



EIA Scoping Report
Proposed Residential-led Development
Renaissance Hotel Site, Manchester

June 2021

Contents

1.	Introduction	1
2.	Site Context	4
3.	Description of Development	7
4.	EIA Approach.....	8
5.	Alternatives	20
6.	Townscape and Visual	21
7.	Heritage	40
8.	Wind Microclimate	50
9.	Socioeconomics	55
10.	Human Health.....	60
11.	Climate Change.....	70
12.	Non – Significant Issues	80
13.	Structure of the Environmental Statement.....	84
14.	Summary and Conclusions	86

Appendices

Appendix I	Site Location Plan
Appendix II	LVIA Figures
Appendix III	Heritage Asset Plan

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For and on behalf of Avison Young

1. Introduction

- 1.1 Deansgate SOF Alliance ResidentialCo Limited (hereafter referred to as the 'Applicant') is seeking to obtain planning permission for a residential-led development on land to the west of Deansgate, Manchester (hereafter referred to as the 'site').
- 1.2 Avison Young has been instructed by the Applicant to submit an Environmental Impact Assessment (EIA) Scoping Request in respect of the above site to formally determine the scope of the EIA under the provisions of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (hereafter referred to as the 'EIA Regulations').
- 1.3 The site is located within the administrative authority of Manchester City Council (MCC) in the ward of Deansgate.
- 1.4 The Applicant is in the process of undertaking a range of environmental surveys and technical assessments across the site to inform the design evolution of the proposed development. The information obtained to date has been used to inform the scope of the EIA as set out in this Scoping Report.

Requirement for Environmental Impact Assessment

- 1.5 The EIA Regulations require that for certain planning applications, an EIA must be undertaken. Schedule 1 of the EIA Regulations lists developments that always require EIA and Schedule 2 of the EIA Regulations list developments that may require EIA if it is considered that they could give rise to significant environmental impacts.
- 1.6 Regulation 6 of the EIA Regulations makes provision for a developer to request a 'Screening Opinion' from the Local Planning Authority (LPA) to ascertain whether an EIA is required if a development is classed as a Schedule 2 development. This decision is based on the likelihood of significant environmental effects arising in relation to the development proposals. It has been assumed for the purposes of the application that a statutory EIA will be required and therefore the Applicant will be undertaking an EIA in respect of the proposals without seeking a Screening Opinion from the Local Authority. It is accepted that the development falls within Schedule 2 (10b) 'Urban Development Projects' for the purposes of the EIA Regulations.

EIA Scoping

- 1.7 Under Regulation 15 of the 2017 EIA Regulations, a person who is minded to make an EIA application may ask the relevant planning authority to state in writing their opinion as to the information to be provided and subsequently reported in an Environmental Statement (ES) (a 'Scoping Report'). The scoping process is an integral part of undertaking an EIA and its purpose is to provide relevant background information about the site, the proposed development, key environmental issues and the approach for the assessment of potential effects.
- 1.8 This Scoping Report outlines the proposed development and identifies issues that will be assessed by the EIA and reported in the ES that will accompany the planning application. The objectives of the scoping process are to:
- Provide a detailed description of the development, including its physical characteristics and land use requirements;
 - Identify key environmental topics that the EIA will consider;
 - Define the extent to which environmental topics will be investigated;
 - Allow consultation with the LPA, and Statutory and Non-Statutory consultees; and
 - Provide a mechanism for agreeing the content and methodology of the EIA with stakeholders at an early stage in the process.

Structure of Report

- 1.9 The report is divided into the following sections:
- **Section 2: Site Context:** This section describes our understanding of the current conditions of the site and the surrounding area.
 - **Section 3: Description of Development:** This section provides a description of the proposed development.
 - **Section 4: EIA Approach:** This section provides the proposed approach to undertaking the EIA.
 - **Section 5: Alternatives:** This section sets out the approach to the alternatives assessment.
 - **Section 6 – 11: Environmental Assessment Topics:** These sections outline the proposed methodology for the ES and for each technical assessment expressed as chapters and/or appendices of the ES.

