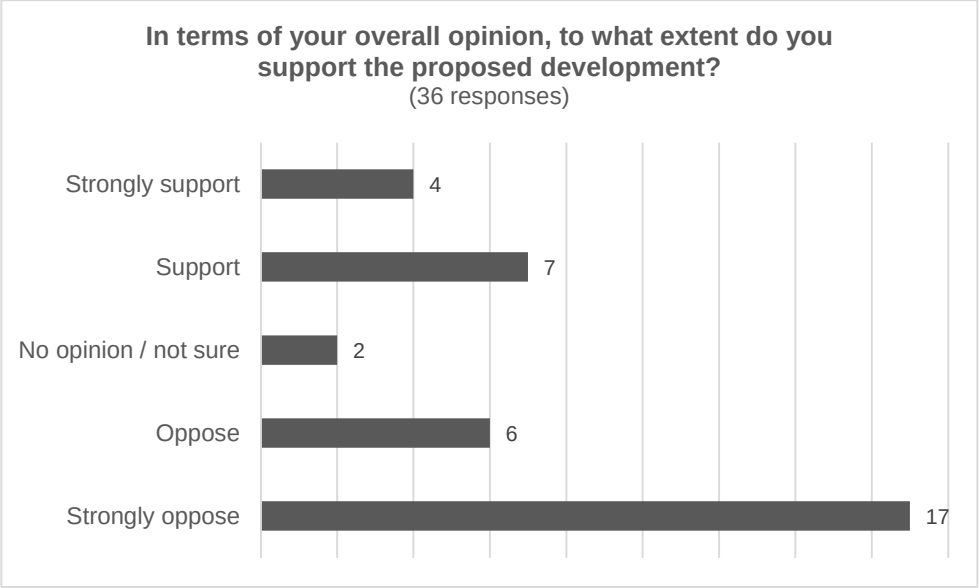
Question 2: In terms of your overall opinion, to what extent do you support the Proposed Development?

3.61. The chart below shows a range of views, however, the majority of respondents indicated they either oppose or strongly oppose the Proposed Development (64%), compared to 31% who expressed support or strong support.

3.62. Reponses included issues relating to height and overshadowing, provision of student accommodation and transport impacts.

3.63. These issues have been considered within our Proposed Development:

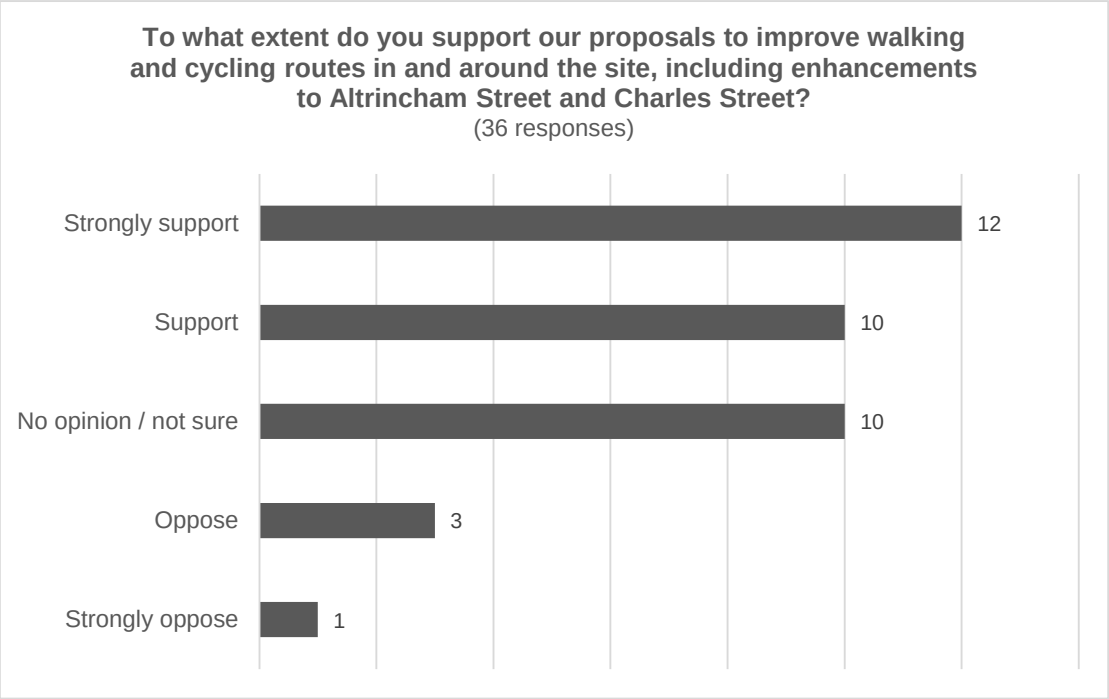
Figure 3.4: Question 2: In terms of your overall opinion, to what extent do you support the Proposed Development?



Question 3: To what extent do you support our proposals to improve walking and cycling routes in and around the site, including enhancements to Altrincham Street and Charles Street?

3.64. The responses to question 3 were as follows:

Figure 3.5: Question 3: To what extent do you support our proposals to improve walking and cycling routes in and around the site, including enhancements to Altrincham Street and Charles Street?

