



SECTION 73

ENVIRONMENTAL STATEMENT
ADDENDUM 2021

SEPTEMBER 2021

Approach to Environmental Statement 2021

Given that the original application was subject to an EIA, it is accepted that the Section 73 application comprises EIA development. The National Planning Policy Guidance (NPPG), at paragraph 16 (ID: 17a-016-20140306) advises the following in respect of environmental information relating to an application under Section 73:

"Where an Environmental Impact Assessment was carried out on the original application, the planning authority will need to consider if further information needs to be added to the original Environmental Statement to satisfy the requirements of the Regulations. Whether changes to the original Environmental Statement are required or not, an Environmental Statement must be submitted with a section 73 application for development which the local planning authority considers to be Environmental Impact Assessment development."

The original application (approved in 2018) was supported by a full Environmental Statement (ES), which was revised during the course of the application's consideration to account for scheme changes (WSP, reference: 70010278, November 2017). The full ES was updated with an Addendum in 2019 for the subsequent Section 73 application (WSP, reference 70061860-ESA001, November 2019). The subsequent non-material amendment application did not require an update to the ES given that the changes related only to condition wording, and by nature of the fact the changes were non-material, they did not affect the environmental impact assessment.

In assessing whether changes to the ES are required with the current Section 73 application, the Regulations in conjunction with Guidance published in National Planning Policy Guidance (NPPG) have been carefully followed. Given the minor nature of the scheme changes proposed, it is considered that these will not lead to significant environmental effects in themselves, nor will they change the original impact assessment and its conclusions. Further, the relevant baseline, policy and cumulative development context has not changed since the 2019 ES, such that it would not significantly affect the previous impact assessment. A formal screening request has been made to Manchester City Council on this basis and their formal response is awaited. The screening letter is attached to this document.

On the basis that an update to the ES is not required, the ES submitted in 2019 has been resubmitted in full with this application. This comprised an addendum to the 2017 ES.

The ES comprises:

Addendum Environmental Statement Volume 1 (2019)

Environmental Statement Volume 1 (2017) - Main Text, which comprises:-

- o Chapter 1 – Introduction
- o Chapter 2 – Description of the Site and Surrounding Area
- o Chapter 3 – Description of the Proposed Development
- o Chapter 4 – Consideration of Alternatives
- o Chapter 5 – Approach to EIA
- o Chapter 6 - Noise and Vibration
- o Chapter 7 – Socio Economics
- o Chapter 8 - Townscape and Visual, prepared by Planit IE
- o Chapter 9 - Built Heritage, prepared Stephen Levrant Heritage Architecture
- o Chapter 10 - Wind
- o Chapter 11 - Daylight, Sunlight and Overshadowing
- o Chapter 12 – Archaeology
- o Chapter 13 - Cumulative Effects
- o Chapter 14 – Summary of Environmental Commitments

Environmental Statement Volume 2 (2017) – Appendices, comprising;

- o Appendix 2.1: Phase 1 Preliminary Geo-environmental Risk Assessment
- o Appendix 2.2: Biodiversity Assessment (including bat surveys)
- o Appendix 2.3: Preliminary Geotechnical and Environmental Assessment
- o Appendix 2.4: Air Quality Report
- o Appendix 5.1: EIA Scoping Report
- o Appendix 5.2: EIA Scoping Update Note
- o Appendix 6.1: Acoustic Terminology
- o Appendix 6.2: Noise and Vibration Guidance
- o Appendix 6.3: Construction and Operational Assessments
- o Appendix 6.4: Noise Survey Data
- o Appendix 7.1: Socio-Economic glossary
- o Appendix 8.1 :Townscape Baseline and Effects
- o Appendix 8.2 :TVIA Baseline and Effects
- o Appendix 8.3 : Kinetic view tracks
- o Appendix 8.4 : TVIA Figures
- o Appendix 8.5 :Views
- o Appendix 10.1: Site terrain Adjustment
- o Appendix 10.2: Contour Plots for Individual Wind directions
- o Appendix 10.3: Contour Plots
- o Appendix 10.4: CFD Technical Assumptions
- o Appendix 11.1: External Daylight and Sunlight Receptors
- o Appendix 11.2: Detailed External Daylight and Sunlight Results
- o Appendix 11.3: Detailed internal daylight & sunlight results
- o Appendix 11.4: Internal Overshadowing Results
- o Appendix 11.5: Glossary
- o Appendix 11.6: External Overshadowing Analysis
- o Appendix 12.1: Archaeological Desk Based Assessment
- o Appendix 12.2: WSI