- **Section 12: Non-Significant Issues:** This section sets out those environmental issues deemed to be non-significant for the purposes of EIA and would not be included as a chapter in the ES.
- **Section 13: Structure of the Environmental Statement:** This section defines the proposed structure of the ES, chapters and document formats.
- **Section 14: Summary and Conclusions**

1.10 It should be noted that the Scoping Report has been produced using currently available information in relation to the site and the proposed development. However, the design of the proposed development is still evolving and will continue to do so throughout the EIA process. This is important as it allows an iterative design process to be followed which takes account of environmental issues and allows for the incorporation of mitigation measures into the proposals. Therefore, changes to the proposals between the scoping of the EIA and the submission of the application should not necessarily require the EIA to be fully re-scoped. The scope presented relates to the general principles of the proposals rather than the specifics; hence the scope can accommodate minor amendments to the site and the proposals. If the scheme changes materially or if the site expands significantly in area, it is acknowledged that further scoping may be required.

The Environmental Impact Assessment Team

1.11 The ES will be compiled using a wide range of sources and with inputs from competent experts. The organisations and their roles in the project team are listed in Table 1.1 below.

Table 1.1: The EIA Project Team

Discipline	Company
Townscape and Visual	Randall Thorp
Heritage	Turley
Wind Microclimate	RWDI
Socio-economic	Avison Young
Human Health	Avison Young
Climate Change	Wardell Armstrong
EIA Co-ordination	Avison Young

2. Site Context

- 2.1 This section sets out the geographical context of the site and summarises potential environmental constraints and sensitive receptors in their vicinity.

Site Location and Description

- 2.2 The site is irregular in shape and occupies land to the west of Deansgate, Manchester, within the ward of Deansgate. The Site Location Plan for the site is presented at **Appendix I**.
- 2.3 The Renaissance hotel complex comprises the former hotel, Premier House office block, and NCP car park. It has long been earmarked for comprehensive development, including most recently within the adopted Ramada Complex Strategic Regeneration Framework ("SRF"), adopted by MCC in May 2018. Premier House is a four-storey vacant office building with over 100 metres of inactive frontage to Deansgate. The Renaissance Hotel is a vacant 15-storey, 203-bedroom hotel building. The site was recently acquired by the Applicant as part of a joint venture between Property Alliance Group and Starwood Capital Group, with a view to redeveloping the wider site. The Applicant is currently developing the proposals in line with the broad aspirations of the adopted SRF. Initial public consultation on these development proposals occurred in March / April 2021, with a second consultation anticipated later in 2021.
- 2.4 The site is bound by Deansgate to the east, Blackfriars Street to the south, Victoria Bridge Street to the north and the Renaissance Hotel and River Irwell to the west.
- 2.5 The area surrounding the proposed development site is characterised by a range of uses including hotels, restaurants, and commercial developments.
- 2.6 The closest bus stop to the site is located adjacent to the sites eastern border on Deansgate. This stop serves "Route 3", a free bus service providing access around the City Centre during peak periods Monday – Friday, and "Route 8" between Shudehill Interchange and Bolton.
- 2.7 The site is within a five-minute walk of the City Centre.
- 2.8 Manchester Victoria is the nearest railway station and is located approximately 360m northeast of the site. The station predominantly provides local and regional mainline services to the north of England.
- 2.9 Metrolink services are also available in the area, the closest of which is located at Exchange Square, approximately 200m east of the site.

- 2.10 There are no designated heritage assets (Scheduled Monuments, Grade I, II* and II Listed Buildings, Conservation Areas, Registered Parks and Gardens or Registered Battlefields) within the site boundary. There are 129 statutory Listed Buildings, one Scheduled Monument and eight Conservation Areas within a 500m radius of the site. The closest heritage assets to the site are:
- Grade II Listed Victoria Bridge, located adjacent to the site's northern boundary;
 - Grade II Listed Blackfriars Bridge, located adjacent to the site's southern boundary;
 - Grade I Listed Cathedral Church of St Mary, located approximately 60m north;
 - The Hanging Bridge immediately south of Manchester Cathedral Scheduled Monument, located approximately 60m northwest;
 - Cathedral Conservation Area, located adjacent to the sites northern border; and
 - Parsonage Gardens Conservation Area, located adjacent to the sites southern border.
- 2.11 There are no statutory ecologically designated sites within 2km of the site. The nearest statutory designated site is the Rochdale Canal Site of Special Scientific Interest ("SSSI") and Special Area of Conservation ("SAC"), located approximately 5.7km northwest of the site boundary. The site lies within the Impact Risk Zone ("IRZ") of the Rochdale Canal SSSI and the Hollinwood Branch Canal SSSI. However, the proposed development does not exceed any threshold that would require MCC to consult with Natural England regarding the potential impacts on the SSSI.
- 2.12 No non-statutory designated ecological sites are located within 1km of the site. The closest non-statutory designated ecological site is the Rochdale Canal Stott's Lane – Ducie Street Basin Site of Biological Importance (SBI) located approximately 1.1km east of the site.
- 2.13 The closest watercourse to the site is the Manchester Ship Canal located adjacent to the sites western border.
- 2.14 The site is located entirely within Flood Zone 1, indicating a less than 1 in 1,000 annual probability of flooding. The site is at Very Low risk with regards to pluvial flooding. The western extent of the site is located within an area at risk from flooding from reservoirs.
- 2.15 The western extent of the site is located within the Greater Manchester Air Quality Management Area (AQMA). This AQMA covers the city centre and major roads in and out of the city.
- 2.16 The site is not located in an Area of Outstanding Natural Beauty (AONB) or any other area designated for its landscape value.

