

Environmental Review Report

Victoria House, Great Ancoats Street

February 2022

Turley

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1. Introduction

- 1.1 This Environmental Review Report (ERR) has been prepared to support the submission of updated information in relation to the live application submitted under Section 73 of the Town and Country Planning Act (TCPA) 1990 to amend the scheme at Victoria House, Great Ancoats Street, Manchester, M4 7AB (application reference: 131634/JO/2021).

Background

Consented Scheme

- 1.2 Full planning permission was granted by Manchester City Council ('MCC') on 26 August 2020 for the redevelopment of Victoria House, including the demolition of the existing buildings and the construction of residential apartments with ground floor commercial space (application reference: 122000/FO/2018) ["the Consented Scheme"].
- 1.3 The full wording of the approved development is as follows:
- 1.4 *Erection of a part 25 part 3 storey residential tower (Use Class C3) for 177apartments comprising 59 x 1 bed (34 x 1 bed 1 person and 25 1 bed 2 person), 113 x 2 bed (44 x 2 bed 3 person and 69 x 2 bed 4 person) and 5 x 3 bed (3 bed 5 person) with ground floor commercial space (Use Class A1, A2, A3, A4 and D1) above partial basement level associated shared amenity spaces at 3rd floor level, realm enhancements following demolition of existing buildings ["the Consented Scheme"]*
- 1.5 The application was supported by an Environmental Statement (ES) completed in February 2020 ("ES 2020") which assessed the likely significant impacts of the scheme on the environment including townscape and views, built heritage, archaeology, transport, air quality, noise and vibration, ground conditions, water environment, ecology, TV interference, Wind Microclimate, daylight and sunlight, human health, and climate change.
- 1.6 The Consented Scheme in summary comprised:
- Basement level (221sqm): plant equipment and associated service lifts;
 - Ground floor level: a retail unit, residents entrance and lounge, co-working space, post and welfare room, residents gym, refuse area, substation, and lifts and lobby area;
 - Level 1: cycle storage and residential apartments;
 - Level 2: residential apartments and residential garden (external terrace);
 - Levels 3 – 8: residential apartments comprising 1 bed and 2 bed apartments;
 - Levels 9 – 18: residential apartments comprising 1 bed and 2 bed apartments;

- Levels 19 – 23: residential apartments comprising 1 bed, 2 bed, and 3 bed apartments; and
- Roof: green roof and maintenance access zone.

Revised Scheme

1.7 Since the approval of the planning application, the design of the Consented Scheme has moved into RIBA Stage 4 where the need to incorporate a number of amendments was identified [“the Revised Scheme”]. An application to amend the Consented Scheme was submitted to MCC under Section 73 of the TCPA 1990 on 2 September 2021 [“the S73 Application”]. The Section 73 Application has been validated by MCC and is pending determination.

1.8 The Revised Scheme comprises:

- Decrease the number of consented residential units provided from 177 units to 175 units. The mix of one, two and three bedroom apartments remain the same.
- Basement level: increase the size of the basement to the full size of the building for the provision of plant, refuse store, cycle storage, five car parking spaces, and an access ramp;
- Ground level: provision of an additional retail/commercial unit and more amenity space for residents;
- Level 1: the cycle storage area (which will be moved to the basement) will be used for the residents gym;
- Levels 3 – 22: alterations to the layout of the apartments;
- Level 23 and roof: the top levels are proposed for duplex penthouse apartments with access to private terrace gardens at the roof level. This will not increase the number of storeys of the scheme, but will require the adjustment of roof level equipment such that the overall height of the building will increase by c.300mm; and
- Alterations are proposed to the elevations to include an amendment to the ventilation system on the windows and alterations to the access doors on Great Ancoats Street.

1.9 The S73 Application was supported by an ES Addendum (Feb 2020). The ES Addendum assessed the likely significant effects of the Revised Scheme relative to the Consented Scheme as assessed in the ES 2020.