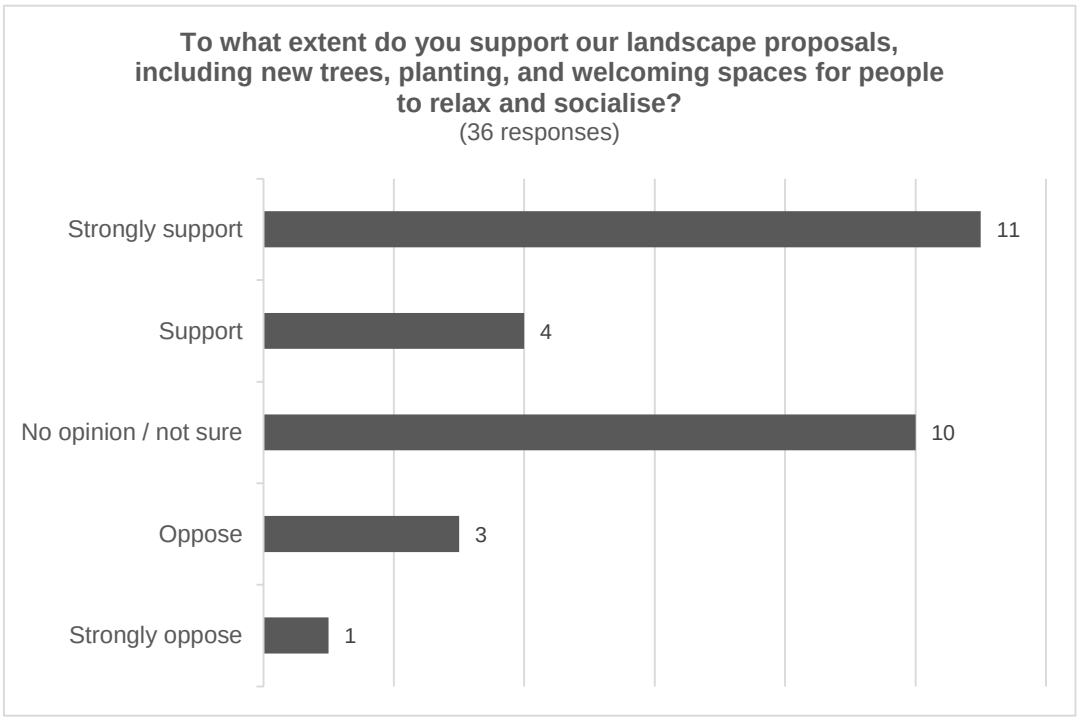


3.65. Respondents were more supportive of proposals to improve walking and cycling routes in and around the site, with around 63% expressing support or strong support. Only around 11% opposed or strongly opposed the proposals, while just over a quarter of respondents were unsure (28%).

Question 4: To what extent do you support our landscape proposals, including new trees, planting, and welcoming spaces for people to relax and socialise?

3.66. The responses to question 2 were as follows:

Figure 3.6: Question 4: To what extent do you support our landscape proposals, including new trees, planting, and welcoming spaces for people to relax and socialise?



3.67. The landscape proposals were generally well supported, with 42% expressing support or strong support for them, compared to only 11% who opposed or strongly opposed the plans.

Public Consultation Written Feedback

3.68. The comments received through the public consultation and community panel meetings are outlined in further detail in Table 1 below alongside the project team's responses. The table summarises the key issues raised through consultation and sets out how these have been considered in the evolution of the Proposed Development. Where relevant, the responses below explain how the design has been refined in response to feedback, alongside reference to the technical assessments which demonstrate that the proposals are acceptable in planning terms. Detailed analysis of the technical and design issues raised within the comments is provided in the submitted Planning Supporting Statement and Environmental Statement.

Table 3.1: Summary of comments received during the public consultation process and the project team's responses

Theme	Comments Received	Response
Height and Massing	Suggestions that taller elements should be positioned towards Mancunian Way, and that the proposals represent overdevelopment. Concerns that the height and massing are not in keeping with the Conservation Area. A suggestion that the revised massing is an improvement on the original SRF approach. A number of respondents indicated they would be more supportive if the scale was reduced.	Concerns were raised regarding the scale, height and massing of the Proposed Development, including its relationship with the surrounding townscape and Conservation Area. In response, the design has evolved through an iterative process to reduce perceived massing and respond more sensitively to the surrounding context. This includes moving from the more extensive massing envisaged in the SRF to a composition comprising a single slender taller element and lower shoulder buildings, with variation in height, setbacks and articulation. Taller elements have been positioned to minimise impacts on surrounding areas.

