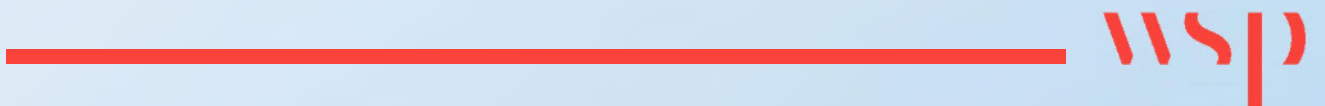
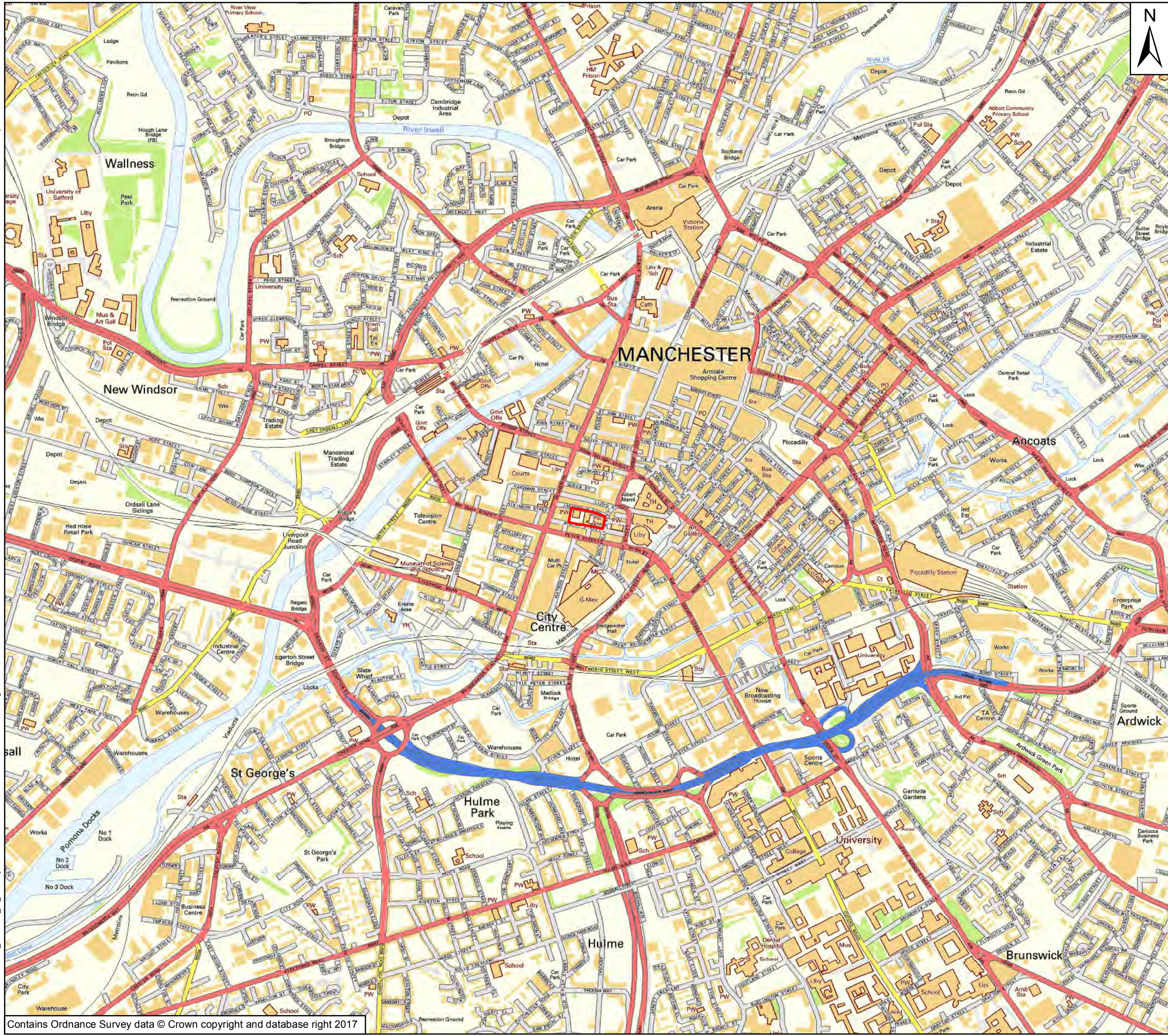


Figures

ENVIRONMENTAL
STATEMENT







N

Key

 Planning Application Boundary

0 0.25 0.5 0.75 km





Client:

Jackson's Row Developments Ltd

Project:

St Michael's

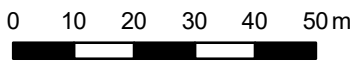
Title:

Site Location Plan

Drawing No:	Figure 1.1	Drawn:	GH
Date:	24/11/2017	Checked:	SN
Scale:	12,500 @ A3	Approved:	AR



