

**Manchester City Council  
Report for Resolution**

**Report to:** Executive – 14 November 2018

**Subject:** First Street Development Framework Update 2018 Consultation

**Report of:** Strategic Director (Development)

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**Summary**

This report informs the Executive of the outcome of a public consultation exercise with local residents, businesses and stakeholders, on the draft updated Development Framework for the First Street area, and seeks the Executive’s approval of the Framework.

**Recommendations**

The Executive is recommended to:

- i. Note the outcome of the public consultation on the draft updated Development Framework for First Street.
  - ii. Formally approve the updated 2018 First Street Development Framework and request that the Planning and Highways Committee take the Framework into account as a material consideration when considering planning applications for the First Street area.
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**Wards Affected**

Deansgate

<b>Manchester Strategy outcomes</b>	<b>Summary of the contribution to the strategy</b>
A thriving and sustainable city: supporting a diverse and distinctive economy that creates jobs and opportunities	The First Street Development Framework will provide the catalyst for further investment and employment in the area. The 2018 framework proposes an increase in the amount of office space, which will bring more businesses and employment to this part of the city centre.
A highly skilled city: world class and home grown talent sustaining the city’s economic success	The redevelopment of this area will continue to facilitate the creation of a substantial number of new jobs in a range of employment sectors (including Technology, Media & Tele-communications (TMT), healthcare, Research & Development industries, and technical advisory businesses), and at a range of levels. The partners (MCC, Ask Real Estate &

	<p>PATRIZIA UK) will seek to maximise local employment and training opportunities from this initiative.</p>
<p>A progressive and equitable city: making a positive contribution by unlocking the potential of our communities</p>	<p>The First Street site is a significant new development in the city centre offering job, leisure and entertainment opportunities for Manchester residents, as well as new homes.</p> <p>The scheme will provide new connections to other parts of the city centre and surrounding communities, providing improved access for local residents to the opportunities and amenities within the First Street area.</p>
<p>A liveable and low carbon city: a destination of choice to live, visit, work</p>	<p>The First Street development will provide a new and vibrant neighbourhood at the southern gateway to the city centre.</p> <p>Extensive new high quality public realm and open space is proposed by the First Street Development Framework, which will significantly improve the environment of this part of the city centre. The proposed developments and quality of the public realm is a significant factor in determining the character of the area.</p> <p>The intention to continue to encourage independent, niche and creative uses and businesses will create a distinctive experience. The new cultural facilities will help establish First Street as a key cultural hub for the city.</p> <p>The development of First Street involves the regeneration of a major brownfield site. The Development Framework includes a commitment to the highest sustainability standards within the proposed commercial development through innovative building design, promoting low energy use. Sustainable design and development principles will be tested at planning application stage.</p>
<p>A connected city: world class infrastructure and connectivity to drive growth</p>	<p>The First Street area benefits from strong public transport links, with both rail and Metrolink stations and the Metroshuttle service within close proximity, reducing the need for car travel to and from the area. The Development Framework prioritises pedestrian walkways and cycling access, which will provide links to surrounding neighbourhoods and city centre districts. High quality new commercial</p>

	accommodation will be provided as well as significant new public realm.  New homes are also proposed at First Street South, enabling people to live close to the employment and leisure opportunities offered by the city centre.
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**Full details are in the body of the report, along with any implications for**

- Equal Opportunities Policy
- Risk Management
- Legal Considerations

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### **Financial Consequences – Revenue**

None

### **Financial Consequences – Capital**

None directly from this report.

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### **Background documents (available for public inspection):**

The following documents disclose important facts on which the report is based and have been relied upon in preparing the report. Copies of the background documents are available up to 4 years after the date of the meeting. If you would like a copy please contact one of the officers above.