Theme	Comments Received	Response
		These refinements improve the relationship with neighbouring properties and public realm and represent a more considered response than earlier iterations. The final form has been subject to detailed and robust technical assessment with respect to environmental and amenity impacts, which confirms the scale and massing are appropriate for this city centre location and acceptable in planning terms.
Impact of proposed height on neighbouring properties	Concerns that the proposed height is too tall and out of keeping with the area, leading to overshadowing and loss of daylight/sunlight for residents, particularly in Granby Row, Velvet House, Granby House, and Sackville Street. Reference to cumulative impacts from the IQ development on the Pendulum Hotel site and the Echo Street development. Concerns about 'right to light' and disproportionate impact on Orient House and Salisbury House. Loss of privacy for neighbouring residents. Suggestions that overshadowing would negatively impact passive heating, internal comfort, energy efficiency, and green spaces/trees.	The significant concerns raised by residents regarding potential impacts on daylight, sunlight, overshadowing, and privacy, particularly for properties such as Orient House, Salisbury House, Granby House, and Granby Village are noted. The design has been refined to minimise these impacts, including reducing built mass closest to sensitive receptors, increasing separation distances where possible, and positioning the tallest element to the east of the Site. Setbacks, articulation and careful window placement further reduce overlooking and enclosure. These measures limit impacts on surrounding properties while achieving an appropriate development form for a city centre context. A detailed Daylight, Sunlight and Overshadowing Assessment confirms that effects are overall considered to be minor adverse (not significant in EIA terms), reflective of the Site's urban location and overall acceptable in planning terms. Cumulative effects have also been assessed within the Environmental Statement. The right to light is not a planning issue.
Principle of Student Accommodation	Suggestions that there is already a high level of student accommodation in the area, both existing and proposed, and concerns that the addition of further accommodation at Plot H would negatively impact existing residents, particularly by exacerbating pressures on key services and infrastructure. Concern that the area will come to be dominated by students as opposed to long term residents, thereby creating a transient population. Suggestions that the area would benefit from residential accommodation and/or affordable housing, as opposed to PBSA. Comments questioning the long-term demand for student accommodation in the	The Proposed Development responds to an evidenced need for Purpose-Built Student Accommodation (PBSA) in Manchester City Centre and is located within the Oxford Road Corridor, where planning policy directs such development. The provision of PBSA will help address unmet need and reduce pressure on mainstream housing stock, supporting a more balanced housing market. The PBSA proposed forms one use envisaged within the wider Sister masterplan, which will be truly mixed use with a range of commercial, retail, residential, leisure and community uses. The North Campus previously comprised education and student accommodation uses and the new masterplan will result in a much broader and more sustainable mix of uses.

Theme	Comments Received	Response
	city, alongside concerns that, as a purpose-built development, the building would not be future-proof should demand decline. A small number of respondents indicated that they did not object to the principle of student accommodation on the Site but had concerns about the scale of the proposals. Concern about noise and disturbance from students late at night.	The design has been considered with regard to long-term adaptability, should market conditions change, ensuring the building remains a valuable asset. The robust demand projections, coupled with the University's strategic commitment, underpin the long-term viability of this purpose-built development. The Applicants have worked with Greater Manchester Police, waste management, health, and transport consultants to ensure that the Proposed Development does not create additional pressure on local services. The application is supported by a comprehensive suite of technical documents, including a Socio-Economic Impact Assessment and Human Health assessment (as part of the ES) which shows that the impact of the Proposed Development on local services and facilities will be negligible. The Site's location within the city centre and ORC places it within easy walking distance of a variety of services and amenities including retail units, healthcare services and leisure activities. Regarding concerns about noise and disturbance from students, an Operational Management Strategy has been prepared which focuses on the management of student residents. This strategy outlines the rules and procedures that work to reduce noise and disturbance that may be created through the development.
Design	Comments expressing support for the proposed architectural approach. Some concerns around the proposed design included: o The absence of red brick, which is characteristic of the area. o Concerns that white materials would age poorly and become dirty over time. o Confusion regarding the use of bronze materials. A comment noting the importance of ensuring enough space is provided for bin storage and servicing.	The design of the Proposed Development has been meticulously developed by Hodder + Partners, an acclaimed architectural practice, and Layer Studio for landscape design, both with extensive experience in high-quality urban developments. The architectural approach aims to create a distinctive and contemporary landmark that respects the Site's heritage while embracing a forward-looking vision for the Sister innovation district, in line with the SRF Principle 8 'An identity that expresses purpose and place'. The design team has undertaken extensive contextual analysis to respond to the SRF principles and to ensure the Proposed Development is robust, deliverable, and contributes positively to Manchester's vibrant townscape through modern and contemporary interpretations of the Manchester building vernacular, material palette and building form, taking cues from the modernist campus in particular. Regarding materiality, the façade utilises a carefully considered combination of acid-etched concrete and bronze-anodised aluminium, with decorative perforated panels and projecting fins. This palette was chosen to reflect Manchester's warmth and industrial past, offering a distinct contrast within a muted, earthy colour scheme, and creating a contemporary

Theme	Comments Received	Response
		yet elegant appearance that incorporates modern interpretations of the city's vernacular. The use of high-quality, durable materials, such as Techrete pre-cast concrete panels and bronze anodic powder-coated metallic components, ensures longevity and minimises maintenance concerns, addressing worries about materials aging poorly. The design also incorporates extensive glazing at ground level to enhance visibility and activate street frontages. The importance of adequate bin storage and servicing has been fully addressed. A comprehensive Operational Waste Strategy, prepared by Civic, details dedicated internal waste storage facilities in the basement compliant with MCC Waste Storage and Collection Guidance for New Developments 2023, accessible via a bin lift, and a clear collection process via a designated loading bay on Charles Street. This strategy ensures efficient and compliant waste disposal, preventing bins from obstructing footways.
Public Realm	Support for the creation of new pedestrian and cycling routes, particularly Altrincham Street and Charles o While supportive of the proposed routes, one respondent suggested they could be made greener, as they currently appear to be predominantly hard-surfaced. A suggestion to extend the railway arch walkway to connect Princess Street to Sackville Street. A suggestion to work with MCC to create a one-way boulevard along Sackville Street linking to Vimto Park. A comment that the public realm proposals appear tokenistic and do not go far enough. A comment that the proposals would increase pressure on Sackville Gardens, and that representatives of the park would welcome a discussion on how RG / Sister could contribute to its upkeep.	The public realm and landscaping strategy is a key component of the Proposed Development, designed to create a high-quality, nature-led environment that enhances connectivity, ecological value, and user experience within the Sister SRF Area. The proposals are comprehensive, not tokenistic, and include: • Princess Square: A new c.1,000sqm accessible green space for relaxation and passive recreation, with naturalistic planting. • Green Gateway: An improved primary green arrival point from Princess Street, integrating existing mature trees and new landscaping. • Altrincham Street: Enhanced as a principal pedestrian route with new soft landscaping, improved surfaces, and enhanced lighting, including activation of railway arches. • Charles Street: Introduction of a new footway and greening strategy to improve pedestrian safety and amenity. To address the request for greener routes and concerns about hard-surfacing, the strategy prioritises significant new biodiverse planting. The Proposed Development will deliver 38% Biodiversity Net Gain, exceeding regulatory requirements, through the planting of over 20 new trees and 500 sqm of new biodiverse green space. This commitment aligns with the SRF's 'Living Landscape' principle. The enhancements along Altrincham Street are a key element, creating a seamless and inviting connection. While a full extension of the railway arch walkway to connect Princess Street to Sackville Street is beyond

