



**Environmental Statement Addendum
Volume 1: Non-technical Summary & Volume 2:
Main Text**

**Red Bank Neighbourhood, Victoria North,
Manchester**

**Creation of Future Development Platforms
and Green Infrastructure**

April 2022

Contents

0.	Preface	3
1.	Introduction	8
2.	Approach	9
3.	Site Description.....	10
4.	Alternatives	11
5.	The Proposed Development	12
6.	Ecology and Trees	13
7.	Townscape and Visual	14
8.	Ground Conditions.....	15
9.	Drainage and Flood Risk.....	16
10.	Archaeology and Heritage.....	20
11.	Transport and Access.....	21
12.	Air Quality.....	22
13.	Noise and Vibration.....	23
14.	Waste	24
15.	Health and Wellbeing.....	25
16.	Socioeconomics.....	26
17.	Climate Change.....	27

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Environmental Statement Addendum Volume 1: Non-Technical Summary

In March 2022 Manchester City Council (the 'Applicant') submitted a full planning application (ref. 133143/VO/2022), for infrastructure works for the Red Bank Neighbourhood project. The planning application seeks permission for the construction of a new Plateau Avenue junction from the existing Red Bank Road and road along the northern boundary of the application area, utility and services connections, remediation and earthworks, demolition of existing sections of river wall and the provision of green infrastructure including the creation of green links and first phase of the new City River Park. This Proposed Development is located on land to the northeast of Victoria Station, Manchester. The planning application was accompanied by an Environmental Statement (ES) ('March 2022 ES'). At the time of writing, this application is currently awaiting determination.

The Proposed Development is described as:

"City Council Development for the creation of development platforms, including remediation and earthworks, and change in site levels, to allow delivery of future residential-led development at the Red Bank Neighbourhood, together with the construction of a new road and priority junction from Red Bank, new drainage infrastructure, utility and services connections and diversions, street works for new utilities including ducting up to the Queens Park substation, preparatory tree and shrub clearance, and demolition of certain existing structures, along with the creation of new and improved green infrastructure and landscaping including the improvements of St Catherine's Wood to form part of a City River Park, and other associated works."

The March 2022 ES presented the findings of the Environmental Impact Assessment (EIA) works with to identify and mitigate any potentially significant environmental effects. The ES documents can be accessed using the following link on MCC's website – <https://pa.manchester.gov.uk/online-applications/search.do?action=simple&searchType=Application>.

After the submission of the March 2022 ES, consultation has been carried out with statutory consultees. This has led to a need to update the flood risk assessment (FRA). A Ground Conditions Desk-Based Assessment (Appendix 8.1a) is also included within the ES Addendum which was originally omitted from the March 2022 ES.

In summary, the proposed amendments to the FRA comprise:

- Update to the hydrology assessed within the agreed 'interim 2021 model'. The purpose of the model is to undertake a like-for-like comparison between the existing site levels and the proposed HIF Infrastructure Works landscaping alterations. The results of this model have been included in Appendix A of the FRA.
- Further information provided on the proposed earth bund mitigation.
- Hydraulic modelling of proposed mitigation using interim 2021 model.
- Changes and additions to address comments from the Environment Agency (EA). These include the inclusion of climate change for the 1 in 100 year storm events, taking account of the sequential test and discussion around evacuation plans and safe egress during extreme events.
- Provides details of the Surface Water Drainage Strategy.

The amendments to the FRA are additional environmental information as defined by the under the Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2017 (SI 2017/571) as amended (the 'EIA Regulations') and this April 2022 ES Addendum has been prepared on this basis.

The March 2022 ES submitted in support of the Application has been reviewed in light of the amendments to the FRA and an Addendum to the ES is submitted which reports on the implications of the revised FRA for the findings of the EIA reported in the ES. The ES Addendum should therefore be read side-by-side with the March 2022 ES, together, both documents form the ES for the purposes of the planning application sought for approval.

There have been no changes to the existing site, the Proposed Development, the assessment methodologies that would require an update to the Introduction, Approach, Site Description, Alternatives chapters of the March 2022 ES. As such, these Chapters remain as described within the March 2022 ES.