- Report to Executive 24 November 2010: Development Framework for First Street

- First Street Development Framework: 2010
- Report to Executive 16 March 2011: First Street Development Framework
- Reports to the Executive: 25 July 2012:
  - First Street Development Framework Update
  - First Street North Update
  - First Street (Confidential Report)
- First Street Development Framework: July 2012
- Report to Executive - Manchester Piccadilly and Oxford Road Capacity Scheme: 29 October 2014
- Report to Executive - Northern Hub - Network Rail Manchester Piccadilly and Oxford Road Capacity Scheme – Transport and Works Act Order Application: 21 January 2015
- Report to Executive 29 July 2015: First Street update
- Report to Executive 4 November 2015: First Street Updated Development Framework Consultation
- First Street Development Framework: 2015
- Report to Executive 25 July 2018: First Street Development Framework Update 2018
- First Street Development Framework: 2018

## **1.0 Introduction**

- 1.1 On 25 July 2018, the Executive endorsed, in principle, the draft updated Development Framework for First Street area, and requested that the Chief Executive undertake a public consultation exercise in relation to it.
- 1.2 This report summarises the outcome of the public consultation on the framework.

## **2.0 Background**

- 2.1 First Street is a long-standing regeneration priority for Manchester City Council and its partners.
- 2.2 In order to fully realise First Street's potential contribution to the continued growth and regeneration of the city centre, the masterplan for the area needs to build upon its success to-date, and maximise the commercial offer within the area, to help meet the demonstrated need for more quality office space in the city centre.
- 2.3 An updated Development Framework has, therefore, been produced for First Street, in order to respond to the changes in the economic climate since the previous framework in 2015, and to continue to meet the strategic policy and regeneration objectives of the Council and its partners. The focus of the 2018 Development Framework is to update the development principles for the First Street Central area, enabling increased density of development, to ensure that First Street can meet the level of commercial demand in the area, and maximise its contribution to the city's economic growth.

## **3.0 The Consultation Process**

- 3.1 Consultation letters have been sent out to 318 local residents, landowners and stakeholders, informing them about the public consultation, how to participate, and engage in the consultation process, and where to access the 2018 Development Framework document. The draft Framework was made available on the Council's website, and comments were invited on this.
- 3.2 The formal consultation closed on Monday 8<sup>th</sup> October 2018, following a six week period of consultation
- 3.3 The City Council has received 5 responses to the consultation on the 2018 updated Development Framework.
- 3.4 Three of the responses were provided by landowners, one from a local business, and one from Deansgate Ward Councillors.

## **4.0 General Responses to the Consultation**

- 4.1 Four responses were wholly supportive of the updated Development Framework, with the Ward Councillors' response raising a number of

comments for consideration. The issues raised by the Ward Councillors are covered in Section 5 below.

4.2 The range of comments received supporting the updated framework included the following:

- The evolution of the masterplan reflects current and predicted market conditions and a positive drive to enhance an already thriving new neighbourhood.
- The proposals to continue the development of the area as a prime office location, increasing the scale and density of commercial development including a new hotel within the First Street Central area, are supported. The additional footfall that this proposed development will generate will benefit local businesses.
- The SRF document is a very clear statement of future plans for the area, clearly progressing the 2015 framework and representing an appropriate response to the success of First Street North and the prevailing economic climate.
- Given the development of the School of Digital Art at Manchester Metropolitan University, the Creative Ribbon proposal could become an important space for spinout business.
- The emphasis on street level animation is critical to ensuring that the area remains vibrant throughout the day and evening.
- The Whitworth Street arches redevelopment is much needed, but the continued delays in Network Rail bringing forward these developments are a cause for concern. It is requested that consideration be given to using Section 106 funding to support HOME's development of the railway arches as a Community and Education Centre.

## **5.0 Deansgate Ward Councillors response**

5.1 The key points made within the Councillors' response are summarised below under broad headings.

### **5.2 Development Framework Document**

- The Development Framework's executive summary should be sufficiently comprehensive, succinct and accessible to enable a reader to respond to the consultation.
- All frameworks should explain in layman's terms the purpose, process and powers of a regeneration / development framework.