Theme	Comments Received	Response
		the scope of this specific application, the current design significantly improves permeability. The suggestion for a one-way boulevard along Sackville Street linking to Vimto Park is noted. However, as this falls outside this Application's red line boundary, the suggestion has been shared with the wider Sister Masterplan team for their future consideration. Regarding potential pressure on Sackville Gardens, the creation of Princess Square provides significant additional amenity space, helping to alleviate this, and the development aims to be a positive addition to the neighbourhood.
Regeneration and Placemaking	Comments expressing enthusiasm for the proposals, with suggestions that they will bring the Site back to life and enhance vibrancy and activity in the area.	The Proposed Development will act as a catalyst for the SRF Area by creating a landmark gateway, enhancing public realm, and promoting activity and connectivity across the area. The development will also generate substantial economic activity, including 99 FTE jobs during construction and 242-301 FTE jobs once operational, contributing £11.4-23.9m GVA per annum. The new student population will also drive £6.7 million in annual expenditure, boosting local businesses and services. This comprehensive approach to regeneration and placemaking will transform a currently underutilised area of the city into a high-quality, welcoming urban environment, aligning with the City Council's vision for Sister as a thriving destination where residents, academia and commercial business come together.
Impact on Residential Amenity (Construction)	Concern about the impact of the construction process on local residents, particularly in relation to construction traffic, road restrictions, noise and disturbance.	A detailed Construction Methodology and Programme Section within the ES outlines proposed measures to mitigate these impacts. Construction will adhere to MCC guidance on construction/ site operation hours, with any out-of-hours work requiring prior agreement and minimal noise. A full Construction and Environmental Management Plan will be a condition of any planning permission, requiring approval by the LPA before works commence. This document will go into more detail on construction traffic mitigation measures, noise, vibration and general construction noise mitigation Any reported issues will be investigated, and appropriate mitigation applied. Construction works such as excavation, piling, cutting, breaking out and plant movements which cause noise, vibrations or dust will be monitored and planned to

Theme	Comments Received	Response
		minimise the possible nuisance so far as is reasonably practicable. In view of the above, it is considered that any issues arising from the construction of the Proposed Development can be suitably addressed in order to minimise any impact on the occupiers of surrounding properties.
Transport, Parking and Traffic	- Comments expressing concern that the proposals do not provide car parking, with suggestions that this could lead to students parking on surrounding streets and exacerbating existing pressures. - Concern that the proposals would increase congestion in the area. - Support for plans on the grounds that the exclusion of parking in the plans would help to discourage car use in the city. - Requests for further consideration of safe, segregated cycling routes o Protected cycle lanes on Charles Street that link into Oxford Road and Princess Street o Suggestion of installing loading bay bypasses for cyclists to maintain continuous safe links	The Proposed Development will be a car-free development, with the exception of parking for disabled people, reflecting the Applicants' commitment to promoting sustainable transportation and reducing reliance on private vehicles. The submitted Transport Statement concludes that impact on surrounding streets will be minimal due to existing parking restrictions and the proximity of other parking facilities nearby. Businesses and individuals will be encouraged to sign up to Enterprise Car Club, with the nearest car club car being within a 5-minute walk from the Site. The Site boasts excellent public transport accessibility, with major train stations, bus services, and university campuses within easy walking distance. The submitted Transport Assessment indicates that residents will primarily use walking and public transport, resulting in a minimal increase of 2 two-way vehicle trips during peak hours, which is not expected to significantly impact the highway network. The design aims to prevent increased car ownership, and surrounding streets are already subject to Traffic Regulation Orders (TROs) and are within a Controlled Parking Zone (CPZ). Students will be informed of these restrictions. The Proposed Development provides 64 long-stay and 26 short-stay cycle parking spaces, promoting cycling. While specific segregated cycle lanes on Charles Street are beyond the immediate scope, the public realm improvements aim to enhance pedestrian and cycling routes. Deliveries and servicing will be managed via two loading bays on Charles Street, with a comprehensive strategy for move-in/move-out periods and general deliveries. The Proposed Development prioritises safe cycling by enhancing Charles Street. The carriageway will be narrowed to 6.5m to create a wider, shared space for pedestrians and cyclists, linking effectively with the existing segregated cycleways on the Oxford Road Corridor. While dedicated loading bay bypasses are not explicitly detailed, the design incorporates dedicated basement access for deliveries and refuse