Each of the assessments contained in the ES have been reviewed in light of the changes to the FRA. Through this review process it was determined that the changes to the FRA would lead to the need to update to the assessments of effects and no additional environmental information is required. As such, the March 2022 ES remains valid.

Environmental Statement Addendum Volume 2:

Main Text

0. Preface

Background

0.1 In March 2022 Manchester City Council (the 'Applicant') submitted a full planning application (ref. 133143/VO/2022), for infrastructure works for the Red Bank Neighbourhood project. The planning application seeks permission for the construction of a new Plateau Avenue junction from the existing Red Bank Road and road along the northern boundary of the application area, utility and services connections, remediation and earthworks, demolition of existing sections of river wall and the provision of green infrastructure including the creation of green links and first phase of the new City River Park (hereafter referred to as the 'Proposed Development'). The Proposed Development is located on land to the northeast of Victoria Station, Manchester (hereafter referred to as 'the Site'). The planning application was accompanied by an Environmental Statement (ES) (hereafter known as the 'March 2022 ES'). At the time of writing, this application is currently awaiting determination.

0.2 The Proposed development is described as:

"City Council Development for the creation of development platforms, including remediation and earthworks, and change in site levels, to allow delivery of future residential-led development at the Red Bank Neighbourhood, together with the construction of a new road and priority junction from Red Bank, new drainage infrastructure, utility and services connections and diversions, street works for new utilities including ducting up to the Queens Park substation, preparatory tree and shrub clearance, and demolition of certain existing structures, along with the creation of new and improved green infrastructure and landscaping including the improvements of St Catherine's Wood to form part of a City River Park, and other associated works."

0.3 The March 2022 ES presented the findings of the Environmental Impact Assessment (EIA) works undertaken by the Applicant and the design team with the objective of identifying and mitigating any potentially significant environmental effects. The ES documents provided with the March 2022 application (ref. 133143/VO/2022) can be accessed using the following link on MCC's website – <https://pa.manchester.gov.uk/online-applications/search.do?action=simple&searchType=Application>.

Reason for this Environmental Statement Addendum

0.4 Following the submission of the March 2022 ES, further consultation has been carried out with statutory consultees. Feedback from the consultation has required an update to the flood risk assessment (FRA). A Ground Conditions Desk-Based Assessment (**Appendix 8.1a**) is also included within the ES Addendum which was originally omitted from the March 2022 ES.

0.5 In summary, the proposed amendments to the FRA comprise:

- Update to the hydrology assessed within the agreed 'interim 2021 model'. The purpose of the model is to undertake a like-for-like comparison between the existing site levels and the proposed HIF Infrastructure Works landscaping alterations. The results of this model have been included in Appendix A of the FRA (see **Appendix 9.1** to this document).
- Further information provided on the proposed earth bund mitigation.
- Hydraulic modelling of proposed mitigation using interim 2021 model.
- Changes and additions to address comments from the Environment Agency (EA). These include the inclusion of climate change for the 1 in 100 year storm events, taking account of the sequential test and discussion around evacuation plans and safe egress during extreme events.
- Provides details of the Surface Water Drainage Strategy.

0.5.1 The submission of the Ground Conditions Desk-Based Assessment and the amendments to the FRA constitute additional environmental information as defined by the under the Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2017 (SI 2017/571)¹ as amended² (hereafter referred to as the 'EIA Regulations') and this April 2022 ES Addendum has been prepared on this basis.

0.5.2 The March 2022 ES submitted in support of the Application has been reviewed in light of the amendments to the FRA and this Addendum to the ES is submitted which reports on whether the revised FRA would lead to changes in the impacts reported and the mitigation identified in the ES so far or would result in new impacts not currently reported in the ES. This ES Addendum therefore provides:

- Updated assessments (where considered necessary) to reflect the above; or
- Reasons to justify why some assessments contained within the March 2022 ES remain materially unaffected by the above.

0.6 This ES Addendum should therefore be read side-by-side with the March 2022 ES, together, both documents form the ES for the purposes of the planning application sought for approval.

