

Frequently Asked Questions (FAQs)

ID Manchester SRF Public Consultation

What is an SRF?

“SRF” stands for “Strategic Regeneration Framework”. The purpose of an SRF is to set out the vision, objectives and guiding principles for future development coming forward in a specific area of the city, in this case The University of Manchester’s former North Campus.

Does an SRF give permission to carry out development?

No. All developments within the SRF area will be subject to the normal rules that require applications for planning permission, listed building consent, and other permissions to be submitted and approved by the Council before taking place. The SRF will be taken into account when the Council is considering these future applications.

Are your plans for the site fixed?

No. The SRF is just the start of our 15-20 year plan to bring the vision for ID Manchester to life. The illustrative masterplan shown in the document is our idea of how the place might look when it is complete but there is still lots of work to do to develop our detailed plans for the buildings and public spaces that will become ID Manchester.

Our detailed proposals for all end land uses and designs will come forward in phases, as part of future planning applications. We will develop these through consultation with stakeholders and the public, and there will be opportunities to comment and influence designs as these applications are prepared.

Who is behind ID Manchester?

The project is being brought forward by ID Manchester Ltd, a joint venture (JV) between The University of Manchester and Bruntwood SciTech, working in close collaboration with Manchester City Council.

The University is the landowner of the estate and Bruntwood SciTech is their development partner. Both organisations are heavily invested in the future success of Manchester.

Where is ID Manchester located?

ID Manchester is in Manchester city centre on The University of Manchester's former North Campus (formerly the UMIST campus).

The SRF boundary is roughly defined by Whitworth Street to the north, London Road to the east, the Mancunian Way to the south, and Princess Street to the west.

What is an innovation district?

An innovation district is a place where large, leading-edge research institutions and companies are brought together and connected with small start-ups and entrepreneurs, so that each can collaborate and benefit from the other's skills and ideas.

This usually takes the form of a mix of commercial and research space (e.g. offices, laboratories, etc.) and often homes, shops and places to gather, which together create the environment for connections and innovation to take place. By bringing these organisations and people together, innovation districts around the world have been shown to create jobs and opportunities for local people and economies, whilst also generating exciting new discoveries. Supporting the success of innovation districts is an important part of the UK and Greater Manchester's industrial strategy.

At ID Manchester, our innovation district brings together the world class research and teaching specialisms of The University of Manchester with city centre commercial space, homes and places developed by Bruntwood Scitech at the heart of one of the world's most dynamic cities.

Are the existing buildings still in use?

Almost all of the buildings on site are no longer in use as they are no longer needed for teaching and research purposes. However, we are already progressing plans to bring new users into the buildings on a temporary basis to bring activity back to the area, prevent them from falling into disrepair, and start to establish the innovation district even before longer-term uses are created. We expect these "meanwhile uses" will include a mix of commercial office and maker-space, pop-up retail and leisure spaces, and a programme of events and activities focused on science, technology, arts, education, culture and innovation.

What are you building at ID Manchester?

ID Manchester will be a mix of new and refurbished buildings. We intend to deliver over 2 million sq ft of commercial, innovation and research space, together with over 1,500 new homes and new hotels, shops, leisure and amenities. Our plans include for around 9 acres of new or improved public realm for people across the city to enjoy, including a new civic square and fantastic new nature-led places, with over 400 new trees.

Why are you proposing to keep some buildings and not others?

We have already done a lot of work to understand each building within the SRF area and whether it can be re-used, either in the short-term for temporary use or longer-term. Things we have considered include, for example: the buildings' condition; how easily they can be adapted to meet modern standards and the needs of future occupiers of the innovation district; their embodied carbon and how sustainable they can be when in use; their historic and architectural significance; and how they affect the place-making priorities that we think need to be secured if we are to realise our vision for ID Manchester.

This work has informed the illustrative masterplan shown in the SRF. More work will be done as detailed proposals for each phase come forward so we can make informed evidence-based decisions about whether buildings are retained or redeveloped.

Is ID Manchester related to the planning application for development on Upper Brook Street?

No, the ID Manchester joint venture partners, The University of Manchester and Bruntwood SciTech, are not involved in those development proposals.

What economic benefits will ID Manchester create?