Theme	Comments Received	Response
		via a westernmost loading bay. This approach aims to minimise vehicle-cyclist conflict and ensure continuous safe links by managing vehicle movements efficiently on Charles Street. Overall, the development is considered compliant with the Development Plan and NPPF regarding Traffic and Transport.
Safety and Security	A comment highlighting issues with drug use and homelessness along Altrincham Street. Request for sufficient street and area lighting during night time hours	The Proposed Development aims to revitalise the currently underutilised and vulnerable site, making safety and security central to its design. By developing the Site which currently attracts significant anti-social behaviour, rough sleeping and drug-use, into a vibrant populated area that creates natural surveillance, the Proposed Development is expected to materially and significantly enhance the area. Key measures and features include: • Consultation with GMP: The design has been developed in close consultation with GMP, and a Crime Impact Statement (CIS) confirms the positive contribution of the development to crime prevention. Secure by Design accreditation will be a condition of planning permission. • Active Frontages: Ground-floor commercial units and the residential entrance will create active interfaces, providing natural surveillance and deterring anti-social behaviour. • Public Realm Design: New public spaces, including Princess Square and enhanced pedestrian routes, will be well-lit and legible, improving visibility and perceived safety, with passive surveillance integrated into landscaping. • Enhanced Lighting Strategy: The public realm will feature enhanced lighting along Altrincham Street, within the Green Gateway, and Princess Square, focusing on wayfinding, placemaking, and safety with human-scale illumination. • Operational Management: A robust plan includes 24-hour management and security presence, CCTV coverage of all external and communal areas, defined emergency procedures, and a 24/7 Emergency Contact Centre for students. By integrating these design principles and operational measures, the Proposed Development aims to transform the area into a safe, secure, and welcoming environment, positively contributing to crime prevention and the quality of life for all users.

4. Conclusion

4.1. This Statement of Consultation has been prepared in support of an application for Full Planning Permission for Plot H, Sister for the PBSA-led development at the gateway to the Sister SRF Area, with significant public realm enhancements in Manchester City Centre.

4.2. It 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 Proposed Development where appropriate.

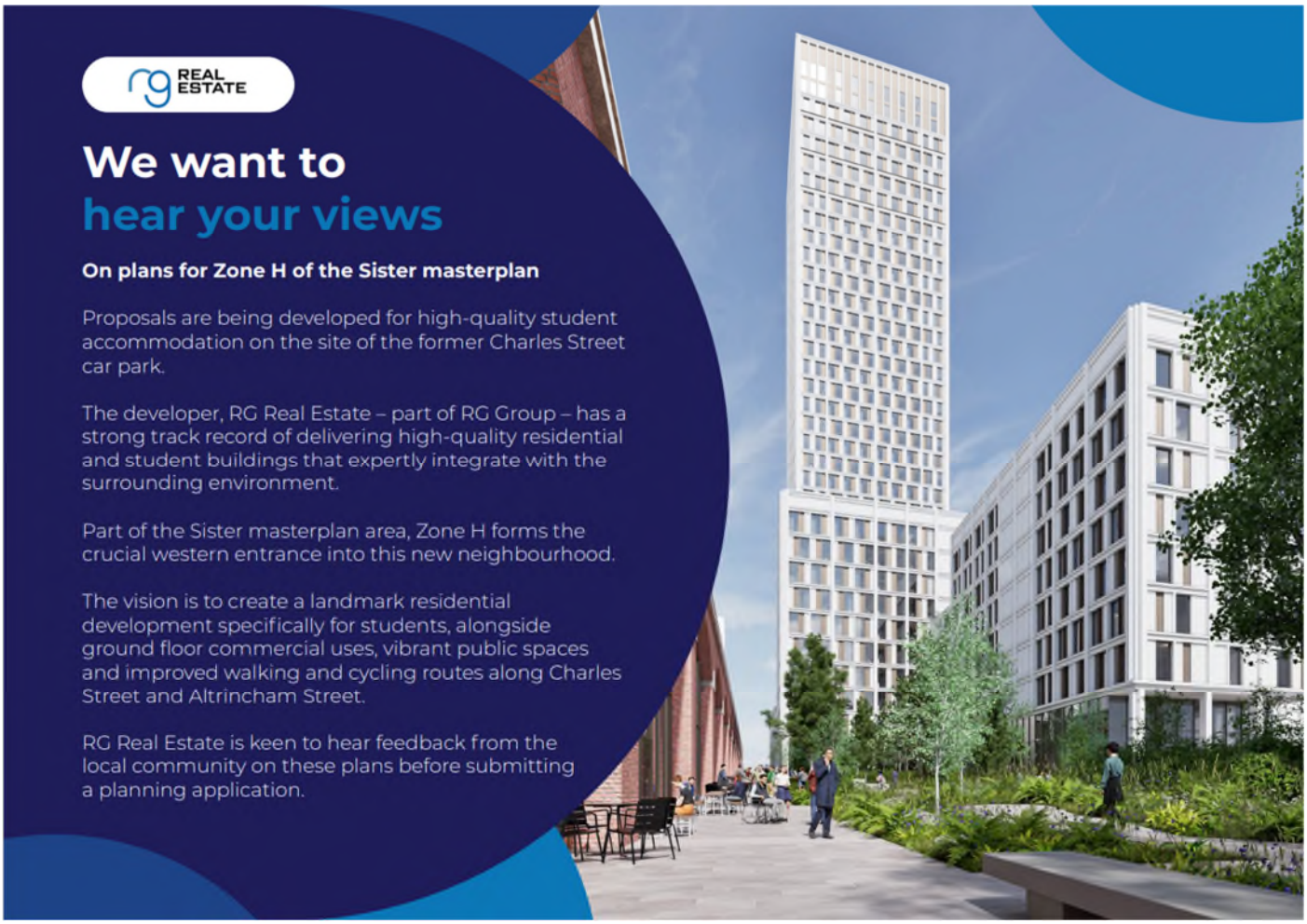
4.3. A consultation approach has been employed which has been designed to be proportionate to the Proposed Development and the Site-specific characteristics. This included a widely advertised online public consultation website and associated public consultation event held in advance of the submission of the Planning Application, in the form of an in-person drop-in session and targeted meetings with local community representatives. Consultation was also undertaken with statutory and non-statutory consultees including MCC planning officers, MCC Highways, GMAAS, MCC Environmental Health, Environment Agency, Historic England, GMEU, Manchester Airport Group (MAG), GMP, and Network Rail.