Structure of this Environmental Statement Addendum

0.6.1 For reader clarity, Table 0.1 sets out the structure of this ES Addendum. Given that this ES Addendum is intended to be read side-by-side with the March 2022 ES, Table 0.1 also indicates where various components of this ES Addendum supersede those contained within the March 2022 ES, or whether the various components of this ES

¹ HMSO. The Town and Country Planning (Environmental Impact Assessment) Regulations. 2017.

² HMSO. The Town and Country Planning and Infrastructure Planning (Environmental Impact Assessment) (Amendment) Regulations 2018.

Addendum simply supplement those contained within the March 2022 ES. All appendices remain unchanged except where identified below.

Table 0.1: ES Addendum Structure

ES Addendum Structure	Supersedes or Supplements Corresponding March 2022 ES Component?
ES Addendum - Main Text and Figures	
Chapter 1: Introduction	Supplements the March 2022 ES Chapter 1: Introduction
Chapter 2: Approach	Supplements the March 2022 ES Chapter 2: Environmental Impact Assessment Methodology
Chapter 3: Site Description	Supplements the March 2022 ES Chapter 3: Existing Land Uses and Activities
Chapter 4: Alternatives	Supplements the March 2022 ES Chapter 4: Alternatives and Design Evolution
Chapter 5: The Proposed Development	Supplements the March 2022 ES Chapter 5: The Proposed Development
Chapter 6: Ecology and Trees	Supplements the March 2022 ES Chapter 6: Ecology and Trees
Chapter 7: Townscape and Visual	Supplements the March 2022 ES Chapter 7: Townscape and Visual
Chapter 8: Ground Conditions	Supplements the March 2022 ES Chapter 8: Ground Conditions
Chapter 9: Drainage and Flood Risk	Supplements the March 2022 ES Chapter 9: Drainage and Flood Risk
Chapter 10: Archaeology and Heritage	Supplements the March 2022 ES Chapter 10: Archaeology and Heritage
Chapter 11: Transport and Access	Supplements the March 2022 ES Chapter 11: Transport and Access
Chapter 12: Air Quality and Dust	Supplements the March 2022 ES Chapter 12: Air Quality and Dust
Chapter 13: Noise and Vibration	Supplements the March 2022 ES Chapter 13: Noise and Vibration
Chapter 14: Waste	Supplements the March 2022 ES Chapter 14: Waste
Chapter 15: Health and Wellbeing	Supplements the March 2022 ES Chapter 15: Health and Wellbeing
Chapter 16: Socioeconomics	Supplements the March 2022 ES Chapter 16: Socioeconomics
Chapter 17: Climate Change	Supplements the March 2022 ES Chapter 17: Climate Change
ES Addendum - Appendices	

ES Addendum Structure	Supersedes or Supplements Corresponding March 2022 ES Component?
Appendix 8.1a: Northern Gateway Ground Conditions Desk Study	Supersedes and replaces to March 2022 ES Appendix 8.1: Ground Investigation Interpretative Report. The Desk Study was omitted from the March 2022 ES.
Appendix 9.1a: Flood Risk Assessment	Supersedes and replaces to March 2022 ES Appendix 9.1: Flood Risk Assessment. The Drainage Strategy located at Appendix D of the FRA was omitted from the initial version but is included in the latest revision for completeness.
Non-Technical Summary	Supplements the March 2022 Non-Technical Summary (NTS)

Availability of the Environmental Statement Addendum

- 0.7 The March 2022 ES and this ES Addendum are available for viewing on MCC's planning portal³. Further copies of the March 2022 ES, this ES Addendum and associated Technical Appendices are available on CD at a cost of £25 from Avison Young. Contact details are as follows:

Avison Young

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7 Norfolk Street
Manchester
M2 1DW

Contact: Jonny Wilks

Tel: 0161 834 7187

Manchester City Council

Planning Department
Town Hall
Manchester
M2 5DB

Contact: Angela Leckie

Tel: 0161 234 5795

³ <https://pa.manchester.gov.uk/online-applications/search.do?action=simple&searchType=Application>

1. Introduction

- 1.1 The content of this Chapter of the ES Addendum supplements the March 2022 **ES Volume 2: Main Text, Chapter 1: Introduction**. Both should be read together.
- 1.2 There have been no changes to the Proposed Development that require an update to the Introduction chapter of the March 2022 ES. As such, Chapter 1: Introduction remains as described within the March 2022 ES.