Environmental Statement Volume 3 Non-Technical Summary (2019)

Environmental Statement Volume 4 Technical Summary (2019)

2nd September 2021

FAO Mr D Brettell
Manchester City Council,
Planning Department,
PO Box 532,
Town Hall,
Albert Square,
Manchester,
M60 2LA

Dear David,

REQUEST FOR A SCREENING OPINION IN RELATION TO AN APPLICATION UNDER SECTION 73 OF THE TOWN AND COUNTRY PLANNING ACT (1990) (AS AMENDED) TOWN AND COUNTRY PLANNING (ENVIRONMENTAL IMPACT ASSESSMENT) REGULATIONS 2011 ST MICHAEL'S, MANCHESTER

Zerum has been instructed by Jackson's Row Developments Ltd to seek a formal Environmental Impact Assessment (EIA) Screening Opinion for proposed changes to the approved development, known as St Michael's.

The consented development is described as:

"Partial demolition of existing buildings. Development up to 171.6m AOD comprising residential (Use Class C3), offices (Use Class B1), hotels (Use Class C1), place of worship (Use Class D1) and leisure/food and drink uses (Classes A1, A3, A4, A5 and D2). Creation of public spaces and new public realm, provision of basement car parking, highway alterations, landscaping and associated works."

The development was initially approved on 20th June 2018 (reference: 114664/FO/2016). It was subsequently amended under Section 73 on 26th June 2020 (reference: 125549/JO/2019) and under Section 96a on 1st December 2020 (reference: 125549/JO/2019).

The original application was supported by a full Environmental Statement (ES), which was revised during the course of the application's consideration to account for scheme changes (WSP, reference: 70010278, November 2017). The full ES was updated with an Addendum in 2019 for the subsequent Section 73 application (WSP, reference 70061860-ESA001, November 2019). The non-material amendment application did not require an update to the ES given that the changes related only to condition wording and by nature of the fact the changes were non-material, they did not affect the environmental impact assessment.

Following discharge of the relevant pre-commencement conditions, works to implement the development were undertaken in April 2021 and completed on 12th of that month. The works comprised the demolition of the kitchen of the Sir Ralph Abercomby and making good remaining external walls. These works represented Phase 1 of the development. The lawful implementation

of the consent was confirmed in a Lawful Development Certificate issued by Manchester City Council on 21st May 2021.

Further changes to the approved scheme are now sought by way of a section 73 application. The main changes are:-

- Changing the project phasing to allow Block B (offices) and the former police station to form Phase 2, with Block A (hotel, residential and synagogue) forming Phase 3;
- Reduction in size of Basement -2 level, reduction of car parking from 103 to 54 spaces numbers and increasing cycle parking from 320 to 400 spaces;
- The use of the former Police Station is proposed to change from boutique hotel use to offices and will integrate into the new build offices (the current approval allows for c. 160,000 sq. ft of offices, the Police Station will provide an additional c. 23,000 sq. ft);
- Change to the rooftop extension to the former Police station to remove the plant from the roof of this area, adjust the height and reconfigure the proposed extension internally to align the floors with the new build office behind (the previous maximum height to the top of the plant screen was 65.03m AOD, the new maximum height of the rooftop extension will be 64.65m AOD) (0.38m decrease), use the roof of this extension as additional office terrace space;
- Reconfiguration of office core in response to the integration of former police station;
- Improved sustainability ratings for the proposed offices and removal of proposed plant from the former Police Station roof has required an increased size of plant deck on top of the offices. The footprint of the plant deck is proposed to extend 4m to the north and south, the height is also proposed to increase by 1.87m, the deck will be increasingly enclosed beneath to accommodate the leisure use;
- The glass balustrade around the publicly accessible rooftop terrace will be increased from 1.5m to 3m to improve comfort on the terrace and increase safety;
- Internal reconfiguration and alterations to align floorplates from the new build office into the retained former police station building; and
- Change to the access arrangements to the retained police station building at ground floor to create a lobby and allow a through connection to the offices.