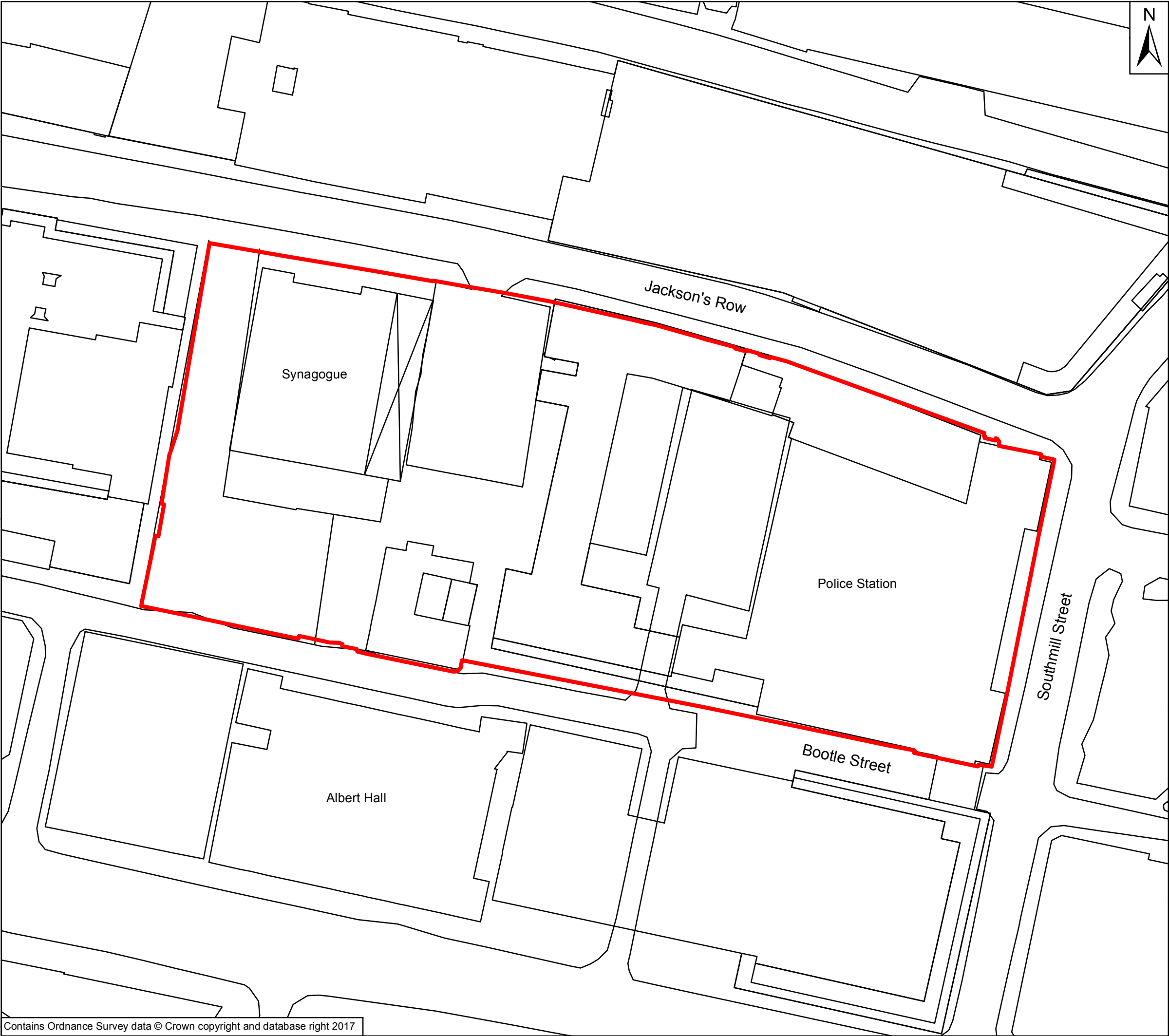
Key
 Planning Application Boundary



Client:	Jackson's Row Developments Ltd
Project:	St Michael's
Title:	Aerial View of the Site

Drawing No:	Figure 1.2	Drawn:	GH
Date:	24/11/2017	Checked:	SN
Scale:	1,250 @ A3	Approved:	AR

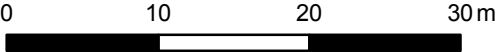
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Key



Planning Application Boundary



Client:

Jackson's Row Developments Ltd

Project:

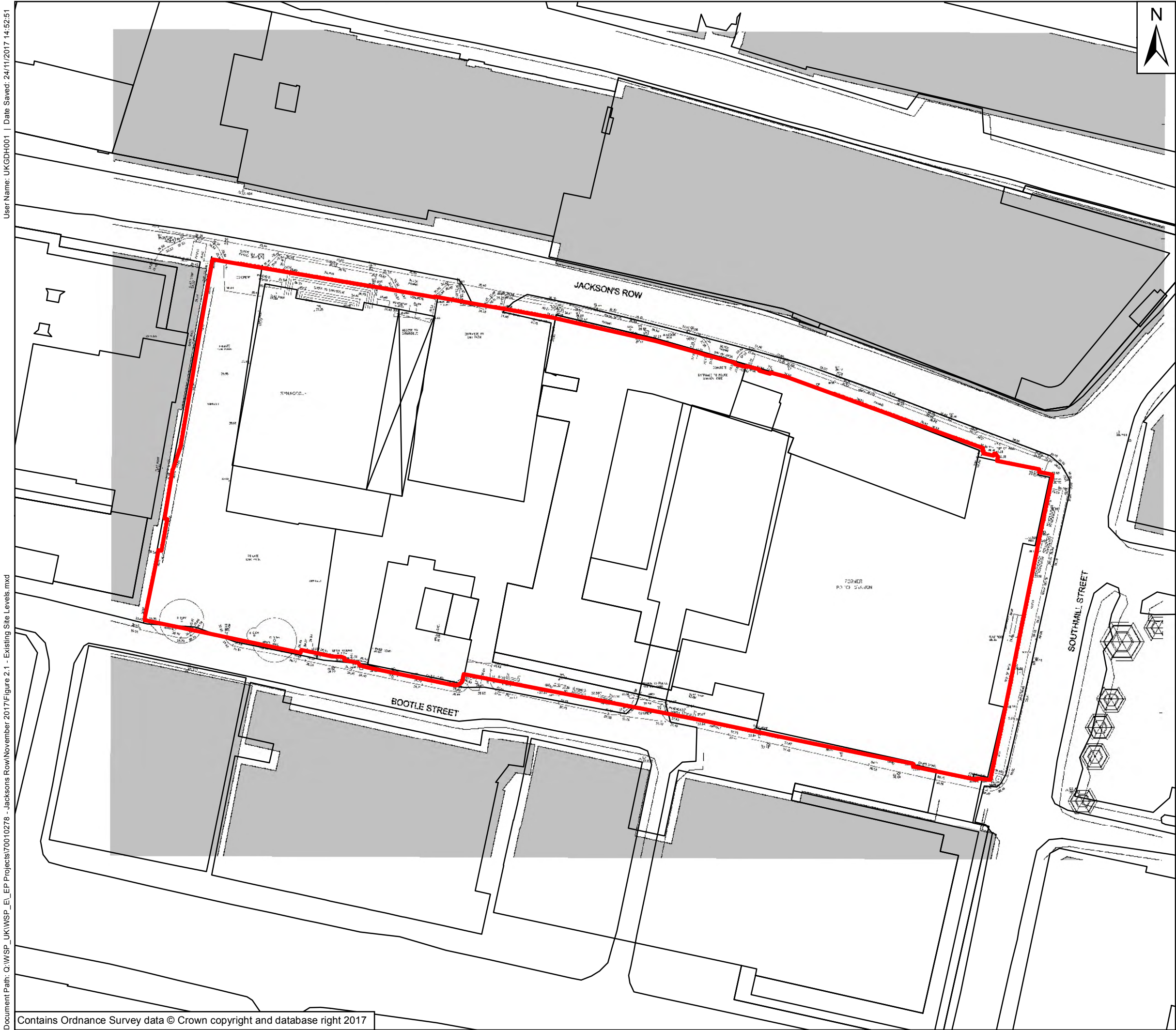
St Michael's

Title

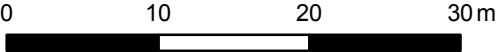
Planning Application Boundary

Drawing No: Figure 1.3
Date: 24/11/2017
Scale: 500 @ A3

Drawn: GH
Checked: SN
Approved: AR

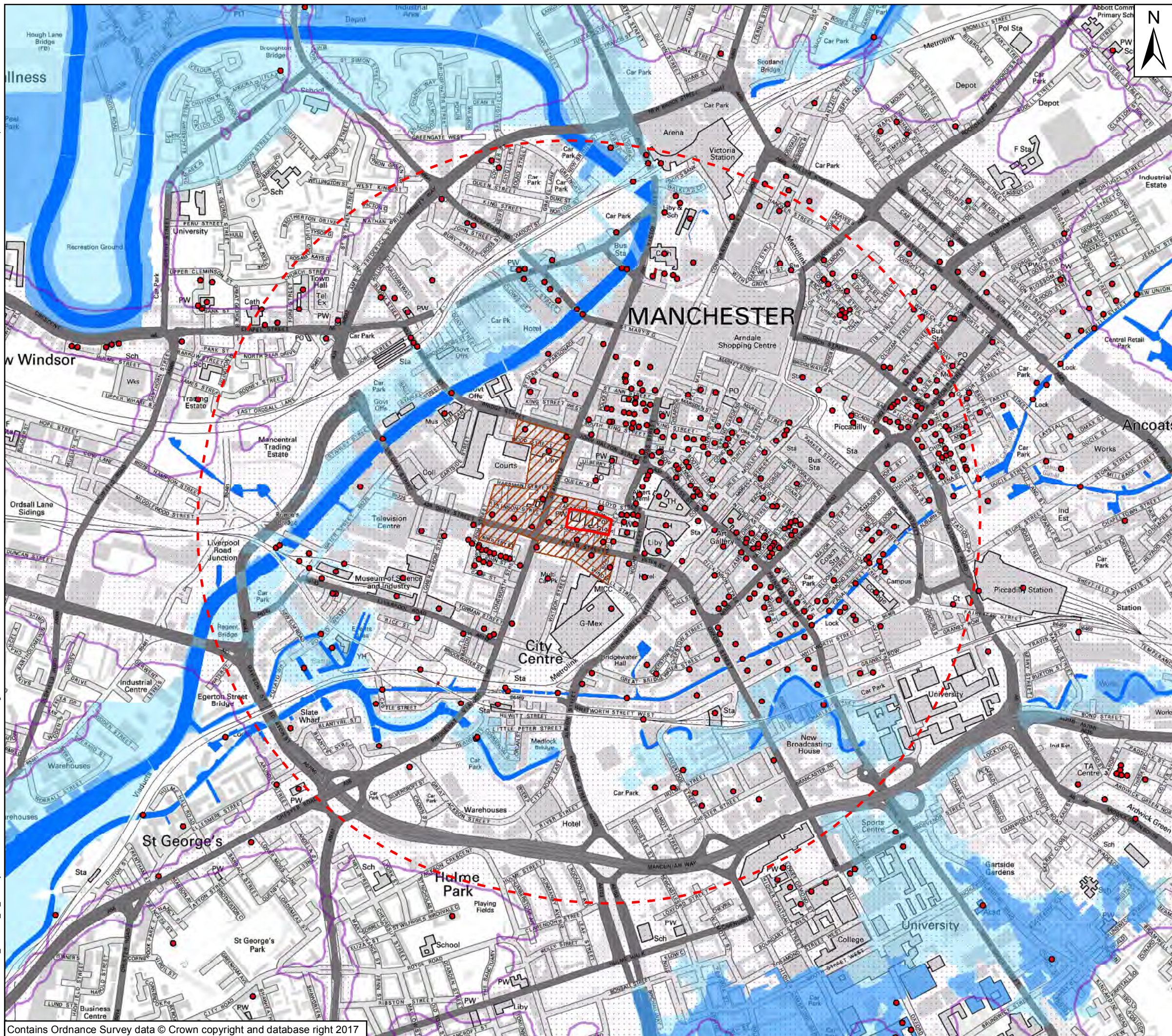


Key
 Planning Application Boundary



Client:	Jackson's Row Developments Ltd
Project:	St Michael's
Title:	Existing Site Levels

Drawing No:	Figure 2.1	Drawn:	GH
Date:	24/11/2017	Checked:	SN
Scale:	500 @ A3	Approved:	AR



Key

- Planning Application Boundary
- 1km Study Area
- Listed Building
- Deansgate Conservation Area
- Scheduled Monument
- Air Quality Management Area
- Watercourses
- Flood Zone 3
- Flood Zone 2

0 0.1 0.2 0.3 0.4 0.5 km

WSP

Client:
Jackson's Row Developments Ltd

Project:
St Michael's

Title:
Environmental Constraints Plan

Drawing No:	Figure 2.2	Drawn:	GH
Date:	24/11/2017	Checked:	SN
Scale:	10,000 @ A3	Approved:	AR



Key

 Planning Application Boundary

 Noise Sensitive Receptors - Residential

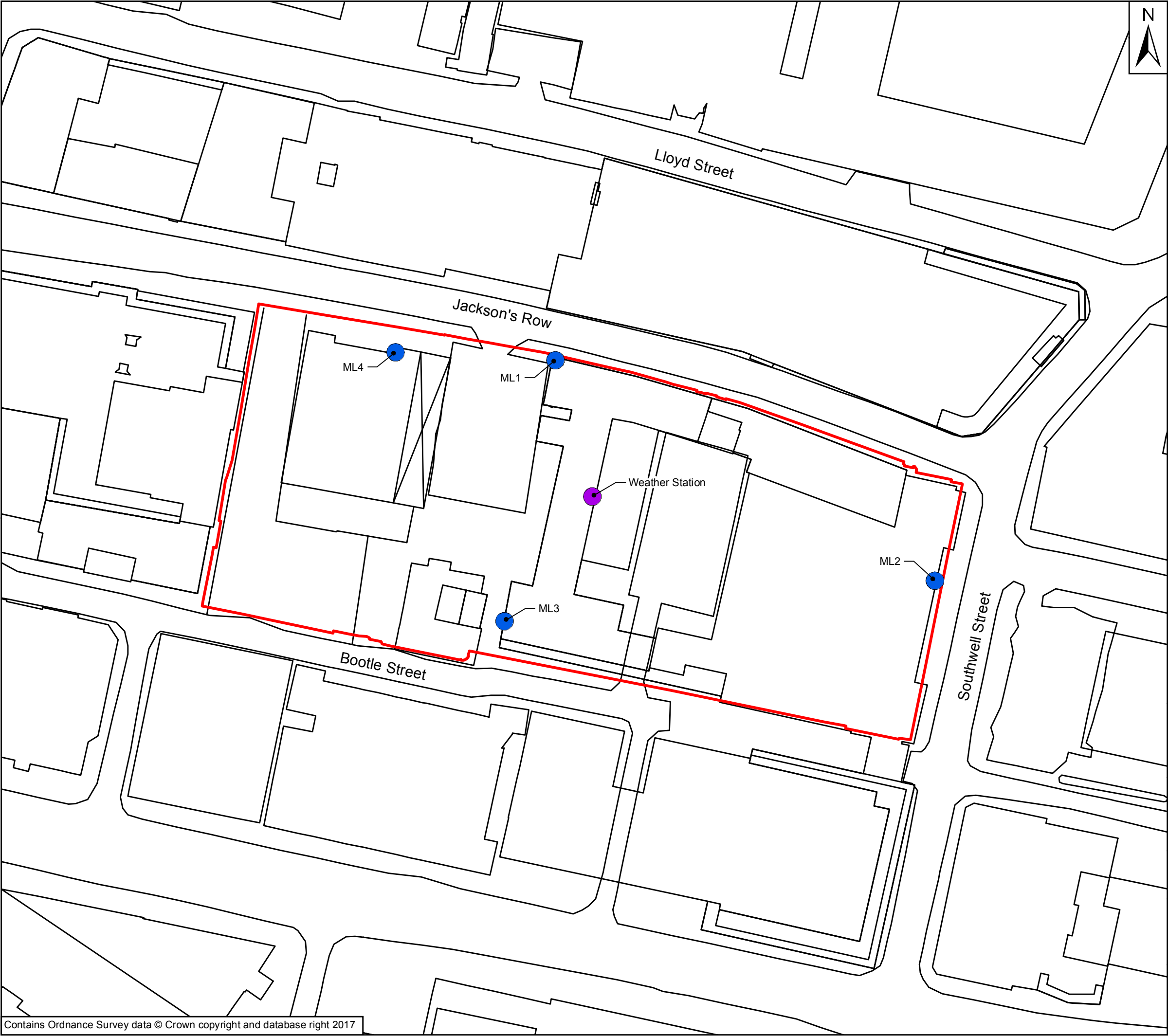


Client: Jackson's Row Developments Ltd

Project:	St Michael's
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Title	Site and Surrounding Noise Sensitive Receptors - Residential
-------	--

Drawing No:	Figure 6.1	Drawn:	GH
Date:	24/11/2017	Checked:	SN
Scale:	2,500 @ A3	Approved:	AR



N

Key

Planning Application Boundary

Noise Measurement Location

Weather Station

Client:

Jackson's Row Developments Ltd

Project:

St Michael's

Title

Survey Measurement Locations

Drawing No: Figure 6.2

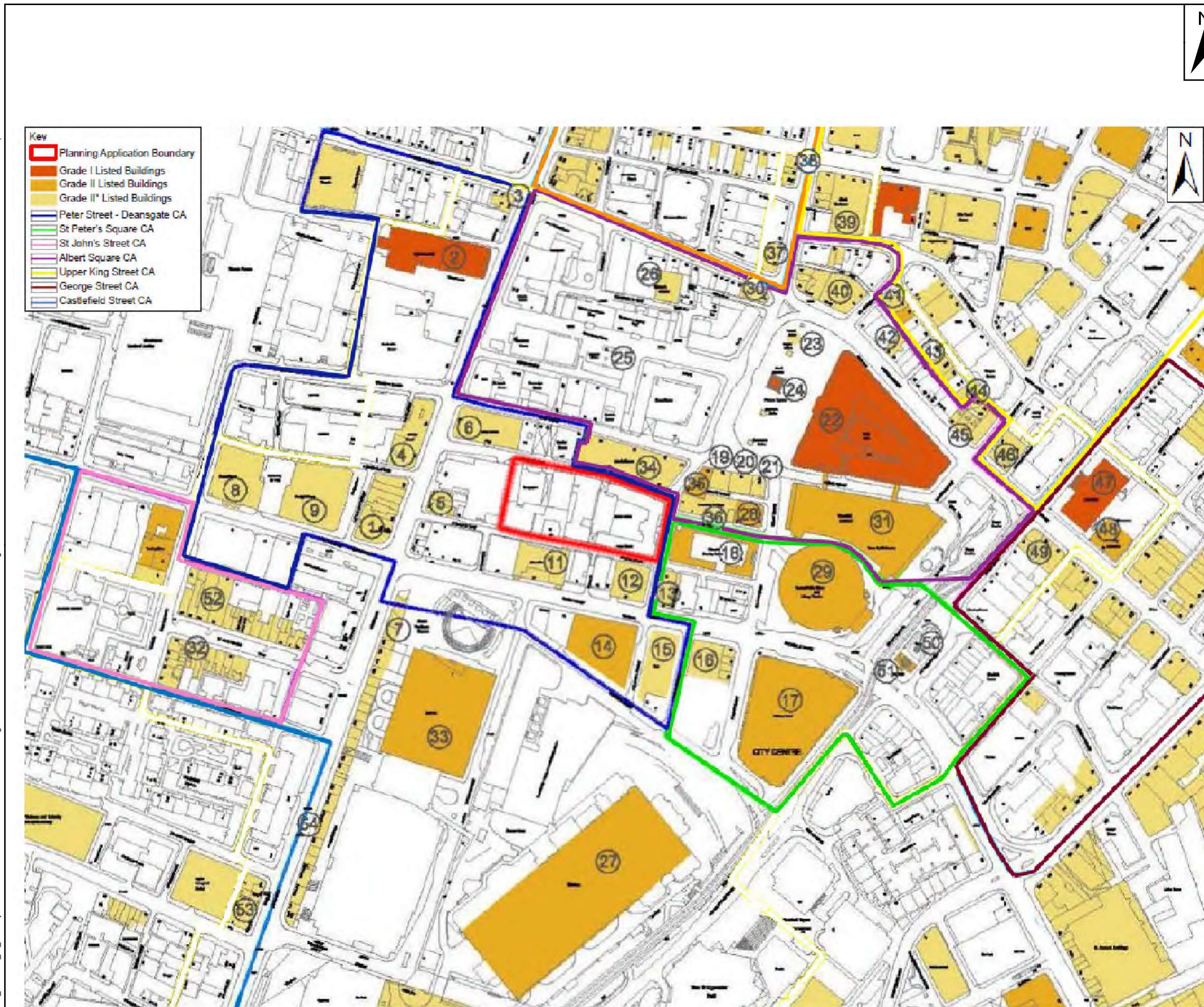
Date: 24/11/2017

Scale: 600 @ A3

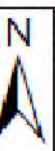
Drawn: GH

Checked: SN

Approved: AR



Key



Client:

Jackson's Row Developments
Ltd

Project:

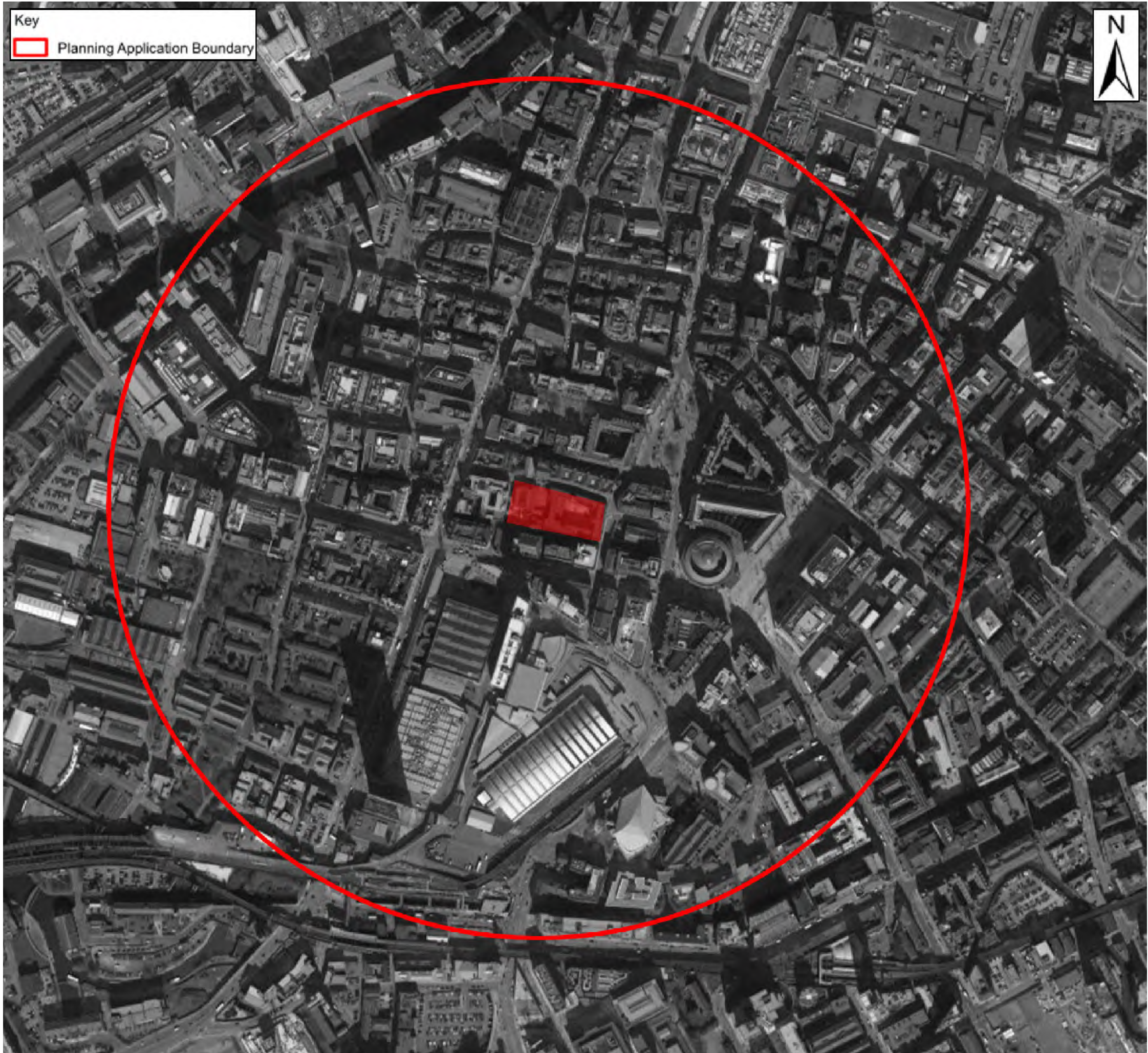
St Michael's

Title:

Conservation Areas and Listed Buildings

Drawing No: Figure 9.1
Date: 24/11/2017

Drawn: GH
Checked: SN
Approved: AR



Key
□ Planning Application Boundary



Key
□ Planning Application Boundary

0 0.25 0.5 0.75 km

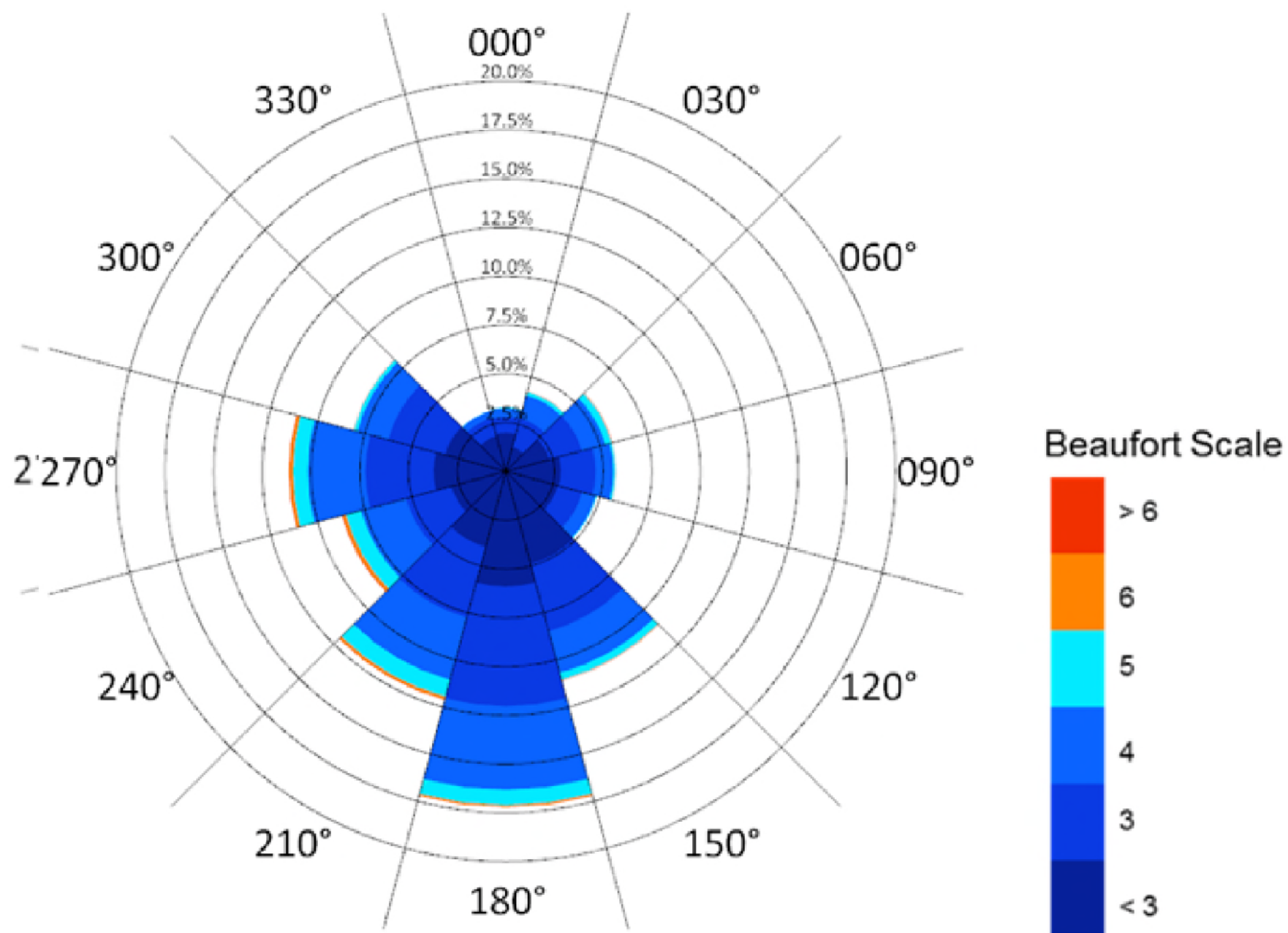


Client:
Jackson's Row Development Ltd

Project:
St Michael's

Title
Extent of the 3D Model for Wind Analysis

Drawing No:	Figure 10.1	Drawn:	GH
Date:	24/11/2017	Checked:	SN
Scale:	NOT TO SCALE	Approved:	AR



Key

0 0.25 0.5 0.75 km

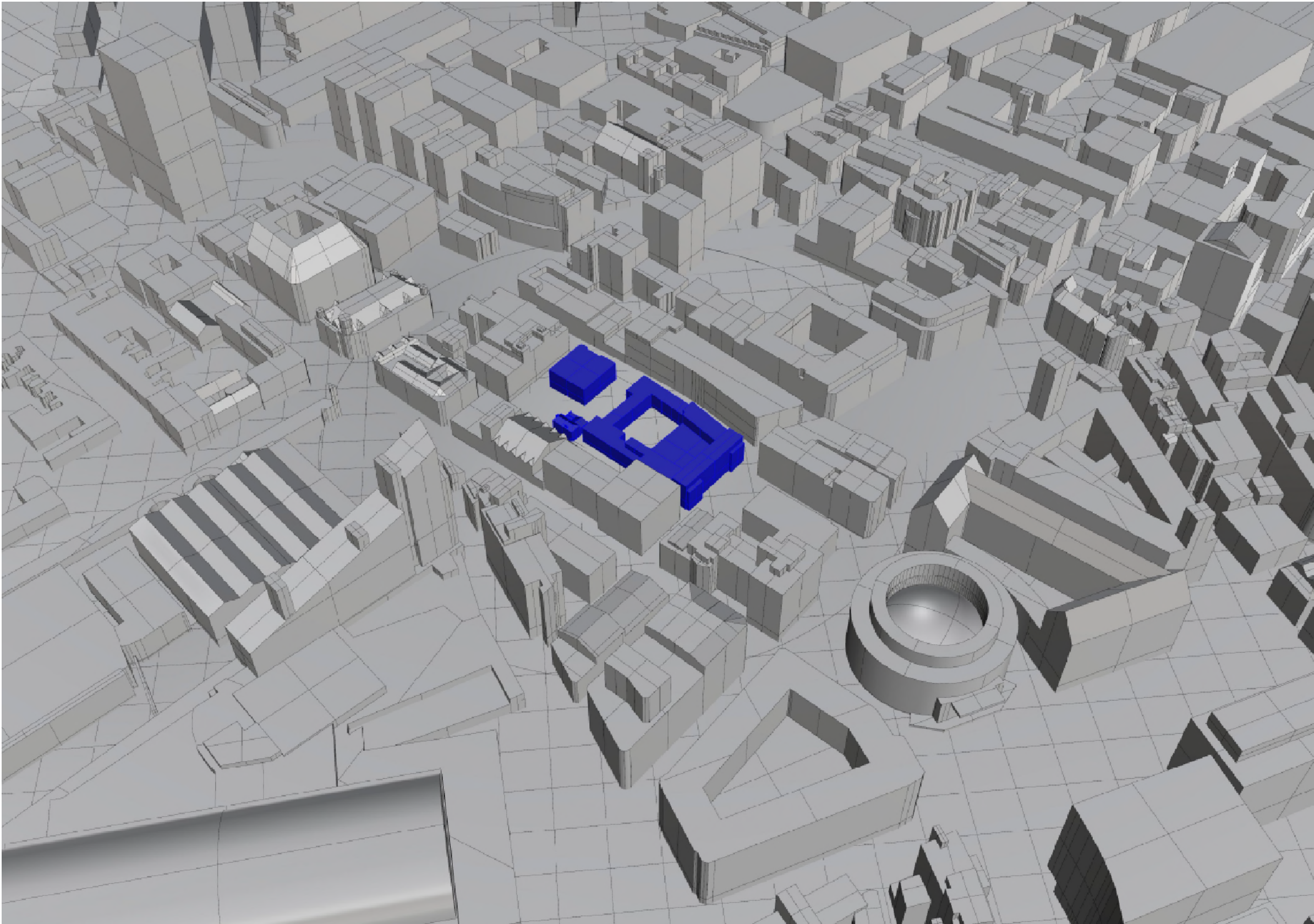


Client:
Jackson's Row Development Ltd

Project:
St Michael's

Title:
Wind Rose for the Met Station

Drawing No:	Figure 10.2	Drawn:	GH
Date:	24/11/2017	Checked:	SN
Scale:	NOT TO SCALE	Approved:	AR