2. Approach

- 2.1 The content of this Chapter of the ES Addendum supplements the March 2022 **ES Volume 2: Main Text, Chapter 2: Approach**. Both should be read together.
- 2.2 The approach to the assessments within the EIA has not changed and remain as described within Chapter 2 of the March 2022 ES.

3. Site Description

- 3.1 The content of this Chapter of the ES Addendum supplements the March 2022 **ES Volume 2: Main Text, Chapter 3: Site Description**. Both should be read together.
- 3.2 The predominant land uses and activities within and surrounding the Site remain as described within Chapter 3 of the March 2022 ES.

4. Alternatives

- 4.1.1 The content of this Chapter of the ES Addendum supplements the March 2022 **ES Volume 2: Main Text, Chapter 4: Alternatives**. Both should be read together.
- 4.2 A robust alternatives assessment was undertaken as part of the March 2022 ES in accordance with the EIA Regulations. There have been no significant updates to the proposals such that an update to the alternatives assessment presented in the March 2022 ES is required.

5. The Proposed Development

- 5.1 The content of this Chapter of the ES Addendum supplements the March 2022 **ES Volume 2: Main Text, Chapter 5: The Proposed Development**. Both should be read together.
- 5.2 There have been no changes to the Proposed Development as described in the March 2022 ES. The planning application seeks full planning permission for the infrastructure works for the Red Bank Neighbourhood scheme on land to the north of Victoria Station, Manchester. Full details of the Proposed Development are provided in **ES Volume 2: Main Text, Chapter 5: Proposed Development** of the March 2022 ES. This planning application seeks full planning permission for:

“City Council Development for the creation of development platforms, including remediation and earthworks, and change in site levels, to allow delivery of future residential-led development at the Red Bank Neighbourhood, together with the construction of a new road and priority junction from Red Bank, new drainage infrastructure, utility and services connections and diversions, street works for new utilities including ducting up to the Queens Park substation, preparatory tree and shrub clearance, and demolition of certain existing structures, along with the creation of new and improved green infrastructure and landscaping including the improvements of St Catherine’s Wood to form part of a City River Park, and other associated works.”

6. Ecology and Trees

- 6.1 The content of this Chapter of the ES Addendum supplements the March 2022 **ES Volume 2: Main Text, Chapter 6: Ecology and Trees**. Both should be read together.
- 6.2 The updates to the FRA have not resulted in any amendments to the Proposed Development and do not themselves affect this assessment, as such an update to this assessment is not required and no additional environmental information required with regards to Ecology and Trees. As such, the March 2022 ES remains valid and there are no additional significant effects associated with ecological conditions.

7. Townscape and Visual

- 7.1 The content of this Chapter of the ES Addendum supplements the March 2022 **ES Volume 2: Main Text, Chapter 7: Townscape and Visual**. Both should be read together.
- 7.2 The updates to the FRA have not resulted in any amendments to the Proposed Development and do not themselves affect this assessment, as such an update to this assessment is not required and no additional environmental information required with regards to Townscape and Visual. As such, the March 2022 ES remains valid and there are no additional significant effects associated with townscape and visual conditions.

8. Ground Conditions

- 8.1 The content of this Chapter of the ES Addendum supplements the March 2022 **ES Volume 2: Main Text, Chapter 8: Ground Conditions**. Both should be read together.
- 8.2 The updates to the FRA have not resulted in any amendments to the Proposed Development and do not themselves affect this assessment, as such an update to this assessment is not required and no additional environmental information required with regards to Ground Conditions. As such, the March 2022 ES remains valid and there are no additional significant effects associated with ground conditions.