- The document should include a comprehensive list of landownership beyond the references included, which should also highlight any City Council owned land.
- The Development Framework should outline any discussion with landowners and developers that has taken place prior to the public consultation. This is of particular importance where an update to a framework is triggered by the potential for imminent planned development.
- The framework at times provides opt-outs on viability grounds to the principles set out. It should be for planning applicants to demonstrate, evidence, and convince the local planning authority that their application is unviable because of policy constraints. The framework should clearly outline the vision and principles and leave viability for the assessment of individual planning applications.
- It is insufficient to focus solely on updating the First Street Central area. Any update should be reflective of the entire framework area. This should include regeneration that has been achieved already; changes in the strategic context (for example increases in the city centre population and the pipeline of residential property under construction); and how this affects all remaining development sites. The updated framework does not attempt to justify why other areas with undeveloped plots have not been included.
- Paragraph 1.42 is incorrectly numbered.

### **5.3 Development Design**

- The inclusion of progress to date, in terms of the architectural narrative and the pedestrian focus achieved on First St, and how that might be continued, would be welcomed. Section 1.32 discusses the balanced and coherent nature of uses, but does not mention design or architecture.
- There is an opportunity for green architecture to be included in First Street, for example, green roofs on all plots at First Street and living walls. This would increase the visual amenity for existing and future residents living in adjacent tall buildings, as well as in the immediate vicinity. Further benefits around increased sustainability and a level of carbon capture by green infrastructure are important to Manchester, given the current high levels of pollution affecting residents, workers, and visitors.
- Paragraph 1.41 mentions the development sites on Cambridge Street as being “suitable for commercially-led, mixed-use development.” However, the design principles of this side of the site and these plots is not outlined in the updated Development Framework. Whilst it is acknowledged that the framework does not seek to stipulate design parameters for each plot, different areas of First Street have different characteristics that are worth commenting on. The Medlock Street side of the area is characterised by colourful, quirky architecture using different materials, whereas comparatively towards the Cambridge Street side, brick is the dominant material.

- Addressing appropriate development activity in First Street South, the framework should stipulate the appropriateness of different heights by location, rather than stating a mix over the whole area. A preference would be for medium-rise, high density residential development in First Street South, which is in keeping with the existing mill and more modern building's heights along Cambridge Street / Wilmott Street. The remaining sites without planning permission should step down from the site with existing planning consent to be more in keeping with this principle.
- Further commitment is requested that communal parking should not include gated car parking at ground level, which is a highly inappropriate design for the City centre. Car parking should not be viewable from street-level, nor hidden behind fencing or gating.
- On street car parking, other than disabled parking, should not be provided as is set out in paragraph 3.53, due to the potential to cause difficulties for cyclists and pedestrians, pollution, reduced visual amenity and crime.
- The concept of active frontages should be strengthened as a design principle, including along Wilmott Street. The language used in the framework allows for too much conditionality on the delivery of active frontages and their benefits, when they are a key principle for the place making, economic and other successes of First Street. Active frontages can also provide public safety benefits from the passive surveillance delivered by ground floor commercial frontages.

#### **5.4 Public Realm**

- Private external spaces should be restricted to courtyards enclosed by a building or terraces, with no other ground floor external space closed off to the public, as this is inappropriate for the area.
- The framework notes a finite amount of land within the City centre to deliver the floor-space needed to support Manchester's growth agenda, but is lacking in a holistic vision with respect to residents, public amenity and public services. The framework should not solely function to deliver economic growth, but to provide a holistic vision.
- There is a need for green space in the City centre. Higher density development on certain plots may allow the delivery of more public realm and green space. There could be opportunities to consider a public park on part of one of the plots, for example, on the plot bordered by Hulme Street, Wilmott Street, Chester Street and Cambridge St. As the historic grid pattern is reinstated, there could be space within this plot for a rectangular park similar to the shape of Parsonage Gardens.