Proposed Amendments

1.10 Further amendments to the Consented Scheme are now proposed, and as such, updates are being made to the S73 Application. The updates comprise:

- Increase the number of consented residential units back to the consented number of 177;

- Basement level: decrease the size of the basement to accommodate a store and sufficient plant. The 5 car parking spaces at basement level have been omitted. This allows for more efficient use of the ground floor as the external access to the basement from Longacre Street is no longer required. These changes achieve an overall reduction in GIA from 906.5 sqm to 203 sqm.;
- Ground level: provision of refuse store;
- Mezzanine level: this is a new level to accommodate the bike storage. Access to the cycle store is provided via a staircase on Longacre Street;
- Level 1: Provision of 2 additional apartments and decrease in gym size from 219sqm to 58.5sqm;
- Levels 3 – 23: alterations to the layout of the apartments;

1.11 All other amendments submitted as part of the Revised Scheme will remain the same – e.g. penthouse, façade updates, and increase in height (200mm).

2. Purpose of this Environmental Review Report

- 2.1 This chapter of the ERR identifies the likely significant effects of the updates to the Revised Scheme as now proposed relative to the Revised Scheme as assessed in the ES Addendum Feb 2021. In doing so it will take into account:
- The proposed amendments; and
 - Any other changes in circumstances (such as changes to legislation and guidance documents).
- 2.2 This ERR presents the changes in circumstance and the resulting changes to assessment outcomes where required.
- 2.3 A new edition of the National Planning Policy Framework ('the Framework') was published in July 2021. This new edition post-dated the compilation of the ES Addendum of Feb 2021. The National Planning Practice Guidance (NPPG) was also updated in July 2021.
- 2.4 There are no material changes to the guidance which supersede the spirit, intent and definition of good practice for application of the policies associated to this proposal. These updates are relevant to all technical assessment reviews provided below, and as such they not repeated.

Environmental Review

Townscape and Views

Introduction

- 2.5 This section assesses the likely significant effects of the updates to the Revised Scheme on Townscape and Visual Impact. It compares the changes in circumstance and the resulting changes to assessment results compared to the ES Addendum Feb 2021.
- 2.6 This assessment has been completed by Chris Burnett BSc,BLD, CMLI , principal of Chris Burnett Associates.

Legislative Framework, Policy and Guidance Documents

- 2.7 The legislation, policy & guidance noted in the ES Addendum 2021 remains relevant and is unchanged.

Assessment Methodology

- 2.8 The methodology described in the ES Addendum Feb 2021 remains the same and is unchanged

Assessment of Effects

- 2.9 The assessment of effects described in the ES Addendum Feb 2021 remains the same and is unchanged.

Mitigation of Effects

- 2.10 The mitigation identified in the ES Addendum Feb 2021 remains valid and is unchanged.

Residual Effects

- 2.11 The assessment of residual effects described in the ES Addendum Feb 2021 remains the same and is unchanged.

Built Heritage

Introduction

- 2.12 This section assesses the likely significant effects of the updates to the Revised Scheme on Built Heritage. It compares the changes in circumstance and the resulting changes to assessment results compared to the ES Addendum Feb 2021.
- 2.13 This assessment has been completed by Katy Lightbody, Turley Heritage (MA (Hons) PG Dip CHE MRTPI).

Legislative Framework, Policy and Guidance Documents

- 2.14 There have been no changes to legislation, national planning policy, local planning policy or guidance that are relevant to assessment of the effects of the Revised Scheme on built heritage.

Assessment Methodology

- 2.15 The methodology described in the ES Addendum Feb 2021 remains the same.

Assessment of Effects

- 2.16 The assessment of effects described in the ES Addendum Feb 2021 remains the same.

Mitigation of Effects

- 2.17 Embedded mitigation has not changed since the ES Addendum Feb 2021. The Revised Scheme has been designed in detail and this has been taken into consideration in assessing the effects of the operational phase.

Residual Effects

- 2.18 The assessment of residual effects described in the ES Addendum Feb 2021 remains the same.

Archaeology

Introduction

- 2.19 This section assesses the likely significant effects of the updates to the Revised Scheme on archaeology. It compares the changes in circumstance and the resulting changes to assessment results compared to the ES Addendum of Feb. 2021.
- 2.20 This assessment has been completed by Anthony Martin BA MA MIFA of Nexus Heritage.

Legislative Framework, Policy and Guidance Documents

- 2.21 The legislative framework for archaeology remains unchanged, as does the Manchester City Council planning policy. The approach to environmental impact assessment for

archaeology described in the ES 2020 and the ES Addendum Feb 2021, therefore remains valid and reliable.