9. Drainage and Flood Risk

- 9.1 Chapter 9 of the March 2022 ES comprised an assessment of the potential significant effects of the proposed development on drainage and flood risk. This chapter considers the proposals in light of the revisions to the Flood Risk Assessment (FRA).
- 9.2 This chapter identifies any new or altered significant effects which could arise from that presented in the March 2022 ES. Where the assessment has not changed it is referenced as such within this chapter.
- 9.3 The approach to this assessment is set out within this chapter and at Chapter 2 and Chapter 9 of the March 2022 ES.
- 9.4 The ES Addendum Chapter should be read in conjunction with Chapter 9: Drainage and Flood Risk of the March 2022 ES submitted as part of the full planning application (ref. 133143/VO/2022).
- 9.5 Chapter 9 of the March 2022 ES and Chapter 9 of this ES Addendum have been written by Arup.

Planning Policy Context

National Planning Policy

National Planning Policy Framework

- 9.6 There have been no changes to the National Planning Policy Framework.

Any other Relevant National Planning or Development Strategies

- 9.7 There have been no changes to National Planning or Development Strategies.

Local Planning Policy

- 9.8 There has been no update to the Local Planning Policy including the Manchester City Council, Local Plan: Core Strategy, the SFRA or the Local Risk Management Strategy.

Other Relevant Policy, Standards and Guidance

- 9.9 There have been no updates to relevant policies and standards.

Assessment Methodology and Significance Criteria

- 9.10 There have been no changes to the Assessment Methodology.

Assumptions/Limitations

- 9.11 It is proposed that a bridge is to be incorporated in a future phase of the works. The bridge has not been included in this current assessment and any flood risk impact of the future bridge will be considered in the future as a part of a later planning application.

Baseline Conditions

- 9.12 There has been no change to Baseline Conditions.

Embedded Mitigation

Demolition and Construction

- 9.13 For this application (Application 2) the reprofiling of stretches of the northern bank of the River Irk and the erection of a bund to assist with flood alleviation comprises embedded mitigation that is relevant to surface water and drainage for construction.

The Completed and Operational Development

- 9.14 Within the proposed stepped terrace area it is proposed that a buried 'U-tube' trench service crossing will be installed which will require works within the river channel, it is proposed to reinstate the riverbed at the same level as existing, to ensure there is no adverse effect on the current flow and flood regime.

Assessment of Likely Significant Effects

Demolition and Construction

- 9.15 There have been no new impacts set out during the construction phase, and therefore no changes to the significance of effects as a result of the updated modelling reported in the FRA.

The Completed and Operational Development

Local Drainage and Flood Risk

- 9.16 The demolition and construction works have the potential to alter local drainage patterns and flood risk through changing surface water flow pathways, for example through alterations of river walls and proposed pathways.
- 9.17 The remodelling of the area has found that the proposed works will have the effect of increasing flood risk off site to the south of Roger Street by +0.01m and increase the flood extents. The proposed works also increase the flows on to the area of the proposed Union Plaza and the plots RB06-08. This increased flood risk was included in the

existing ES chapter and has not changed. The enhanced flow is attributed to the removal of an existing wall which is considered to reduce the flows passing from the river on to this area during flood events.

- 9.18 There have been no changes in potential significance of effects as a result of the proposed development during the operational phase Based on the updated modelling contained in the FRA.

Additional Mitigation / Enhancement Measures

Demolition and Construction

- 9.19 There have been no new impacts set out during the construction phase, and therefore no changes to the significance of effects.

The Completed and Operational Development

Flood Risk Management

- 9.20 To prevent an increase in flood risk at Union Plaza (and off site), it is proposed that a bund will be implemented within Union Plaza to manage flood storage and flows. The bund proposal aims to replicate the conditions associated with the existing wall. This bund is included within the development proposals and has been included in the modelling work undertaken.
- 9.21 Any balustrades should be designed to be as elevated as possible above the normal river level and the balustrades/handrails should not be susceptible to capturing debris that could increase flood risk.

Likely Residual Effects of the Development and their Significance

- 9.22 There have been no changes to the Likely Residual Effects of Development.

Conclusions

- 9.23 Provided that best practice guidance, as outlined in this ES, is followed for pollution prevention and surface water management during the construction and operational phases there will be no significant effects on the surface water environment and flood risk predicted for the proposed works (Application 2).
- 9.24 The ICA of likely effects for the Proposed Development alongside the wider development project (Applications 1, 3 and 4) and the wider SRF has been undertaken using the information available at the time of writing. Preparation of design details, including for embedded mitigation, and technical assessments (FRA and WFD Compliance Assessments) are on-going. Using the available information and considering a worst-case outcome, there are no significant likely effects predicted for the surface water environment and flood risk for the wider development project.