#### **5.5 Accessibility and Permeability**



- The Development Framework discusses increasing permeability and building on pedestrian linkages that have been delivered in the surrounding area. However some of these linkages have been gated off subsequent to delivery, such as River Street. The framework needs to consider how it will achieve goals of pedestrian linkages with other areas in response to the loss of some pedestrian linkages.

## **5.6 Development Uses**

- There is a growing need for cheaper accommodation for start-ups and small and medium sized enterprises (SMEs) in the City centre, which are a target of the Creative Ribbon. Section 2.14 mentions only prime commercial rents which are not reflective of the spaces demanded by small and creative businesses Evidence on pricing and availability of flexible, smaller and cheaper office space for SMEs and creative businesses should be included in the Strategic Context and provision made for these businesses to locate at First Street.
- The Development Framework should meet the needs of existing and future residents, workers, and other users of the City centre, in line with the Council's vision for the area, rather than solely being market driven.
- The residential properties included in the Development Framework are proposed as n build to rent. This does not tackle issues of increasing city centre rents, which can result from schemes funded by overseas capital.
- The framework should specify that residential development should be provided at affordable rents.
- The Development Framework should also commit to delivery of a balance of tenures and housing options, including as rent to buy or shared ownership, in order to help address the needs of Manchester's current and future population. Evidence as to

## **6.0 Response to Consultation Comments**

### **6.1 General Comments**

- As part of the original proposals for HOME it was agreed that Arches 74 & 75 located on Whitworth Street West would be used as a community and education centre. We note the suggestion that Section 106 funding is used to support the delivery of this initiative. This recommendation will be explored further with Council officers.

### **6.2 Development Framework Document.**

- The Executive Summary in its current form provides a succinct overview of previous versions of the First Street Development Framework; development progress to date; and the updated proposals which centre on First Street Central. This will provide the reader with oversight of the framework, and

enable them to review the contents of the document for specific detailed information.

- The consultation letter issued to landowners, residents, businesses and stakeholders explained that the purpose of the Development Framework is to guide the regeneration of the First Street area. The framework also indicates that the document has been prepared to update the development principles set out in the previously endorsed First Street Development Framework. In addition, both this and the pre-consultation report to the Council's Executive, state that if approved, the 2018 Development Framework will become a material consideration for the Council as Local Planning Authority.
- The inclusion of a list of land ownership is not a common feature of other frameworks within the city centre or previous versions of the First Street Development Framework. It is not always possible to identify all land ownerships in a given area.
- The draft updated Development Framework reflects discussions which have taken place with officers and the developer of the First Street site, ASK Developments. This resultant framework has subsequently been subject to public consultation, and the final version of the Development Framework will reflect the outcome of the consultation. Any developments brought forward will be required to go through further detailed consultation as part of the planning process.
- It is the intention of the framework to outline the vision and principles for development, and leave viability for the assessment of individual planning applications in line with the suggestion made in the consultation response. The wording of the document will be reviewed to ensure that this is clearly articulated.
- The framework update is deliberately focused on the First Street Central character area as a result of definitive plans for the provision of additional commercial accommodation within this location. This growth will in turn support the continued development of the wider mixed-use neighbourhood at First Street.
- It should be noted that the updated First Street Central character area covers a larger area than just Plots 9 and 10, representing the heart of the First Street masterplan. The framework also sets out amended guidance for the current Premier Inn occupied site on Medlock Street, and also references the Little Peter Street opportunity which provided contextual background for the 2015 First Street Development Framework. The 2018 framework update is clear that these plots remain without change.
- It was not thought appropriate to update the other character areas within the Development Framework, at this time, for the following reasons:

- First Street North has emerged as a vibrant character area, which is already fully built out and operating successfully. As such, it is not necessary to review the principles for this Character Area.
- First Street South is subject to existing planning consent for residential development. Aside from this consented development there are no other emergent plans for vacant plots in this character area. Subsequently, the existing vision set in the 2015 Development Framework still remains.
- Creative Ribbon – this Character Area principally relates to space under the railway viaduct which links Manchester Piccadilly, Manchester Oxford Road, and Deansgate Stations. The aspiration for cultural and creative uses to thrive in these spaces remains. However, this is clearly a long term aspiration goal. With this in mind it is considered that no updates were required for this Character Area.
- The numbering error relating to paragraph 1.42 is noted and will be amended.

### **6.3 Development Design**

- An amendment to the Development Framework is suggested, referencing the high quality benchmark that has been achieved in terms of design and architecture to date within the First Street area. The framework update continues to emphasise this as a continuing, fundamental objective. It should be noted that Urban Design Criteria are provided for each character area and these will guide the delivery of high quality designed schemes.
- The framework provides overarching principles, including how development should define landscaped areas, and feature careful design at the interface between buildings and the streets. This remains embodied in the development principles which have achieved successful outcomes to date. Detailed landscaping design principles for each scheme are not picked up within the Development Framework but will be required at the planning stage.
- The inclusion of green architecture is something that can be encouraged and explored as planning applications are developed. However this will need to be considered on a case by case basis in conjunction with other planning and regeneration criteria including deliverability. Sustainability, carbon reduction and air quality objectives are already captured across adopted Development Plan policies.
- It is not the purpose of a development framework to prescribe the architectural approach for individual sites. The framework sets general urban design principles to ensure that architecture will be of a high quality, respect context and contribute positively to place making. However, it should be noted that the specific design guidance provided for each Character Area reflects on their different characteristics. For example, Paragraph 3.53 highlights that “buildings in First Street South should use a range of materials that are complementary to the surrounding areas as well as the emerging context elsewhere within the wider First Street development”.

- Development frameworks are not be prescriptive on height (usually providing a range), which is determined through the consideration of individual planning applications. However, we would expect an overall relationship in heights across the whole of First Street that both relates to adjacent areas and gives shape across the whole of the area. At planning stage developers must robustly justify their proposed approach, taking into account townscape, local amenity, heritage considerations, microclimate, the quality of architecture and uses, contribution to public realm and place making, and contribution to other important planning and regeneration objectives.
- The request that residential parking should not include gated car parking at ground level is noted. This is a detailed design consideration for planning applications, but it is recommended that there should be a presumption against gated parking as suggested.
- On street parking provision is consistent across the city centre, and regulation of this would be aligned with all other city centre on street provision. This will allow for short stay parking, serving the requirements of retail and leisure amenities within the First Street area, and also help to facilitate drop off and servicing needs for residents and businesses.
- The framework is positive about flexible commercial, retail, and leisure uses throughout. Particular reference is given to this within the description of the Creative Ribbon Character Area, and also in paragraph 3.25 which highlights that the delivery of robust, flexible and generously proportioned commercial space will be fundamental to the success of First Street Central. Paragraph 3.21 also highlights that “Building types and sizes will, as far as possible, deliver a product which is flexible, with low capital costs and low operational costs for occupiers”.
- An addition to the draft framework is suggested, referencing the public safety benefits that are delivered by ground floor commercial frontages.