4.4. 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.

4.5. Comments raised in relation to the Proposed Development have largely been in relation to the principle of use, design of buildings, impacts on surrounding residents, transport, and public realm. The planning submission provides a detailed response to these considerations as summarised in this Statement.

4.6. The consultation process will continue as part of the formal statutory planning procedure managed by the LPA. During this time, the Applicants and project team will carefully consider any comments received from consultees and will respond as appropriate through the LPA.

Appendix A – Consultation Website Advertisement Leaflet



Have your say

We would like to hear your views.

The consultation on our proposal for Zone H will be open until Tuesday 16 December.

You can find more information on our plans by visiting our website, **www.zoneh-sisterconsultation.co.uk**, which also includes a questionnaire so that you can tell us your views.

If you can make it, please come along to our public consultation event to view our plans and talk to members of the team:

Date: Monday 8 December 2025

Time: 4pm to 7pm

Venue: Renold Cafe, Renold Building, 32a Altrincham Street, Manchester, M1 7JR (What3Words reference: mute.rainy.ripe)

If you have any questions about our proposals, please feel free to contact us via email: **info@zoneh-sisterconsultation.co.uk**



Aerial image of the site (courtesy of Google Maps)

Appendix B – Event Display



Sister's guiding principles

Set in the centre of Manchester, Sister (formerly known as ID Manchester) aims to become the world's next major innovation district.

Sister is recognised across the city and wider region as a key contributor to the growth of the innovation and knowledge economy, generating skilled jobs for local people and wider economic benefits.

The Sister neighbourhood falls within the boundary of the Oxford Road Corridor, which is home to several cultural assets, two of the UK's largest universities, a university NHS foundation trust, and a large cluster of digital, technology and life-science businesses.

Sister will be a place where science, technology and creativity can come together, welcoming everyone from entrepreneurs to families. Sister is all about making big ideas happen by bringing together talent, investment, education and business.



Strategic Regeneration Framework masterplan

A Strategic Regeneration Framework guides the ongoing development of Sister to ensure this place works for everyone.

The vision for Sister was introduced in July 2023 through a Strategic Regeneration Framework, which was endorsed by Manchester City Council in December 2023. Local residents and businesses were invited to share their views through a public consultation process.

The Strategic Regeneration Framework outlined the opportunity and the ambition to drive economic growth and high-skilled jobs, drawing on Manchester's distinctive strengths in science technology and creative industries.

It also shared the vision and place-based design principles that will shape the development of Sister over time. These include ambitions to:

- Create a place that brings together a diverse mix of people and companies, creating an inclusive, safe and welcoming community that builds on the collaborative spirit of Manchester.
- Ensure Sister feels connected, open and accessible to the wider city, with easy travel routes to and across the site.
- Create buildings and spaces that are sustainable, regenerative and resilient to climate change.
- Bring life to the site with creative early uses of buildings, animated ground floors and outdoor spaces activated with events, community activities and amenities.

Over 10,000 new jobs

Over **2m sq ft** commercial and innovative space

Supporting Manchester City Council's drive to Net Zero Carbon **by 2038**

£1.5bn in additional economic benefits generated annually

New **public square** for Manchester

Nature-led public spaces with over **400 trees**

Over 1,500 new homes

Significant job opportunities at, or above, **NVQ Level 4**

The Zone H site

Zone H forms a crucial part of Sister as it provides the important western gateway into the neighbourhood.

Located in between Charles Street, Princess Street, Altrincham Street and Sackville Street, the site is currently unattractive and unwelcoming. Its successful transformation is essential to help create an open, welcoming and vibrant entrance to this new neighbourhood, and link it more successfully into the rest of the city centre.

The Strategic Regeneration Framework identifies an opportunity for landmark buildings providing residential or student accommodation on the site to mark this entry-point from Princess Street into the Sister neighbourhood, and that its development could support the transformation of Altrincham Street and Charles Street as active, welcoming walking and cycling routes through the area. The illustrative masterplan envisaged three residential towers on the site.

The site is currently occupied by the now-closed Charles Street multi-storey car park and former retail units fronting Sackville Street. The car park was noted in the Strategic Regeneration Framework as being no longer fit for purpose.





Photos of the site today

Why is student accommodation suitable in this location?

Contribute to the vibrant mix of residents and occupiers that will support the success of the innovation district.

Help meet a sustained demand for high-quality student accommodation in this part of the city centre, and stitch Sister successfully into the education-focused Oxford Road Corridor and beyond to key regeneration areas such as First Street and New Jackson.

Utilise a highly sustainable location for student accommodation, with city centre amenities and public transport within easy reach, and close to campuses of both The University of Manchester and Manchester Metropolitan University.

Increase footfall and activity to support the daytime and evening economies, including local businesses.