Assessment Methodology

- 2.22 The methodology described in the ES Addendum Feb 2021 remains the same and does not need to be revised.

Assessment of Effects

- 2.23 The assessment of effects described in the ES Addendum Feb 2021 remains the same and does not need to be revised.
- 2.24 The likely significant environmental effects on archaeology that are likely to occur during the construction of the Revised Scheme remain the same as those for the Consented Scheme (ref. 122000/FO/2018). That is, in the footprints of the basement and the ground floor of the Revised Scheme there would be a major impact to archaeological assets of medium sensitivity (should they be present), leading to a moderate adverse effect. This corresponds to an environmentally significant effect.

Mitigation of Effects

- 2.25 The mitigation identified in the ES Addendum of Feb 2021 remains valid.

Residual Effects

- 2.26 The assessment of residual effects described in the ES Addendum Feb 2021 remains the same and does not need to be revised.

Transport

Introduction

- 2.27 This section assesses the likely significant effects of the updates to the Revised Scheme on Transport. It compares the changes in circumstance and the resulting changes to assessment results compared to the ES Addendum Feb 2021.
- 2.28 This assessment has been completed by Aaron Tilley CMILT FCIHT (Associate, Curtins)

Legislative Framework, Policy and Guidance Documents

- 2.29 The legislation, policy & guidance noted referred to in the ES Addendum 2021 remain relevant aside from the updates described at the start of this chapter.

Assessment Methodology

- 2.30 The methodology described in the ES Addendum Feb 2021 remains the same.

Assessment of Effects

- 2.31 The assessment of effects described in the ES Addendum Feb 2021 remains the same.

Mitigation of Effects

- 2.32 The mitigation identified in the ES Addendum Feb 2021 remains valid.

Residual Effects

- 2.33 The assessment of residual effects described in the ES Addendum Feb 2021 remains the same

Air Quality

Introduction

- 2.34 This section assesses the likely significant effects of the updates to the Revised Scheme on Air Quality. It compares the changes in circumstance and the resulting changes to assessment results compared to the ES Addendum 2021.
- 2.35 This assessment has been completed by a Principal Air Quality Engineer at Hydrock who is a Member of the Institute of Air Quality Management (MIAQM).

Legislative Framework, Policy and Guidance Documents

- 2.36 Since the submission of the ES Addendum 2021, the GMCA Clean Air Plan was agreed in July 2021. However, Greater Manchester Air Quality Administration Committee are currently in discussions with the Secretary of State with regards to funding (Ref 12.1).
- 2.37 The Greater Manchester Class C Clean Air Zone (CAZ) phase 1 is currently due to be implemented from 30th May 2022 (Ref 12.1). Information provided in the ES Addendum 2021 relating to the CAZ is still relevant.
- 2.38 All other legislation, policy & guidance noted in the ES 2020 and ES Addendum 2021 remain relevant for the Current S73 Proposal.

Assessment Methodology

- 2.39 The methodology described in the ES 2020 and reiterated within the ES Addendum 2021 remains the same and is still valid for the Current S73 Proposal.

Assessment of Effects

- 2.40 The likely significant environmental effects that could as a result of the updated Revised Scheme remain the same as those stated within the ES Addendum Feb 2021.

Mitigation of Effects

- 2.41 The mitigation identified in the ES Addendum Feb 2021 remains valid for the updated Revised Scheme.

Residual Effects

- 2.42 The residual effects identified in the ES Addendum Feb 2021 remain valid.

References

- 2.43 Ref 12.1 - Statement relating to the Greater Manchester Clean Air Zone - Greater Manchester Combined Authority (greatermanchester-ca.gov.uk), accessed 2/2/2022.
- 2.44 Ref 12.2 - Ministry of Housing, Communities and Local Government, "National Planning Policy Framework," July 2021,
https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1004408/NPPF_JULY_2021.pdf.
- 2.45 Ref 12.3 - Ministry of Housing, Communities & Local Government, "Reference ID (32) Air Quality" (Ministry of Housing, Communities & Local Government, 2019),
<https://www.gov.uk/guidance/air-quality--3>.