#### **6.4 Public realm**

- Development at First Street has been undertaken with a vision to create a new and vibrant neighbourhood at the southern gateway to the city centre for people to live in, work in and visit. The 2018 update focuses around the delivery of new commercial and hotel space, and the economic growth associated with this. However, a holistic view has been taken on the development of the neighbourhood beyond delivering economic growth. This has included:
  - Delivering enhanced links to public transport connections.
  - Developing the area as a visitor destination through the delivery of the 4\* star Melia Hotel, HOME and a range of leisure amenities.
  - Development of new, high quality homes within close proximity to the city centre’s range of amenities and employment opportunities.
  - Place-making – investing in the creation of high quality public realm

- The First Street masterplan includes new public realm ‘James Grigor Square’. At 2,100 sq. m, this significant new city centre public space is similar in size to Albert Square and will incorporate a small green space. It should be noted that First Street is within close proximity to existing significant green space at Hulme Park. There has also been recent commitment to deliver a significant amount of green space as part of development at nearby Great Jackson Street and St. John’s, in addition to a major new city centre park as part of the Mayfield development.
- Other than private amenity space, required as part of delivering high quality development proposals, the clear intention of this framework is to maximise the provision of public space. There is no intention for external public spaces to be fenced off, retaining the overall quality and public access further into the First Street area.

## **6.5 Access and Permeability**

- It is unclear which specific route is referred to as gated off in relation to River Street. There is currently a closure in place as a result of the construction compounds located off River Street. This has been implemented for security and safety, however a route will be reinstated following the completion of development.

## **6.6 Development Uses**

- The purpose of the First Street Development Framework is to set an overarching strategic approach to guide the regeneration of the First Street area. The framework has been drafted to clearly reflect the Council’s planning policies.
- Specific detail relating to the pricing of future delivered development would not be appropriate for the Development Framework document. However, paragraph 3.21 notes with regards to First Street Central, “Building types and sizes will, as far as possible, deliver a product which is flexible, with low capital costs and low operational costs for occupiers”. It is envisaged that this aspiration will meet the requirements of SME’s and growing businesses.
- More widely, the City is increasingly attracting the interest of operators providing space specifically for SMEs in central locations. WeWork is one example within the city, having taken up space within One St Peter’s Square and No. One Spinningfields. In addition, smaller co-working providers such as Watch This Space are opening more boutique operations, with two facilities on Princess Street and Quay Street. These providers include space for small to medium size businesses ranging from single desks to whole offices, and cater for a broad component of the SME ecosystem.
- Grade A accommodation with larger floorplates is an equally important part of the city’s business ecosystem, and First Street can play a very prominent role in accommodating this. The Manchester Office Agent Forum’s reported

substantial take-up during the first half of 2018, including a number of transactions for larger amounts of floor-space. This included significant uptake at No.8 First Street, highlighting demand for this type of office space within this location.

- With regards to residential development, the framework indirectly references the increase in young people within the city centre within paragraphs 2.25 and 2.26. These highlight changing demand for rental products in particular. These references will be strengthened within the Development Framework.
- The transformation regeneration at First Street will continue to be led by the private sector working in partnership with the Council. As a result, market conditions play a prominent role in the deliverability of development. The Development Framework sets a clear strategy of what will be considered appropriate. As market dynamics change, updates to the framework continue to ensure that the framework remains relevant and current.
- The Development Framework is centred on the delivery of commercial floor-space in the city centre, which is fundamentally important to Manchester's growth and economic productivity, providing jobs for local residents. First Street South is described within the framework as an opportunity to deliver flagship city centre residential development. The mix of cultural, leisure, residential, and commercial uses will create a neighbourhood of choice, attractive to a range of people, helping to retain skilled people within the city and support its economic growth. First Street will also, in time, strengthen its connections with the wider City centre and communities such as Hulme.
- Residential development is reflective of demand and driven by the requirements of those seeking to live within the city centre. A range of property types are being delivered across the city centre to meet the different needs of the city's diverse population, including at First Street. This is aligned with work being taken forward by the Council to understand amenity requirements, such as childcare, education and health facilities, and how the delivery of this can be most appropriately facilitated. The Development Framework will be delivered in line with the Council's affordable housing policy. It should be noted that rising rents in the city centre reflect a historic lack of supply in the city during a period of intensive population growth. This is being addressed by the city centre's strong residential pipeline.