Cumulative Impacts

9.25 There have been no changes to the cumulative effects reported in the March 2022 ES.

10. Archaeology and Heritage

- 10.1 The content of this Chapter of the ES Addendum supplements the March 2022 **ES Volume 2: Main Text, Chapter 10: Archaeology and Heritage**. Both should be read together.
- 10.2 The updates to the FRA have not resulted in any amendments to the Proposed Development and do not themselves affect this assessment, as such an update to this assessment is not required and no additional environmental information required with regards to archaeology and heritage. As such, the March 2022 ES remains valid and there are no additional significant effects associated with archaeology and heritage.

11. Transport and Access

- 11.1 The content of this Chapter of the ES Addendum supplements the March 2022 **ES Volume 2: Main Text, Chapter 11: Transport and Access**. Both should be read together.
- 11.2 The updates to the FRA have not resulted in any amendments to the Proposed Development and do not themselves affect this assessment, as such an update to this assessment is not required and no additional environmental information required with regards to transport and access. As such, the March 2022 ES remains valid and there are no additional significant effects associated with transport and access.

12. Air Quality

- 12.1 The content of this Chapter of the ES Addendum supplements the March 2022 **ES Volume 2: Main Text, Chapter 12: Air Quality**. Both should be read together.
- 12.2 The updates to the FRA have not resulted in any amendments to the Proposed Development and do not themselves affect this assessment, as such an update to this assessment is not required and no additional environmental information required with regards to air quality. As such, the March 2022 ES remains valid and there are no additional significant effects associated with air quality.

13. Noise and Vibration

- 13.1 The content of this Chapter of the ES Addendum supplements the March 2022 **ES Volume 2: Main Text, Chapter 13: Noise and Vibration**. Both should be read together.
- 13.2 The updates to the FRA have not resulted in any amendments to the Proposed Development and do not themselves affect this assessment, as such an update to this assessment is not required and no additional environmental information required with regards to noise and vibration. As such, the March 2022 ES remains valid and there are no additional significant effects associated with noise and vibration.

14. Waste

- 14.1 The content of this Chapter of the ES Addendum supplements the March 2022 **ES Volume 2: Main Text, Chapter 14: Waste**. Both should be read together.
- 14.2 The updates to the FRA have not resulted in any amendments to the Proposed Development and do not themselves affect this assessment, as such an update to this assessment is not required and no additional environmental information required with regards to waste. As such, the March 2022 ES remains valid and there are no additional significant effects associated with waste.

15. Health and Wellbeing

- 15.1 The content of this Chapter of the ES Addendum supplements the March 2022 **ES Volume 2: Main Text, Chapter 15: Health and Wellbeing**. Both should be read together.
- 15.2 The updates to the FRA have not resulted in any amendments to the Proposed Development and do not themselves affect this assessment, as such an update to this assessment is not required and no additional environmental information required with regards to health and wellbeing. As such, the March 2022 ES remains valid and there are no additional significant effects associated with health and wellbeing.

16. Socioeconomics

- 16.1 The content of this Chapter of the ES Addendum supplements the March 2022 **ES Volume 2: Main Text, Chapter 16: Socioeconomics**. Both should be read together.
- 16.2 The updates to the FRA have not resulted in any amendments to the Proposed Development and do not themselves affect this assessment, as such an update to this assessment is not required and no additional environmental information required with regards to socioeconomics. As such, the March 2022 ES remains valid and there are no additional significant effects associated with socioeconomics.

17. Climate Change

- 17.1 The content of this Chapter of the ES Addendum supplements the March 2022 **ES Volume 2: Main Text, Chapter 17: Climate Change**. Both should be read together.
- 17.2 The updates to the FRA have not resulted in any amendments to the Proposed Development and do not themselves affect this assessment, as such an update to this assessment is not required and no additional environmental information required with regards to climate change. As such, the March 2022 ES remains valid and there are no additional significant effects associated with climate change.

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