Noise and Vibration

Introduction

- 2.46 This section assesses the likely significant effects of the updates to the Revised Scheme on noise and vibration. It compares the changes in circumstance and the resulting changes to assessment results compared to the ES Addendum 2021.
- 2.47 This Chapter has been completed by Leah Rose Farrar, Graduate Acoustic Engineer at Hydrock who holds an Acoustics BEng (Hons) degree from the University of Salford and is an Associate Member of the Institute of Acoustics (AMIOA).

Legislative Framework, Policy and Guidance Documents

- 2.48 No significant changes to international, national and/or local noise & vibration legislation, policy or guidance have been published compared to the ES Addendum Feb 2021. Therefore, legislation, policy or guidance considered therein remains valid.

Assessment Methodology

- 2.49 No changes to the methodology described in the ES Addendum Feb 2021 are required as a result of proposed updates to the Revised Scheme.

Assessment of Effects

- 2.50 The likely significant environmental effects of the updated Revised Scheme remain the same as described in the ES Addendum Feb 2021.

Mitigation of Effects

- 2.51 The mitigation identified in the ES Addendum Feb 2021 remains valid for the updated Revised Scheme.

Residual Effects

- 2.52 The residual effects identified in the ES Addendum Feb 2021 remain valid.

Ground Conditions

Introduction

- 2.53 This section assesses the likely significant effects of the updates to the Revised Scheme on Ground Conditions. It compares the changes in circumstance and the resulting changes to assessment results compared to the ES Addendum February 2021.
- 2.54 This assessment has been completed by Curtins Consulting and was written by Philip Winterburn CEng MICE MStructE MCIWEM C.WEM who is a Chartered Water and Environmental Manager and a Chartered Civil Engineer.

Legislative Framework, Policy and Guidance Documents

- 2.55 The legislation, policy and guidance referred to in ES Addendum February 2021 remains relevant after consideration of the updates to the Revised Scheme.

Assessment Methodology

- 2.56 The Assessment Methodology referred to in ES Addendum February 2021 remains relevant after consideration of the updates to the Revised Scheme.

Assessment of Effects

- 2.57 The Assessment of Effects referred to in ES Addendum February 2021 remains relevant after consideration of the updates to the Revised Scheme. However, in the context of Ground Conditions non-material changes required due to the updates to the Revised Scheme are identified below.

Embedded Mitigation

- 2.58 Embedded Mitigation has changed from those stated in ES Addendum February 2021 after consideration of the updates to the Revised Scheme. The occupied development will almost be entirely hardscape with no opportunity for contact between building users and any contamination associated with Made Ground left on site beneath the non-basement area. Made Ground left on site will be significantly increased.

Assessment of Construction Phase Effects

- 2.59 The Assessment of Construction Phase Effects referred to in ES Addendum February 2021 remains relevant after consideration of Revised Scheme. However, in the context of Ground Conditions non-material changes due to the updates to the Revised Scheme are identified below.
- 2.60 In the context of Ground Conditions, the relevant design amendments of the updates to the Revised Scheme that could possibly impact the assessment are:
- 2.61 Basement Level, reduced basement extents from the original S73 application to accommodate a store and sufficient plant space to accommodate the apartments and commercial units.
- 2.62 Construction will comprise demolition of the existing building and construction of the new one. When the site is cleared it will be subject to intrusive investigation for geo-environmental (contamination) and geotechnical (earthworks and foundations) purposes. The new building will include a relatively small basement around and including the building core structure founded approximately 4m below existing ground level which will require excavation. The entire building will be founded on piles, the design of which (number, depth, method of installation) will be an output of an interpretation of data obtained from the intrusive investigations and testing followed by geotechnical design. However, the piles are likely to be end-bearing socketed into the sandstone bedrock.
- 2.63 The materials excavated to form the basement will need to be taken off site. Materials of anthropogenic origin (Made Ground) will be sent to suitably licensed landfill, the location of which will be determined based on chemical testing of the material prior to its disposal. Clean, naturally occurring materials, will be similarly disposed to suitably licensed landfill unless a use for it as fill material on a different site can be located, all in compliance with Waste Management legislation. The decrease of the basement footprint does not increase the opportunity to re-use material on site rather than export it, due to the existing ground levels on site.
- 2.64 In the context of Ground Conditions, there are no other changes required to Assessment of Effects from those stated in ES Addendum February 2021 after consideration of the updates to the Revised Scheme.