It is therefore necessary to review the previous ES in the context of the proposed scheme changes to ascertain whether any materially new or different significant environmental effects will arise as a result of the changes and whether any further environmental information needs to be provided in order to update the previous ES. This Statement of EIA Conformity presents the findings of this review and requests a screening direction from the LPA under Regulation 5(3) of the EIA Regulations. This Statement of EIA Conformity should be read in conjunction with the original November 2017 ES and the November 2019 Addendum. This screening opinion request is made in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 ('the Regulations').

Transitional Arrangements

The updated 2014 EU EIA Directive was transposed into English law on 16th May 2017 with the Town and Country (Environmental Impact Assessment) Regulations 2017. Under transitional provisions in regulation 76(2) of the 2017 Regulations, *'the 2011 Regulations continue to apply where before the commencement of these regulations... an applicant, appellant or qualifying body, as the case may be, has submitted an environmental statement or requested a scoping opinion'*.

Although a Scoping Opinion was not issued in response to the EIA Scoping Report (February, 2016), an Environmental Statement was submitted early 2017 prior to the commencement of the 2017 Regulations.

Therefore, the transitional arrangements apply to this screening request regarding potential changes to the existing ES, i.e. it has been prepared in accordance with the 2011 Regulations.

EIA Assessment

In assessing whether changes to the ES are required, we have carefully followed the Regulations in conjunction with Guidance published in National Planning Policy Guidance (NPPG). The Guidance identifies Schedule 1 projects, for which EIA is required in every case, and Schedule 2 projects, for which EIA is required only if the particular project in question is judged to give rise to **significant environmental effects** (our emphasis). The more environmentally sensitive the location, the more likely it is that the effects of development will be significant and that EIA will be required.

The development is consistent with development type 10(b) 'Urban Infrastructure Projects' within Schedule 2. Therefore an assessment must be made as to whether the development will give rise to significant environmental effects.

Description of the Site

The 0.95 hectare Site is located within Manchester City Centre on Jackson's Row. The Site is bound by Southmill Street to the east, Jackson's Row to the north and Bootle Street to the South which provides both vehicular and pedestrian access. The location of the Site is illustrated in the location plan attached to this letter. The National Grid Reference for the approximate centre of the Site is SJ 83663 98054.

The Site is currently occupied by the old Greater Manchester Police station (which is no longer in use), the Sir Ralph Abercromby Inn, the Manchester Reform Synagogue and car parking facilities. The City Police headquarters were officially opened in July 1937, and closed fully in 2014. The Sir Ralph Abercromby public house is thought to have been constructed during the early part of the 19th century, and has been used by the local public ever since. The Jackson's Row Reform Synagogue was opened in November 1953 and is currently still in use.

The Site is located within an urban setting and is surrounded entirely by buildings which are being used either as office space or bar / restaurants. The topography is such that there is around a 4m fall across the Site as Jackson's Row heads to the west towards Deansgate.

There are no statutory designated ecological sites within or immediately bordering the Site. There is one Special Area of Conservation (SAC) within 10km of the Proposed Development, which is the Rochdale Canal SAC located approximately 6.1km to the northeast of the Site. Three Sites of Special Scientific Interest (SSSI) are located within 10km of the Proposed Development. These include the Rochdale Canal SSSI; the Hollinwood Branch Canal SSSI located 7.5km to the northeast, and the Huddersfield Narrow Canal SSSI located 10km to the east. There are also a number of Local Nature Reserves (LNR) and Registered Parks and Gardens within 10km of the Site. There are three Sites of Biological Importance (SBI) within 2km of the Site; the River Irwell SBI is located approximately 1.3km northwest of the Site; the Ashton Canal SBI is located approximately 1.2km east of the Site; and the Rochdale Canal, Stott's Lane – Duchie Street Basin SBI is located approximately 1.4km northeast of the Proposed Development.