Zone H in the Sister Strategic Regeneration Framework

Our vision

Our vision is for a landmark development which provides a high quality entrance to the Sister neighbourhood and brings new life and vibrancy to the local area.

The vision has been guided by the placed-based principles set out in the Strategic Regeneration Framework.

Connected, open and accessible

The Zone H proposals will help to knit Sister into the rest of the city by making major improvements to Altrincham Street and Charles Street (providing east-west connections) as well as to Sackville Street and the significant junction between Charles Street and Princess Street.

There will be wide pathways, cycle spaces and active ground floor uses, which should encourage footfall and help to create a vibrant and dynamic neighbourhood.

Providing a platform for the future

Although these proposals don't include the viaduct arches, the transformation of Altrincham Street to create a welcoming pedestrian route is an important step to support the future reactivation of the arches. The long term vision is for commercial uses within the arches which would further enhance Altrincham Street as a vibrant and attractive link between Piccadilly Station and Oxford Road.

Living landscapes

The intention to retain the mature trees on the corner of Charles Street and Princess Street will help to create a green entrance to the Sister neighbourhood – Princess Square. The square's green environment will be carried through the new public realm and link through to Vimto Park, with wildlife-friendly planting and biodiversity enhancements.

Supporting the wider Sister ecosystem

Successful innovation districts need a varied mix of spaces and people to foster collaboration, encourage the exchange of ideas, and create a sense of community. Students will bring energy and vibrancy to this neighbourhood, supporting local businesses and creating the conditions to support further investment at Sister.

Flexible ground floor uses, including commercial units and student amenity spaces (such as lounges and social spaces) will create active, transparent frontages on Charles Street and Altrincham Street, providing strong foundations of a regenerative local economy.



Diagram explaining the ground floor spaces shown in the CGI below



CGI: Illustrating the ground floor plan for Zone H

Design development to date

In this high profile location, a thoughtful and considered design process has been followed to realise the aspirations set out in the Strategic Regeneration Framework. The proposals have been developed to be neighbourly and respect the residential properties to the north of the railway line along Granby Row. The three towers envisaged in the Strategic Regeneration Framework have been replaced by a single tower, offset from the residential properties, and lower block, and the distance between the building and its neighbours has been maximised.

The diagrams below show the design evolution of our plans for Zone H to date.

1.

Zone H massing:

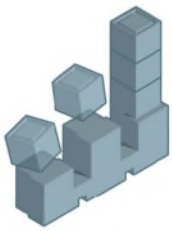
Our starting point was three uniform towers, as illustratively indicated by the Strategic Regeneration Framework.



2.

Height redistribution:

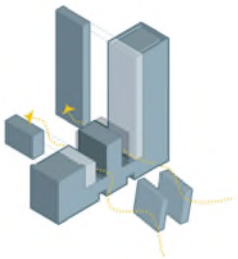
We then redistributed tower massing to lower the height opposite Granby Row and Orient House, while creating a landmark at the Princess Street entrance to the Sister masterplan.



3.

Realigned massing:

The spacing between the three towers was then adjusted to create more space for Granby Row residents.



4.

Façade relief:

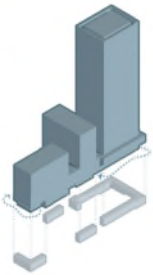
The building has been set back in places to make the street feel more open, create recessed entrances, and add variety to the front of the building.

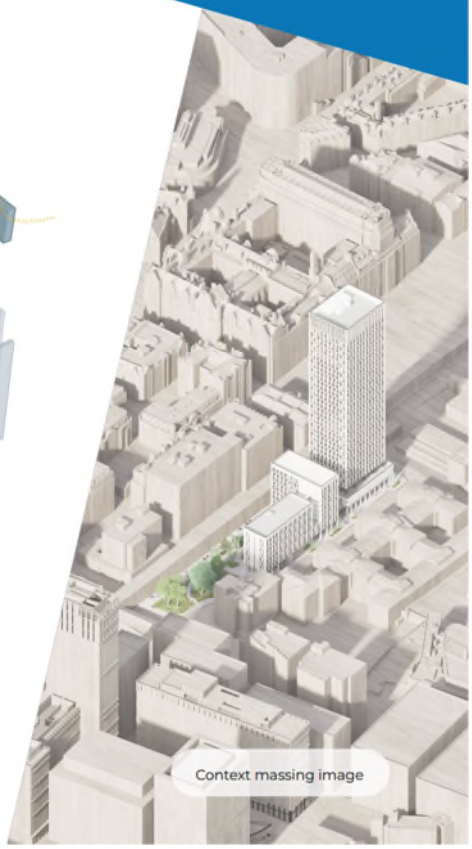


5.

Covered walkways:

Columns and active ground-floor frontages have been added to make entrances more welcoming and to provide covered walkways through the Sister masterplan.





Context massing image

The proposals

The development will deliver modern, bespoke student accommodation and amenities in this prime location to nurture development and support academic attainment.

Our proposals include:

- A mix of c.8, c.10 and c.38 storey elements.
- Approximately 1,041 study bedrooms in a balanced mix of studio apartments and shared 6-bed cluster apartments.
- High-quality amenity spaces, including study zones, lounges and social rooms, designed to support and enhance community life.
- Ground floor activation with around 600 m² of flexible commercial space and student lounges that open out onto Charles Street and Altrincham Street.
- Cycle storage, including accessible provision.
- A development proposed to be managed by an experienced student accommodation operator (operator TBC) ensuring high standards of service, safety and community integration.