Mitigation of Effects

- 2.65 The Mitigation of Effects referred to in ES Addendum February 2021 remains relevant after consideration of the updates to the Revised Scheme.

Residual Effects

- 2.66 In the context of Ground Conditions, there are no changes required to Residual Effects from those stated in ES Addendum February 2021 after consideration of the updates to the Revised Scheme. In the context of Ground Conditions ES Addendum February 2021 concluded that there are no residual impacts of any significance.

Water Environment

Introduction

- 2.67 This section assesses the likely significant effects of the updates to the Revised Scheme on the Water Environment. It compares the changes in circumstance and the resulting changes to assessment results compared to the ES Addendum February 2021.
- 2.68 This assessment has been completed by Chloé Grimsley, GMICE BSc, Principal Civil Engineer – Curtins.

Legislative Framework, Policy and Guidance Documents

- 2.69 The legislation, policy and guidance referred to in ES Addendum February 2021 remains relevant after consideration of the updates to the Revised Scheme.

Assessment Methodology

- 2.70 The Assessment Methodology referred to in ES Addendum February 2021 remains relevant after consideration of the updates to the Revised Scheme.

Assessment of Construction Phase Effects

- 2.71 The Assessment of Construction Phase Effects referred to in ES Addendum February 2021 remains relevant after consideration of the updates to the Revised Scheme. However, in the context of the Water Environment, non-material changes due to the Revised Scheme are identified below.
- 2.72 Basement Level, reduced basement extents from the original S73 application to accommodate a store and sufficient plant space to accommodate the apartments and commercial units.
- 2.73 The ES 2020 identifies the risk of flooding to the Construction Workers and site occupants as a result of the site preparation, earthworks and construction phase, particularly where excavations are required. The reduction of the basement footprint reduces the extent of the deep excavation works, although mitigation is still required the reduced basement area. The temporary, short-term adverse effect will remain moderate to major significance (Significant in EIA terms) prior to implementation of any mitigation measures.
- 2.74 In the context of the Water Environment, there are no other changes required to Assessment of Effects from those stated in ES Addendum February 2021 after consideration of the updates to the Revised Scheme.

Assessment of Operational Phase Effects

- 2.75 The Assessment of Operational Phase Effects referred to in ES Addendum February 2021 remains relevant after consideration of the updates to the Revised Scheme. However, in the context of the Water Environment, non-material changes due to the updates to the Revised Scheme are identified below.
- 2.76 Amendments to the internal arrangements – i.e. number of residential and commercial units.
- 2.77 The ES 2020 identifies that the development will produce additional foul sewerage compared to the baseline situation, which will discharge to the United Utilities public sewer. The amendments to the internal arrangement will have a negligible/ not significant impact on the anticipated foul flow rates expected to discharge from the development site.

Mitigation of Effects

- 2.78 The Mitigation of Effects referred to in ES Addendum February 2021 remains relevant after consideration of the Revised Scheme.

Residual Effects

- 2.79 In the context of the Water Environment, there are no changes required to Residual Effects from those stated in ES Addendum February 2021 after consideration of the updates to the Revised Scheme. In the context of the Water Environment, ES Addendum February 2021 concluded that there are no residual impacts of any significance.

Ecology

Introduction

- 2.80 This section assesses the likely significant effects of the updates to the Revised Scheme on ecology. It compares the changes in circumstance and the resulting changes to assessment results compared to the ES Addendum Feb 2021.
- 2.81 This assessment has been completed by Sacha Rogers, Managing Director of Penny Anderson Associates Ltd. Sacha has a Bsc (Hons) degree in Rural Environment Studies from Wye College. She is a Chartered Environmentalist and a Full Member of the Chartered Institute of Ecology and Environmental Management (CIEEM).

Legislative Framework, Policy and Guidance Documents

- 2.82 There have been no updates to the legislation, policy & guidance noted in the ES Addendum 2021.

Assessment Methodology

- 2.83 There have been no changes to the methodology described in the ES Addendum Feb 2021.

Assessment of Effects

- 2.84 The assessment of effects remains the same as described in the ES Addendum Feb 2021.

Mitigation of Effects

- 2.85 No mitigation was identified as being required in relation to ecology for the Consented Scheme or for the revisions described in the ES Addendum Feb 2021. This remains the case for the updates to the Revised Scheme.