The Site is dominated by man-made habitats such as buildings and hardstanding. There are limited areas of semi-natural habitat present including ornamental shrubs and scattered trees. Such

habitats are considered to be common within the local context and unlikely to be of significant value for any protected or notable species. Breeding birds and bats have the potential to be present on Site.

The Site is located within the Urban Mersey Basin Natural Area. The Site is not located within a Greenbelt area. There are no Local Nature Reserves, Country Parks or National Parks located within 2km of the Proposed Development.

The Site lies within Deansgate Conservation Area, and contains no designated assets of cultural heritage value, the Site is immediately bordered by a number of Grade II Listed Buildings: Lloyds House is located to the north, Elliott House to the northwest, Onward Buildings to the west, Albert Memorial and Harvester House to the south, Lancashire House to the southeast, Friends Meeting House to the east, and 1-5 Central Street, Albert Chambers and Memorial Hall to the northeast. In summary, within a 2km radius of the Proposed Development, there are 13 Grade I Listed Buildings, and 577 Grade II Listed Buildings. There are also two scheduled monuments within 2km. The Hanging Bridge immediately south of Manchester Cathedral is located approximately 690m northeast of the Site, and remains of eastern wall of the Roman fort are located approximately 548m southwest.

Publicly available data from the British Geological Society indicates that the underlying superficial deposits comprise Glacial Till across the entirety of the Site with the underlying solid geology comprising the Chester Pebble Beds Formation (Sandstone).

The Site is not located within any Nitrate Vulnerable Zones or groundwater protection zones. The underlying bedrock geology and superficial deposits are classified as a Principal Aquifer and a Secondary A Aquifer respectively. The Site is within an urban area, so the groundwater vulnerability is designated as being high by the Environment Agency.

There are no water abstraction licenses within or within close proximity to the Site. The Site is not located within surface water safeguard zones. There is one historic landfill (Wilburn Street) located approximately 950m southwest of the Site. There are no active landfills within 1km of the Site. Furthermore, there have been no recorded instances of pollution within close proximity to the Site.

According to the Environment Agency website, the Site is located within Flood Risk Zone 1 which indicates there is less than a 0.1 per cent (1 in 1000) chance of flooding occurring each year. The nearest area of Flood Zone 2 is approximately 500m to the northeast and the nearest area of Flood Zone 3 is approximately 420m to the northeast. According to the Environment Agency website, there are no main surface watercourses within the Site or the immediate surrounding area. The Rochdale Canal and Rivers Irwell are located approximately 0.44 km south, 0.49 km northwest from the Site boundary respectively.

There are a number of local bus stops and services, the closest stop being on Peter Street. Manchester runs a free Metroshuttle bus service, with all three routes stopping within 120m of the Site. These routes allow connection to Deansgate, Piccadilly Train Station and Castlefield, and connection to private bus routes which run throughout Greater Manchester. The nearest railway station, Deansgate Station, is approximately 400m south of the Site.

The Site and surrounding area lies within the Greater Manchester Air Quality Management Area (AQMA), which covers large areas of Manchester City Council.

Review of EIA Effects and Potential for Change

The following table considers whether the baseline position for each ES topic has changed or whether the proposed scheme changes will lead to new or different effects resulting from the proposed changes to the development which will form part of the forthcoming Section 73 application, as described above. It should be read with reference to the November 2017 ES and the November 2019 Addendum.