Sustainability

The development and surrounding landscaping has been thoughtfully designed with sustainability and accessibility in mind.

Around 20 new trees and a 60% increase in existing public green space will create a biodiverse 'Living Landscape' throughout Zone H. Pathways weaving through existing mature trees form a 'Nature Corridor' that connects the site with the west of the city and links into the wider Sister masterplan.

The building itself is being designed with the aim of meeting a high standard of sustainability and energy efficiency (targeting BREEAM Excellent).

Design principles and material choices

The proposals have been designed to respond to the architectural heritage of the surrounding area, including the nearby listed buildings and the Whitworth Street Conservation Area.

The building acts as a landmark entrance to Sister, with material choices that respond to Manchester's strong history of landmark buildings constructed in Portland Stone and Concrete. These include the designated heritage assets of Granby Row and Orient House, and the recently-listed Renold building.

The proposal of contemporary pre-cast panels with sleek, bronzed aluminium to create a light, modern feel, whilst also incorporating historic features, such as podiums, that have been scattered through the urban fabric of the UMIST campus for over 100 years.

This combination of modern materials blended with a contextual approach reflects both Manchester's traditional heritage and the modernist features of the former campus.



Bronze Aluminium



Glazing



Pre-cast stone-effect concrete



CGI: View from Charles Street

Public realm and movement

Zone H provides an unmissable opportunity to create an active public realm, putting sustainable public spaces at the heart of these proposals.

Creation of Princess Square – A new accessible greenspace for people to relax and enjoy, either on approach to the building or as part of a longer journey through the city.

Awakening Altrincham Street – Establishes a principal pedestrian route through Sister, with improved surfaces, soft landscape and lighting, linking directly east–west between Piccadilly Station and the Oxford Road Corridor.

Enlivening Charles Street – A new footway along the northern side of the road and rearranging the street to better accommodate cyclists meaning that Altrincham Street can be pedestrian-focused.

Protecting green assets – Mature trees fronting Princess Street will be retained and incorporated into a new green gateway into Sister.

Promoting green streets – New trees and planting will strengthen biodiversity and create opportunity for people to connect with nature and contribute to Sister's wider natural realm.

Future proofing public realm – Proposals support potential future activation of railway arches along Altrincham Street, envisaged in the Strategic Regeneration Framework as potential spaces for commercial and community uses.



CGI: View overlooking Princess Square

Vibrancy at street level

These proposals seek to activate the streets on both the north and south side of the site.

- Characterful connections through welcoming and illuminated public realm.
- New soft landscape along Altrincham Street making a green connection with Sister.
- Step-free, accessible routes along primary routes and secondary greenspace.
- Places to sit, rest and enjoy the surroundings.
- Cycle parking integrated into new public realm.
- Student amenity facilities at the ground floor to create active frontages.
- Three commercial units, with flexibility in their future use.
- A well-managed approach to vehicular drop off and deliveries.



CGI: Aerial view of Princess Square



CGI: View overlooking Princess Square



Have your say

We invite your feedback on these proposals.

You can share your views by completing a feedback form today, or by visiting **www.zoneh-sisterconsultation.co.uk** to respond online. If you have any questions following today's event, you get in touch with us via email: **info@zoneh-sisterconsultation.co.uk**

All comments will be reviewed by the project team and considered as we look to finalise our designs and submit a planning application to Manchester City Council later this year.

Next steps on potential demolition activity

A planning application to demolish the multi-storey car park and retail units has already been submitted to Manchester City Council and is currently under consideration.

Subject to receiving planning approval, demolition activity could start in the new year. Local residents and businesses will be provided with more information ahead of any start of work on site.

Zone H Consultation Questionnaire

Welcome – we'd like your views!

Thank you for taking the time to share your views on our proposals for Zone H. Your feedback is an important part of the design process and will help us refine the plans before they finalised.

This consultation is open until Tuesday 16 December 2025.

Q1. How would you describe your interest in Zone H?

- o I'm a local resident
- o I work in the area
- o I own a business in the area
- o I visit the area regularly
- o I'm part of a local interest group / organisation: _____
- o I'm a local representative: _____
- o Other: _____

Q2. In terms of your overall opinion, to what extent to you support the proposed development?

- o Strongly support
- o Support
- o No opinion / not sure
- o Oppose
- o Strongly oppose

Q3. Tell us briefly why you feel this way.

_____
_____
_____
_____
_____

Q4. To what extent do you support our proposals to improve walking and cycling routes in and around the site, including enhancements to Altrincham Street and Charles Street?

- o Strongly support
- o Support
- o No opinion / not sure
- o Oppose
- o Strongly oppose

Q5. To what extent do you support our landscape proposals, including new trees, planting, and welcoming spaces for people to relax and socialise?

- o Strongly support
- o Support
- o No opinion / not sure
- o Oppose
- o Strongly oppose

counter context

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Q6. Is there anything more you'd like to say, or anything else you think we should consider before we finalise our plans for Zone H?

_____
_____
_____
_____
_____
_____
_____

About you

Your name and contact details are optional, but it helps us understand who we're hearing from. We will only use your personal data to understand local views and, if you've chosen to, to send you updates about this project. Your personal details will be stored securely in compliance with the GDPR by Counter Context acting on behalf of RG Real Estate.

Name:

Email address (if you'd like to receive updates):

[Compulsory question] **Postcode**:

Thank you screen

Thank you for your feedback!

We appreciate your time and ideas. Your input will help shape the final plans.

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