As a £1.7bn development, we predict that ID Manchester will create over 10,000 new jobs; deliver education, training and apprenticeship opportunities for the city's residents; and generate as much as £18 million to the public purse each year through Council tax and business rates.

By driving new investment and jobs, ID Manchester will help to boost Greater Manchester's economy and help establish Greater Manchester and the UK as an innovation powerhouse on the world stage.

What types of jobs and opportunities will be created and how will local people access them?

A wide range of jobs, education, training, and apprenticeship opportunities will be created at ID Manchester in various industries, including: within STEM areas, such as advanced materials, health innovation, digital technology and biotech; through the physical construction of the buildings, infrastructure and public spaces; and through the various commercial, retail, hospitality, leisure and non-profit organisations that will be involved in ID Manchester.

ID Manchester's core values are focused on sustainable growth, inclusivity and positive social impact. The JV partnership will work closely with local residents and businesses over the coming months and years to make sure that communities across Greater Manchester will share in the success of the innovation district.

How will this development support improvements in air quality?

ID Manchester can help to improve air quality for residents of Manchester by: promoting active and sustainable travel choices to minimise private car emissions; introducing new plants and trees within the public realm and buildings that help to purify the air and improve biodiversity; and adopting sustainable best-practice in all our buildings throughout construction and operation and making use of clean technologies that minimise air pollution.

Will there be car parking onsite?

To support the City Council's Climate Change Framework and City Centre Transport Strategy, we do not envisage there being many car parking spaces within ID Manchester. We expect this will be largely limited to providing accessible parking only,

ID Manchester is close to Piccadilly and Oxford Road railway stations, the Metrolink and bus networks, and the Beeline cycle network. Existing and approved multi-storey car parks are also already provided on three sides of the SRF area, at Circle Square, Mayfield (planning permission approved) and Piccadilly.

Given our support for these Council strategies and access to public transport options, residents and occupiers at ID Manchester will be discouraged from travelling to and from the site by private car. As the long-term stewards of the ID Manchester estate, this will form an important part of our management strategy, working closely with occupiers to encourage sustainable transport choices.

We recognise that local communities have concerns about parking being displaced into their neighbourhoods from new developments coming forward in the area. We don't believe that our plans will create problems but we are committed to working with local communities to help address any concerns. For example, this could be through ongoing monitoring of car usage and parking related to ID Manchester and supporting opportunities for residents' parking permits in surrounding areas.

Will the public spaces and buildings be fully accessible?

Yes. All buildings and public spaces will be fully accessible, whether travelling by foot or wheel, and comply with required accessibility regulations. The SRF area is very challenging with some big changes in levels and routes which are currently inaccessible – we are committed to changing this and making ID Manchester a place that is genuinely accessible to all.

Will you be making any highway improvements or changes?

Many of the highway changes are outside of the project partners' control; however, by working closely with the Council and neighbouring landowners we hope to help transform the surrounding road network to re-stitch ID Manchester back into the city. This could include

influencing improvements and creating safe pedestrian crossings to London Road and Fairfield Street, overcoming the barrier posed by the Mancunian Way for the communities of Ardwick and Brunswick entering the city centre, and creating clear and easy routes through to the university campuses.

What type of housing will be on site?

We aim to deliver over 1,500 new homes at ID Manchester, designed to meet the needs of a wide range of people living, working and studying in the city.

What sort of amenities and facilities will be at ID Manchester?

We want to bring local amenities and facilities to ID Manchester that will meet the needs of communities, both within the innovation district and nearby neighbourhoods. We will carry out research and engage with communities as detailed proposals come forward to bring the right mix of amenities to the area. This could include, for example, grocery shops, healthcare and childcare facilities.

How can my comments influence the content of the SRF?

We will consider all comments received and how they relate to the content of the SRF. Key themes and issues that come out of this public consultation will be reported back to Manchester City Council's Executive Committee for their consideration, together with any resultant changes to the SRF, for the Committee to decide whether to approve the document.

This SRF consultation is the start of our engagements on the project, and we intend to maintain an open and ongoing dialogue with stakeholders throughout the lifespan of the project. There will be specific opportunities to comment and influence detailed plans as planning applications come forward.

How can I find out the results of the consultation?

The results of the consultation will be included in a report to the Manchester City Council Executive Committee, which will be published in Autumn 2023 when the draft SRF will be considered for endorsement. This will be publicly available on the MCC website.