

13 April 2022

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Manchester City Council
Albert Square
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Via Email

Dear Angela

**Application Ref 132489/FO/2021 - Port Street
Further Environmental Information under Regulation 25 of the Town and Country Planning
(Environmental Impact Assessment) Regulations 2017**

Manchester (Port Street) Limited submitted a planning application (reference 132489/FO/2021) that was validated on 04 January 2022. The proposed description of development is as follows;

“Erection of a part-34, part-11 storey residential building above semi-basement level, with associated residents' amenity space including gym (Use Class C3), commercial space (Use Class E), basement car parking (47 spaces), cycle parking (485 spaces) landscaping, and other associated works”

Since the application was validated and as part of the application determination process, a variety of consultation has taken place. As a result, further submissions are proposed in support of the application to address comments received. This includes supplementary information to items discussed as part of the Environmental Impact Assessment, in the form of an addendum to the submitted Environmental Statement, which this letter summarises.

Policy Basis

Regulation 25 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017, states that if;

“...it is necessary for the statement to be supplemented with additional information which is directly relevant to reaching a reasoned conclusion on the likely significant effects of the development described in the application in order to be an environmental statement, the relevant planning authority, Secretary of State or inspector as the case may be must notify the applicant or appellant in writing accordingly, and the applicant or appellant must provide that additional information; and such information provided by the applicant or appellant is referred to in these Regulations as “further information”.

Further Information to be Submitted

The information to be submitted can be split into two separate workstreams:

1. Firstly, an administrative error meant some of the figures associated with the Environmental Statement (ES) were not on the planning file of the proposals. Each of the technical chapters have been reviewed by the relevant Local Authority statutory consultee, who did not raise concerns with regards to the figures. The information within the figures served to supplement information already within the ES chapters, rather than information that is required to address the technical disciplines described in each ES chapter. However, to ensure the application is complete, these are now submitted to the Local Authority.
2. Secondly, through the public consultation, comments were received regarding the views provided as part of the Town and Visual Impact Assessment (TVIA) and Heritage ES Chapters. A recurring theme in these comments was that some of the views did not show the full building height.

The original submission included a range of views that represented a variety of receptor types and locations around the Proposed Development. The camera lenses chosen were 24mm lens on a full frame camera, which is the widest lens that can be used for planning AVR according to the Landscape Institute guidance (Technical Guidance Note 06/19 'Visual Representation of Development Proposals'). Narrower lenses are generally preferred, but if the development or context becomes cropped or obscured with a narrower lens, then wider lenses up to 24mm are acceptable which is usually the case within a townscape environment where taller buildings are commonplace.

The views were selected as part of a scoping process that was agreed with MCC and Historic England pre-submission. As such, all the original views still remain relevant and valid.

The client and design team have however, reproduced three of the views but stepped back slightly, to allow the full building to be seen and to directly address the comments received. This has affected the location of some of the views, that have had to be pulled away from the development, to allow the height to be captured. These views are not compliant with the technical guidance outlined above, and is not the standard form of assessment, as the standard scope would not allow the full building to be seen. There are also two new views requested by the Local Authority that have been fully rendered.

The TVIA and Heritage consultants have reviewed the five additional views and have produced supporting information which are submitted with this letter. These conclude:

- TVIA - all instances, the nature of the predicted visual effects is Neutral, whereby there is neither 'beneficial' or 'adverse' nature of change, or both the adverse and beneficial outcomes counteract each other and create a balance resulting in a Neutral outcome.
- Heritage - the Proposed Development is still considered to uphold the tenets of the NPPF (2021). Whilst there is instances of less than substantial harm caused to some heritage assets, the NPPF calls for such harms to be balanced against the potential advantages of the public benefits that may outweigh any harm (paragraphs 201-202). This addendum assessment concludes that the Proposed Development would offer some overall benefits to the setting of the heritage assets by enhancing the currently dilapidated character of the streetscape and introducing a sense of cohesion into the area which is currently defined by gap sites and a fragmented urban form. The development would thus, demonstrably deliver extensive public benefits enhancing the public

realm around the site and permeability around the area as a whole in keeping with the requirements of the NPPF

Enclosures

The following additional information is submitted in the form of an addendum to the submitted Environmental Statement:

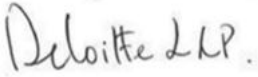
- Figures
 - Figure 6.1: Site location plan
 - Figure 6.2: Ground floor plan
 - Figure 7.1: Alternative baseline using SRF massing
 - Figure 7.2: Early stage testing of massing proposals
 - Figure 7.3: Key environmental receptors
 - Figure 10.1: Nearest noise sensitive residential premises to Plots C and D
 - Figure 10.2: Transient vibration guide values for cosmetic damage
 - Figure 10.3: Noise survey measurement locations
 - Figure 13.1: Seasonal Wind Roses (Manchester Airport)
 - Figure 13.2: Proposal (3d View)
 - Figure 13.3: Embedded Mitigation (Screen)
 - Figure 13.4: Scenario 1: Annual Wind Safety (Ground)
 - Figure 13.5: Scenario 1: Winter Wind Comfort (Ground)
 - Figure 13.6: Scenario 1: Summer Wind Comfort (Ground)
 - Figure 13.7: Scenario 2: Annual Wind Safety (Ground)
 - Figure 13.8: Scenario 2: Winter Wind Comfort (Ground)
 - Figure 13.9: Scenario 2: Summer Wind Comfort (Ground)
 - Figure 13.10: Scenario 2: Annual Wind Safety (Terraces)
 - Figure 13.11: Scenario 2: Winter Wind Comfort (Terraces)
 - Figure 13.12: Scenario 2: Summer Wind Comfort (Terraces)
 - Figure 13.13: Scenario 3: Annual Wind Safety (Ground)
 - Figure 13.14: Scenario 3: Winter Wind Comfort (Ground)
 - Figure 13.15: Scenario 3: Summer Wind Comfort (Ground)
 - Figure 13.16: Scenario 3: Annual Wind Safety (Terraces)
 - Figure 13.17: Scenario 3: Winter Wind Comfort (Terraces)
 - Figure 13.18: Scenario 3: Summer Wind Comfort (Terraces)
- Addendum report, Town and Visual Impact Assessment, prepared by Reform
- Addendum report, Heritage, prepared by Stephen Levrant Heritage Architecture

The additional information submitted to support the ES is not considered to change the conclusion of any part of the Environmental Statement, rather it is supporting information to allow the Local Authority to make a more informed decision.

We trust this submission provides you with sufficient detail and would be grateful if you could incorporate this additional information into the formal planning application and undertake the necessary re-consultation.

If you have any questions, please do not hesitate to contact either Niall Alcock (nalcock@deloitte.co.uk / 0161 455 6787) or Rachel Hopkins (rachelhopkins@deloitte.co.uk / 0161 455 6812).

Yours sincerely

A handwritten signature in dark ink that reads "Deloitte LLP." The signature is written in a cursive, slightly stylized font.

Deloitte LLP