Residual Effects

- 2.86 There are no changes to the residual effects described in the ES Addendum Feb 2021.

TV Interference

Introduction

- 2.87 This section assesses the likely significant effects of the updates to the Revised Scheme on Television Interference. It compares the changes in circumstance and the resulting changes to assessment results compared to the ES Addendum February 2021.
- 2.88 This assessment has been completed by Gareth J Phillips BEng (Hons) MIET, MD & Senior Project Engineer, GTech Surveys Limited. The company undertakes pre- and post-construction television, radio and mobile phone reception surveys and reception impact assessments for due diligence and planning requirements. GTech Surveys Limited has extensive experience undertaking broadcast and telecommunications assessments within Manchester and the rest of the UK, satisfying Part 5, Regulation 18 (Parts 5a and 5b) of The Town and Country Planning EIA Regulations 2017.

Legislative Framework, Policy and Guidance Documents

- 2.89 With respect to the legislation, policy & guidance noted in the ES Addendum February 2021, this remains relevant and no updates have been made.

Assessment Methodology

- 2.90 With respect to the assessment methodology described in the ES Addendum February 2021, this remains the same and does not need to be revised.

Assessment of Effects

- 2.91 With respect to the assessment of effects described in the ES Addendum February 2021, this remains the same and no effects need to be revised.

Mitigation of Effects

- 2.92 The mitigation identified in the ES Addendum February 2021 remains valid.

Residual Effects

- 2.93 The assessment of residual effects described in the ES Addendum February 2021 remains the same.

Wind Microclimate

Introduction

- 2.94 This section assesses the likely significant effects of the updates to the Revised Scheme on wind microclimate. It compares the changes in circumstance and the resulting changes to assessment results compared to the ES Addendum Feb 2021. This chapter does not repeat the ES Addendum Feb 2021 where the information remains relevant.

- 2.95 This assessment and chapter have been completed by Jon Winchester BSc (Hons) MSc PhD of GIA.

Legislative Framework, Policy and Guidance Documents

- 2.96 There has been no change in the legislation, policy & guidance presented in the ES Addendum Feb 2021. As such, these all remains relevant.

Assessment Methodology

- 2.97 The methodology described in the ES Addendum Feb 2021 remains the same.

Assessment of Effects

- 2.98 The assessment of effects described in the ES Addendum Feb 2021 remains the same, or whether the effects need to be revised.

Mitigation of Effects

- 2.99 The mitigation identified in the ES Addendum Feb 2021 remains valid.

Residual Effects

- 2.100 The assessment of residual effects described in the ES Addendum Feb 2021 remains the same.

Daylight, Sunlight and Overshadowing

Introduction

- 2.101 This section assesses the likely significant effects of the updates to the Revised Scheme on daylight, sunlight and overshadowing. It compares the changes in circumstance and the resulting changes to assessment results compared to the ES Addendum Feb 2021. This chapter does not repeat the ES Addendum Feb 2021 where the information remains relevant.
- 2.102 This assessment and chapter have been completed by Sam Wallis BSc (Hons) MRICS of GIA.

Legislative Framework, Policy and Guidance Documents

- 2.103 There has been no change in the legislation, policy & guidance presented in the ES Addendum Feb 2021. As such, these all remains relevant.

Assessment Methodology

- 2.104 The methodology described in the ES Addendum Feb 2021 remains the same.

Assessment of Effects

- 2.105 The assessment of effects described in the ES Addendum Feb 2021 remains the same, or whether the effects need to be revised.

Mitigation of Effects

- 2.106 The mitigation identified in the ES Addendum Feb 2021 remains valid.

Residual Effects

- 2.107 The assessment of residual effects described in the ES Addendum Feb 2021 remains the same.

Socio-Economics

Introduction

2.108 This section assesses the likely significant effects of the updates to the Revised Scheme on Socio-economics. It compares the changes in circumstance and the resulting changes to assessment results compared to the ES Addendum Feb 2021.