## **7.0 Conclusions**

- 7.1 The overarching support for the draft updated First Street SRF is welcomed. The right set of circumstances now exists to support the next phase of development at First Street and to maximise its contribution to the city centre's growth.
- 7.2 Consultation will continue with residents and stakeholders throughout further development phases.

7.3 A recommendation to consider the allocation of Section 106 funding to support the delivery of the proposals for Arches 74 & 75, Whitworth Street West will be further explored.

7.4 Subject to agreement by the Executive, it is suggested that the Development is amended to:

- Include a plan which illustrates land ownership within the framework area.
- Clearer articulate the intention of the document.
- Correct a numbering error relating to paragraph 1.42.
- Reference the high quality benchmark that has been achieved in terms of design and architecture to date within the First Street area.
- Reference the public safety benefits that are delivered by commercial development at street level.
- Strengthen the reference to the demographics of the city centre population.

7.5 Recommendations appear at the front of this report

## **8.0 Contributing to the Manchester Strategy**

### **(a) A thriving and sustainable city**

8.1 The First Street Development Framework will provide the catalyst for further investment and employment in the area. The 2018 framework proposes an increase in the amount of office space, which will bring more businesses and employment to this part of the city centre.

### **(b) A highly skilled city**

8.2 The redevelopment of this area will continue to facilitate the creation of a substantial number of new jobs in a range of employment sectors (including Technology, Media & Tele-communications (TMT), healthcare, Research & Development industries, and technical advisory businesses), and at a range of levels. The partners will seek to maximise local employment and training opportunities from this initiative.

### **(c) A progressive and equitable city**

8.3 The First Street site is a significant new development in the city centre offering job, leisure and entertainment opportunities for Manchester residents, as well as new homes. The scheme will provide new connections to other parts of the city centre and surrounding communities, providing improved access for local residents to the opportunities and amenities within the First Street area.

### **(d) A liveable and low carbon city**

8.4 The First Street development will provide a new and vibrant neighbourhood at the southern gateway to the city centre. Extensive new high quality public

realm and open space is proposed by the First Street Development Framework, which will significantly improve the environment of this part of the city centre. The proposed developments and quality of the public realm is a significant factor in determining the character of the area.

- 8.5 The intention to continue to encourage independent, niche and creative uses and businesses will create a distinctive experience. The new cultural facilities will help establish First Street as a key cultural hub for the city.
- 8.6 The development of First Street involves the regeneration of a major brownfield site. The Development Framework includes a commitment to the highest sustainability standards within the proposed commercial development through innovative building design, promoting low energy use. Sustainable design and development principles will be tested at planning application stage.

#### **(e) A connected city**

- 8.7 The First Street area benefits from strong public transport links, with both rail and Metrolink stations and the Metroshuttle service within close proximity, reducing the need for car travel to and from the area. The Development Framework prioritises pedestrian walkways and cycling access, which will provide links to surrounding neighbourhoods and city centre districts. High quality new commercial accommodation will be provided as well as significant new public realm. New homes are also proposed at First Street South, enabling people to live close to the employment and leisure opportunities offered by the city centre.

### **9.0 Key Policies and Considerations**

#### **(a) Equal Opportunities**

- 9.1 The site has the capacity to create a significant number of new jobs, as well as residential and leisure opportunities. The proposals will provide new connections to surrounding neighbourhoods, providing improved access to local residents to the opportunities within the First Street area. In addition, there is a commitment to ensure that design standards throughout the development will comply with the highest standards of accessibility.

#### **(b) Risk Management**

- 9.2 The development partners are required to develop, instigate, monitor and manage an appropriate and robust risk management strategy. Whilst this is owned by the development partners, risk management is considered at the Project Board and is therefore monitored and managed throughout the delivery of the development.

#### **(c) Legal Considerations**

- 9.3 If the 2018 Development Framework is approved by the City Council, it will become a material consideration for the Council as Local Planning Authority.