Key



Client:

Jackson's Row Development Ltd

Project:

St Michael's

Title

Model of the 'Baseline Scenario' Showing
the Existing Buildings on the Site

Drawing No: Figure 10.3

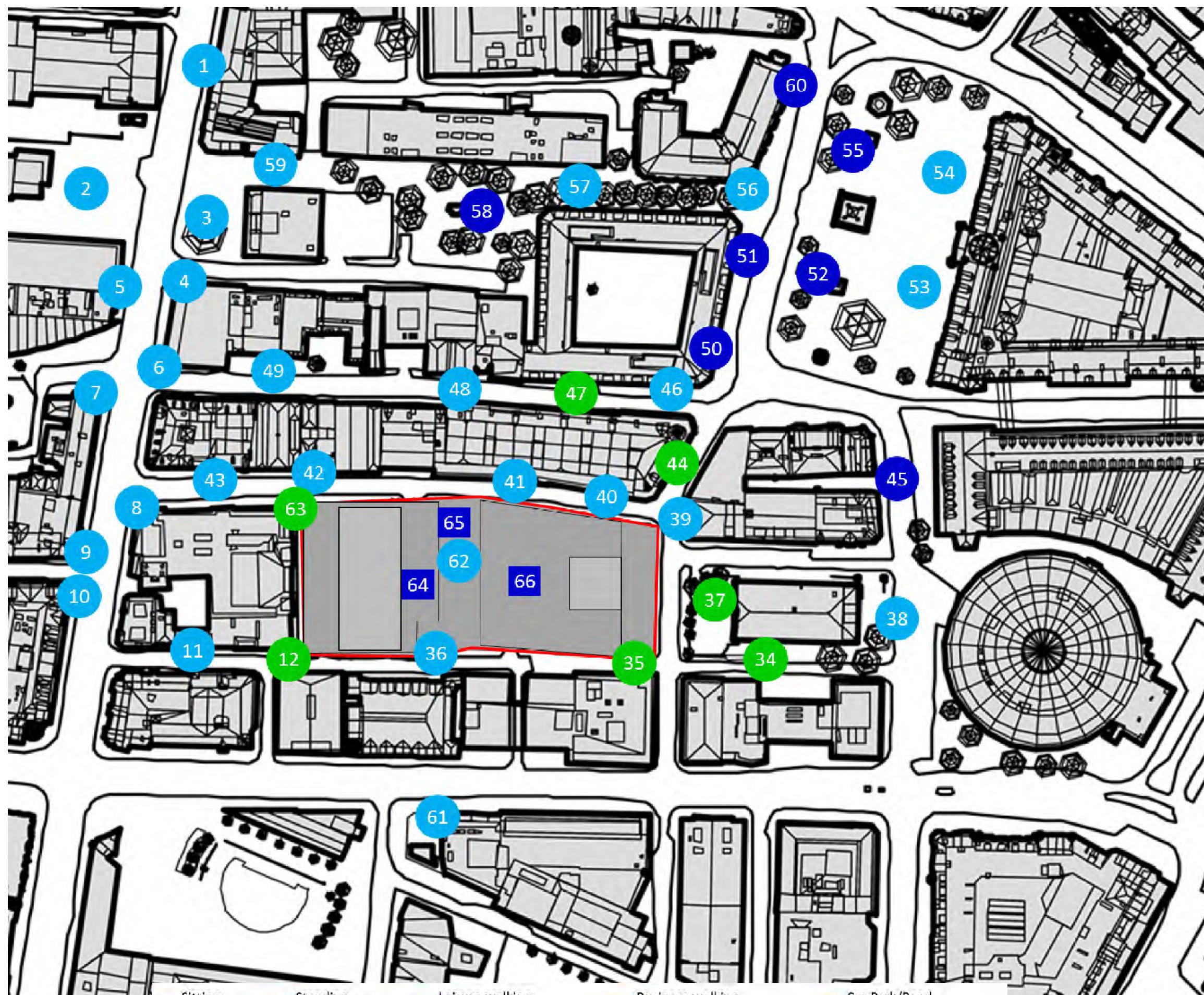
Drawn: GH

Date: 24/11/2017

Checked: SN

Scale: NOT TO SCALE

Approved: AR



Key

Planning Application Boundary

0 0.25 0.5 0.75 km

wsp

Client:

Jackson's Row Development Ltd

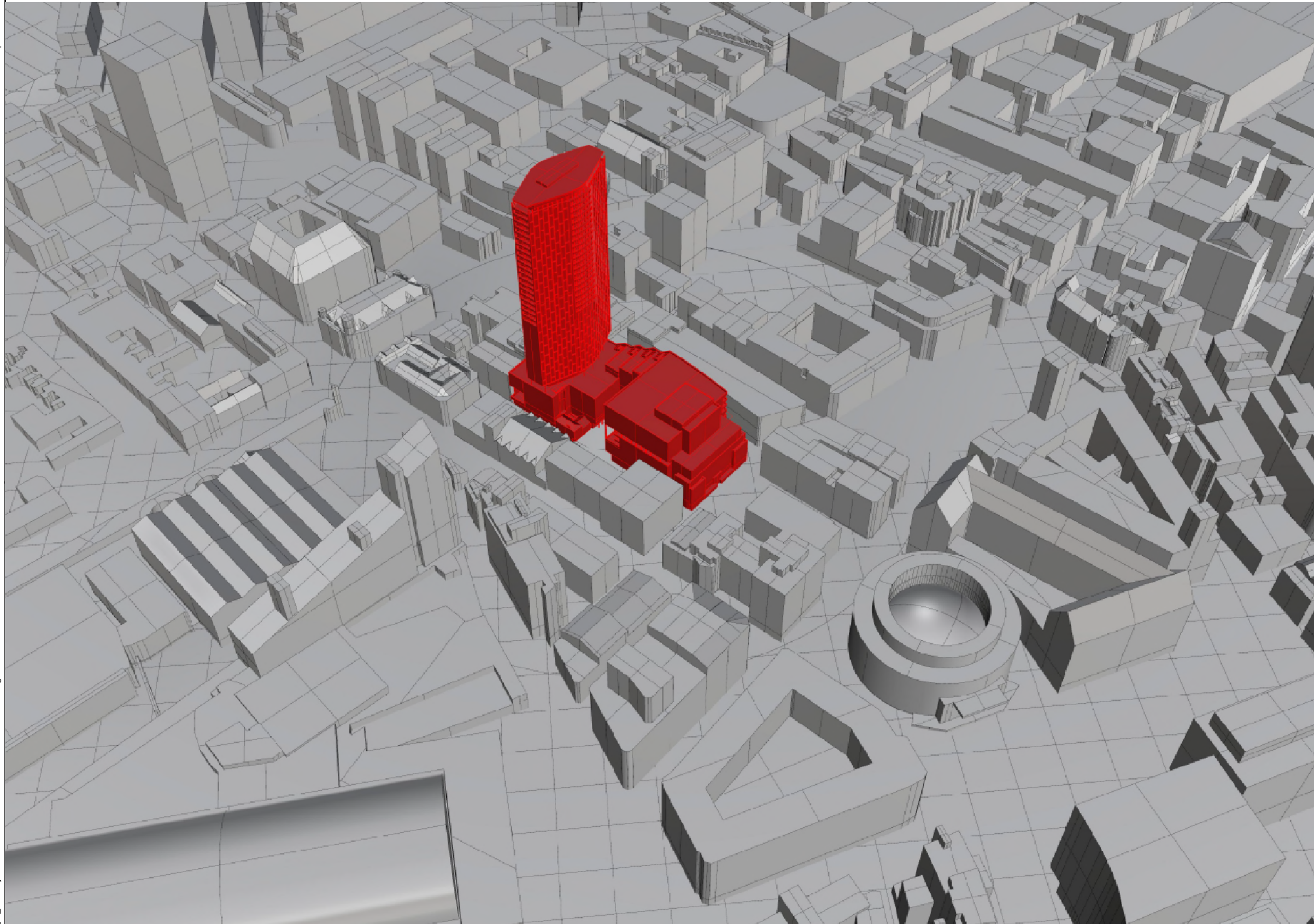
Project:

St Michael's

Title:

Sensitive Receptors

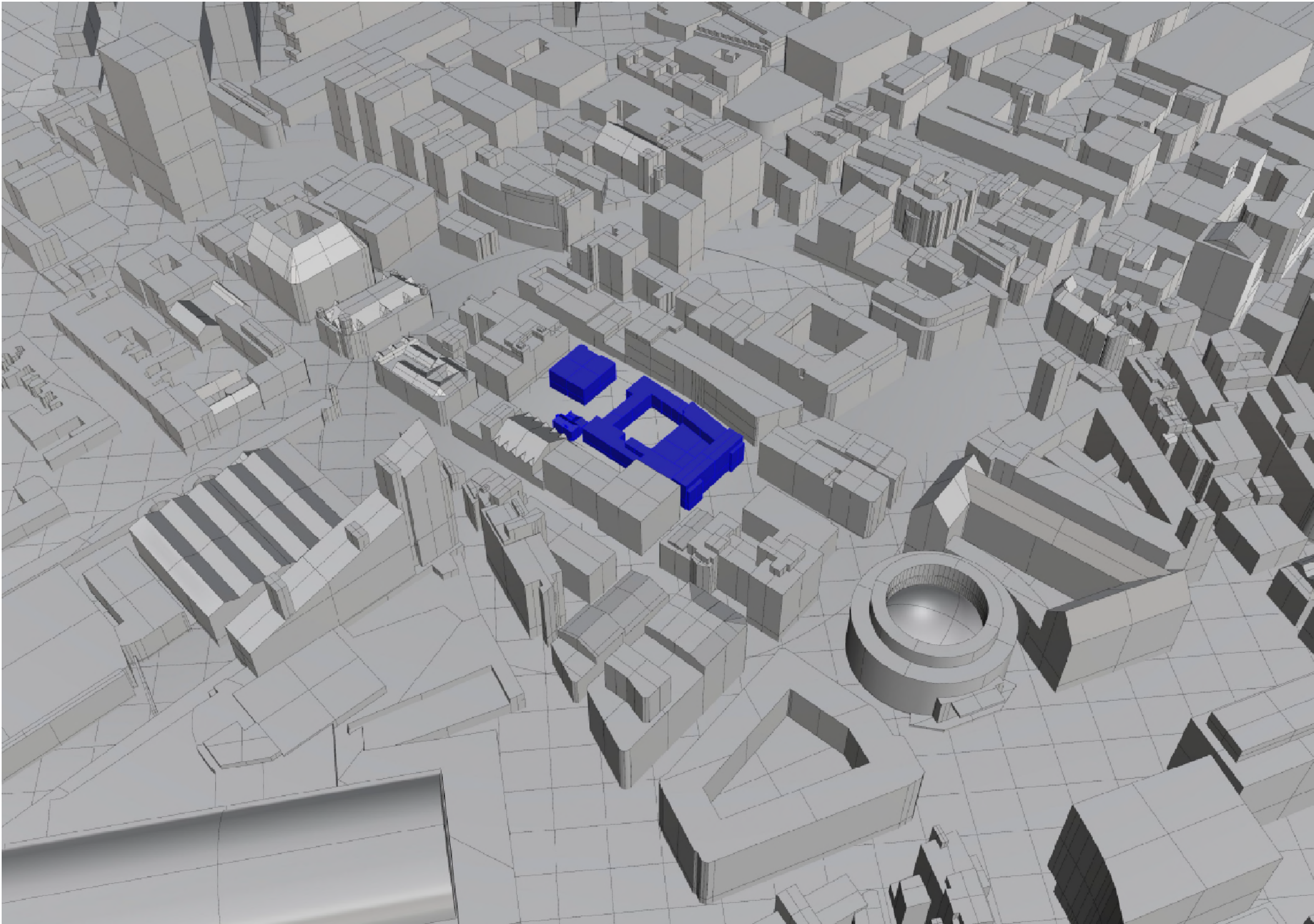
Drawing No:	Figure 10.4	Drawn:	GH
Date:	24/11/2017	Checked:	SN
Scale:	NOT TO SCALE	Approved:	AR



Key



Client:		Jackson's Row Development Ltd	
Project:		St Michael's	
Title		Model of the 'Proposed Scenario' Showing the Proposed Scheme	
Drawing No:	Figure 10.5	Drawn:	GH
Date:	24/11/2017	Checked:	SN
Scale:	NOT TO SCALE	Approved:	AR



Key



Client:	Jackson's Row Development Ltd
Project:	St Michael's
Title	View of the Baseline Model

Drawing No:	Figure 11.1	Drawn:	GH
Date:	24/11/2017	Checked:	SN
Scale:	NOT TO SCALE	Approved:	AR



Key

00.250.50.75 km

Client:

Jackson's Row Development Ltd

Project:

St Michael's

Title

View of the Baseline Model with Sensitive Receptors

Drawing No:

Figure 11.2

Date:

24/11/2017

Scale:

NOT TO SCALE

Drawn:

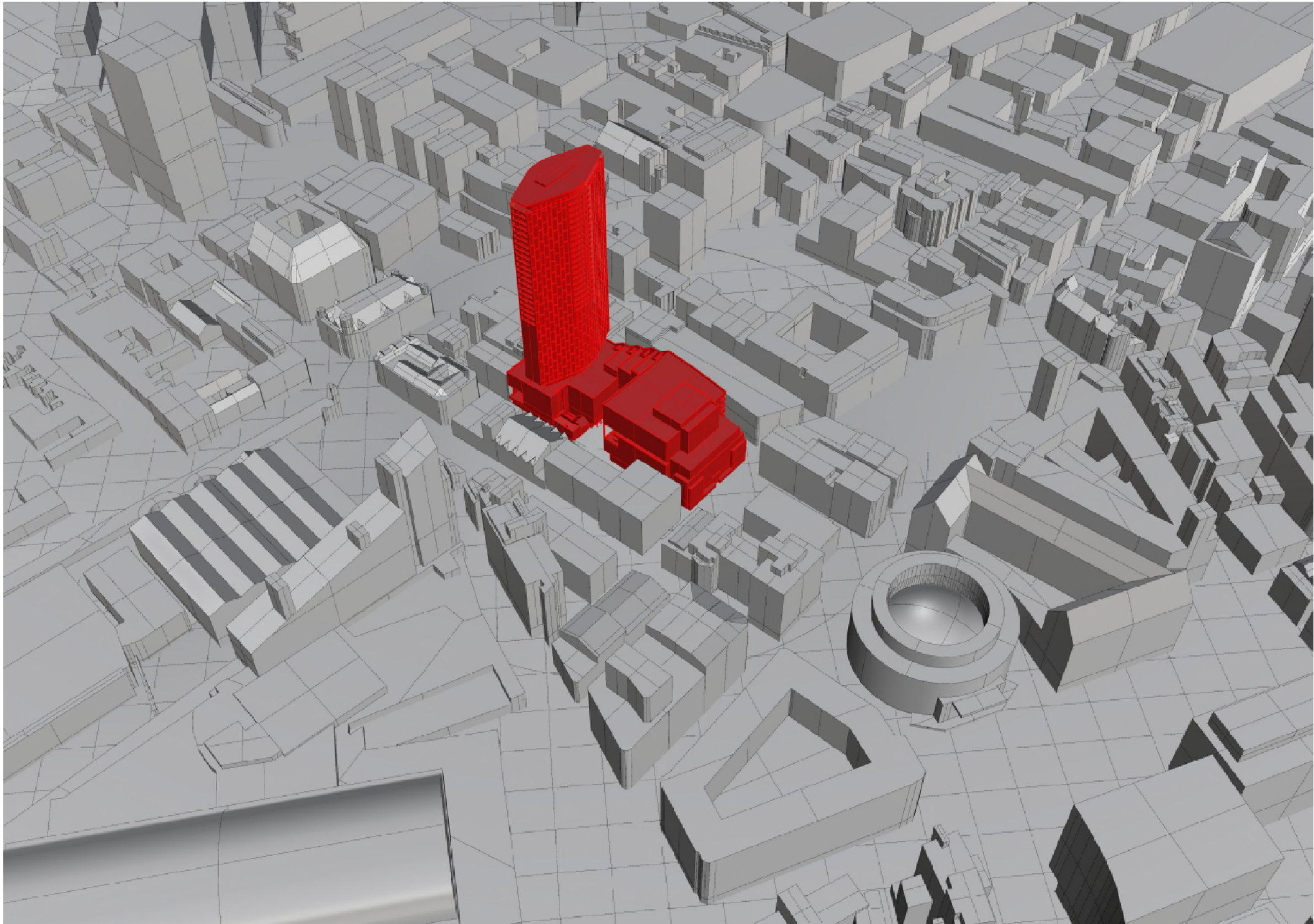
GH

Checked:

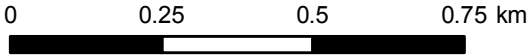
SN

Approved:

AR



Key



Client:	Jackson's Row Development Ltd
Project:	St Michael's
Title	View of the Proposed Model

Drawing No:	Figure 11.3	Drawn:	GH
Date:	24/11/2017	Checked:	SN
Scale:	NOT TO SCALE	Approved:	AR



Key

- Planning Application Boundary
- Open Spaces Assessed for Overshadowing Within the Proposed Development

1: Amenity Space at the J. Rylands Library
2: Lincoln Square
3: Albert Square
4: Great Northern Square

20 10 0 20 40 60 80 Meters

wsp

Client:

Jackson's Row Developments Ltd

Project:

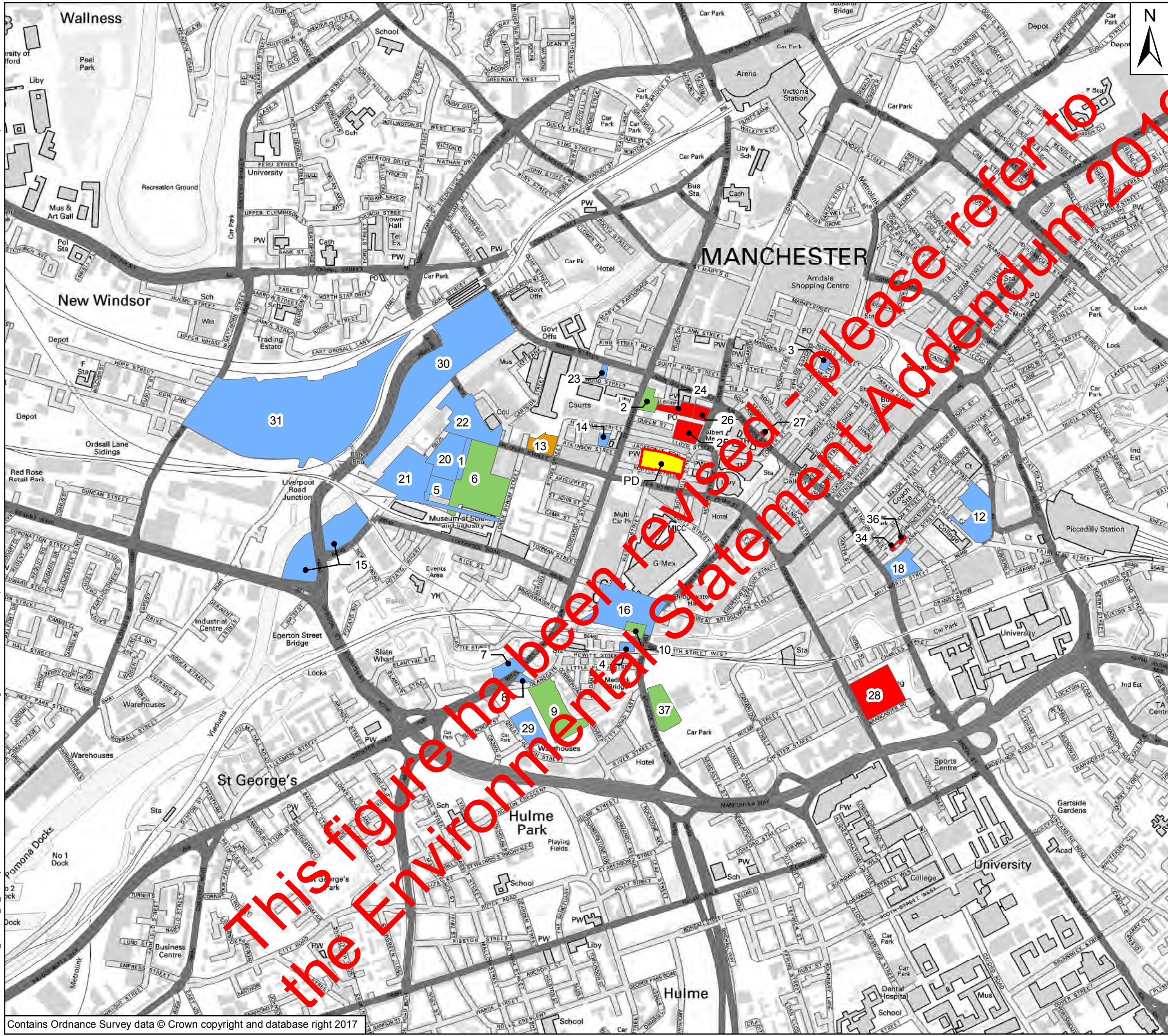
St Michael's

Title

Open Spaces Assessed for Overshadowing within the Proposed Scheme

Drawing No:	Figure 11.4	Drawn:	GH
Date:	24/11/2017	Checked:	SN
Scale:	2,000 @ A3	Approved:	AR

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Key

Planning Application Boundary

Scenario

- CD
- FB
- PD
- X
- Z

0 100 200 300 400 500m

Client:

Jackson's Row Developments Ltd

Project:

St Michael's

Title:

Committed Developments

Drawing No: Figure 13.1

Date: 24/11/2017

Scale: 10,000 @ A3

Drawn: GH

Checked: SN

Approved: AR