2.109 This assessment has been completed by Tom Ellis (BA [Hons] MSc MRTPI).

Legislative Framework, Policy and Guidance Documents

2.110 The legislation, policy and guidance noted in the ES Addendum February 2021 remains relevant.

Assessment Methodology

2.111 The methodology described in the ES Addendum February 2021 remains the same.

Assessment of Effects

2.112 The assessment of effects described in the ES Addendum February 2021 remains the same.

Mitigation of Effects

2.113 The mitigation identified in the ES Addendum February 2021 remains valid.

Residual Effects

2.114 The assessment of residual effects described in the ES Addendum February 2021 remains the same.

Human Health

Introduction

2.115 This section assesses the likely significant effects of the Revised Scheme on human health. It compares the changes in circumstance and the resulting changes to assessment results compared to the ES Addendum Feb 2021. This chapter does not repeat the ES Addendum Feb 2021 where the information remains relevant.

2.116 This assessment and chapter have been completed by Tom Ellis (BA [Hons] MSc MRTPI).

Legislative Framework, Policy and Guidance Documents

2.117 The legislation, policy and guidance noted in the ES Addendum February 2021 remains relevant.

Assessment Methodology

2.118 The methodology described in the ES Addendum February 2021 remains the same.

Assessment of Effects

2.119 The assessment of effects described in the ES Addendum February 2021 remains the same.

Mitigation of Effects

2.120 The mitigation identified in the ES Addendum February 2021 remains valid.

Residual Effects

- 2.121 The assessment of residual effects described in the ES Addendum February 2021 remains the same.

Climate Change

Introduction

- 2.122 This chapter assesses the contribution of the updates to the Revised Scheme on climate change as a result of greenhouse gas (GHG) emissions during construction and operation ('effects on climate'), as well as the vulnerability of the updates to the Revised Scheme to changes in climate ('vulnerability to climate change'). It compares the changes in circumstance and the resulting changes to assessment results compared to the ES Addendum Feb 2021.
- 2.123 The ES 2020 climate change chapter was prepared by WYG, and the ES Addendum Feb 2021 and this further update has been prepared by James Blake MSc MIEMA CEnv, Director and Head of Turley Sustainability.

Legislative Framework, Policy and Guidance Documents

- 2.124 No significant changes to legislation, policy or guidance noted in the ES Addendum 2021 have taken place and as a result this section remains relevant.

Assessment Methodology

- 2.125 The methodology described in the ES Addendum Feb 2021 remains the same for the updates to the Revised Scheme.

Assessment of Effects

- 2.126 The assessment of effects described in the ES Addendum Feb 2021 remains the same for the updates to the Revised Scheme.

Mitigation of Effects

- 2.127 The mitigation of effects described in the ES Addendum Feb 2021 remains the same for the updates to the Revised Scheme.

Residual Effects

- 2.128 The residual effects described in the ES Addendum Feb 2021 remains the same for the updates to the Revised Scheme.

3. Environmental Management and Conclusions

- 3.1 The mitigation and conclusions as presented in the ES Addendum Feb 2021 do not alter as a result of the updates to the Revised Scheme. A summary of the conclusions is presented below. This is the same as the conclusion presented in the ES Addendum Feb 2021.
- 3.2 The updates to the Revised Scheme will deliver **significant beneficial effects** of an intermediate scale during the construction phase on employment, and during the operational phase on the population. The cumulative impacts with other developments in the area will also result in **significant beneficial effects** on construction employment, other employment, housing provision, population, and deprivation.
- 3.3 The updates to the Revised Scheme will deliver **significant beneficial effects** of a moderate scale on the long term townscape and views from Piccadilly Village, Ashton Canal Tow Path, and the A662 Ring Road. There will be some **significant adverse effects** to the townscape and visual receptors during the construction of the Proposed Development of a moderate scale. These will be short term in duration for the construction period, and are unavoidable for a development of this scale and nature, and are reversible.
- 3.4 There will be a **beneficial significant effect** of a moderate scale effect on the safety of construction workers following the implementation of mitigation measures to reduce risk of flooding. Following mitigation, there are no other beneficial or adverse significant effects as a result of, or on, the water environment.
- 3.5 Following the implementation of mitigation measures, the following environmental assessments do not identify any significant (adverse or beneficial) effects as a result of the construction or operation of the updates to the Revised Scheme: built heritage, archaeology, transport, noise and vibration, ecology, air quality, ground conditions, day light and sunlight, noise and vibration, wind micro-climate, climate change, TV receptions, and human health.

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