ES Topic	Review of Likelihood of Significant Effects, baseline and scheme changes
Demolition & Construction	The proposed phasing of the development has changed such that instead of the synagogue being demolished first and the new build development commencing with the tower and progressing towards Southmill Street, the first major phase of development will see the former police station and Block B developed first and the tower last. It is likely that the entire development will be constructed at the same time despite commencing in a different sequence. It is not expected that this change will lead to significantly different effects however, nor will the change in the construction period from June 2018 – December 2021 to January 2022 – June 2025.
Noise & Vibration	- The baseline conditions are not considered to have significantly altered given that the site is located within the heart of the city centre and there have been no significant changes in the context of the site in terms of land uses. The main sources of noise recorded in the baseline surveys were road traffic, fixed plant and entertainment. - There may be some reduction in effects in relation to construction noise and vibration given that less excavation is required as a result of the reduced basement -2 level footprint. - Operationally, the scheme changes will not significantly alter the noise generated by the development. Sources of noise previously assessed from the development were from fixed plant, entertainment noise, and noise from the public square and amenity areas. The change from boutique hotel to offices, nor any of the other scheme changes proposed, will not significantly alter these effects nor generate new significant effects.
Socio-Economic	- The baseline considered the population, deprivation, employment and economy, land uses and urban character, connectivity and future baseline. Insofar as the baseline relates to the proposed development, it is not considered to have significantly changed. - Despite the pandemic, the office market in Manchester remains strong. - The construction costs for the development have increased to £160mn and therefore all positive effects relating to construction jobs will increase. - The increase in office floor area (approx. 2,085 sq.m NIA) will provide additional Grade A office space in the city centre to accommodate a net increase of 145 jobs, after subtracting the estimated reduction of 29 FTE jobs from the boutique hotel.
Townscape and Visual Impact	- There have been no major changes to the immediate surrounding townscape or the key views assessed close to the site. - While there have been changes in some of the longer range views, these mainly relate to schemes previously considered in the cumulative assessment which have now been, or are being, constructed. Such changes were therefore considered previously and did not change the effects arising from the development. - The proposed massing changes will not significantly alter the appearance of the scheme. - The change to the proposed façade behind the retained police station building, which is considered a positive change, and minor changes to the massing to the former police station extension and rooftop of the proposed offices will alter views from the Friends Meeting House (21), Library Walk (22), and Albert Square (27) but not significantly so in townscape or visual

	impact terms. Revised visuals will be provided with the forthcoming planning application.
Built Heritage	- There have been no major changes in the baseline with no new designated assets or relevant changes to existing ones. - The proposed massing changes to the scheme will not significantly alter the appearance of the scheme. - The change to the proposed façade behind the retained police station building, which is considered a positive change, and minor changes to the massing to the former police station extension and rooftop of the proposed offices, will alter views containing designated heritage assets from the Friends Meeting House (21), Library Walk (22), and Albert Square (27) but these will not change the effects in relation to these assets. Revised visuals will be provided with the forthcoming planning application.
Wind	- There have been no significant changes to the baseline conditions which would affect the wind environment near to the site. - No significant massing changes are proposed and therefore there will be no change to the wind assessment previously prepared.
Sunlight/ Daylight	- There have been no significant changes to the baseline which would affect the sunlight/ daylight environment near to the site. - The proposed massing changes to the scheme are minor and will not significantly affect the previous sunlight/ daylight assessment and there will therefore be no change to the assessment of effects.
Archaeology	- There have been no changes to the baseline position previously considered. - The reduced footprint of basement level -02 will reduce the amount of excavation required. Notwithstanding this, the effects previously identified will not change as a result of the proposed scheme changes since most archaeology would be likely to be near to the surface.
Cumulative	A review of recent planning consents around the site has confirmed that there are no new developments which would alter the impacts identified in the original EIA.

In terms of topics previously scoped out, these were:

- Agriculture
- Transport & Access
- Flooding, hydrology & water resources
- Ground conditions, hydrogeology and contamination
- Artificial light
- Solar glare
- Air quality
- Biodiversity
- Waste

It is not considered that the proposed scheme changes would lead to potential significant effects in respect of these topics, such that they would still not warrant inclusion within a revised ES. As with the original and amended applications, the forthcoming application will be supported by relevant free-standing reports and assessments relating to these matters, which will be updated as necessary.

In summary, this screening opinion request has reviewed the previous EIA (as updated) and assessed the proposed changes to the scheme to consider whether an updated ES is required to support the proposed Section 73 application. It has further considered whether there are other changes in context which would similarly require the ES to be updated. **In conclusion of this assessment, it is considered that an updated ES is not required.**

In light of the aforementioned information we respectfully request the Council's formal confirmation of its determination on this matter, in the form of a Screening Opinion, within the statutory 21 days. Should you wish any further information to aid you in your decision please do not hesitate to contact me. I look forward to hearing from you in due course.

Yours sincerely,



Diane Ellis
Associate Director

Enc – Site location plan