- 2.17 According to British Geological Survey (BGS) maps the superficial deposits on site comprise Devensian Glaciofluvial Sheet Deposits, and the underlying bedrock is that of the Chester Formation.
- 2.18 A review of the Coal Authority Mining Risk GIS System indicates the site is located within a coal mining reporting area, though the site is not located in a Development High Risk zone.
- 2.19 The existing noise climate is dominated by road traffic noise emanating from the surrounding highway network.

Environmental Constraints and Potentially Sensitive Receptors

- 2.20 Features of the sites and surrounding area may form a constraint to development or be identified as a sensitive receptor that may be affected by the site. Identifying such constraints and receptors early in the design process ensures that mitigation measures are designed into the proposals progressively from the outset and are fully integrated into the design where appropriate. Details on specific environmental constraints and opportunities found at and around the site are presented within the technical sections of this document (see sections 6 to 11). For the purposes of the scoping exercise, these have been identified to include:

- Townscape and Visual;
- Heritage;
- Wind Microclimate;
- Socioeconomic;
- Human Health; and
- Climate Change.

3. Description of Development

- 3.1 The planning application will be submitted to MCC. The planning application seeks full planning permission for a residential development on land to the west of Deansgate, Manchester. Planning permission is being sought for a high-density, apartment led development for up to approximately 303 residential dwellings within a high-rise approximately 26-storey tower.
- 3.2 To confirm, the proposed development sought for approval as part of the planning application is as follows:
- Up to approximately 303 residential dwellings (Use Class C3) with external terraces to some high-level apartments;
 - Up to approximately 5,000 sqft ground floor retail floorspace and up to 6,000sqft of residential amenity space;
 - Public Realm and landscaping; and
 - Infrastructure, Services and Utilities.

4. EIA Approach

- 4.1 This section details the proposed technical areas for assessment within the ES. It sets out the legislative framework, an outline of the intended approach to assessment and the potential effects that have been identified at this stage. Where appropriate and where sufficient information is known, it outlines potential mitigation measures.

Potentially Significant Issues

- 4.2 The scoping exercise has identified several study areas which have the potential to generate significant environmental effects. Accordingly, the following environmental issues have been 'scoped in' to the EIA for the proposed development:

- Townscape and Visual;
- Heritage;
- Wind Microclimate;
- Socio-economic;
- Human Health; and
- Climate Change

- 4.3 Each of these technical assessment areas is discussed in greater detail in sections 6 – 11 of this report.

EIA Approach and Methodology

- 4.4 The ES will be prepared to fully comply with Schedule 4 (Part I and II) of the 2017 EIA Regulations: 'Information for Inclusion in Environmental Statements'; and in accordance with national Planning Practice Guidance ('PPG').

- 4.5 The Schedule 4 of the 2017 EIA Regulations state that:

"4. A description of the factors specified in regulation 4(2) likely to be significantly affected by the development: population, human health, biodiversity (for example fauna and flora), land (for example land take), soil (for example organic matter, erosion, compaction, sealing), water (for example hydromorphological changes, quantity and quality), air, climate (for example greenhouse gas emissions), impacts relevant to adaptation), material assets, cultural heritage, including architectural and archaeological aspects, and landscape.

5. *A description of the likely significant effects of the development on the environment resulting from, inter alia:*

- a) the construction and existence of the development, including, where relevant, demolition works;*
- b) the use of natural resources, in particular land, soil, water and biodiversity, considering as far as possible the sustainable availability of these resources;*
- c) the emission of pollutants, noise, vibration, light, heat and radiation, the creation of nuisances, and the disposal and recovery of waste;*
- d) the risks to human health, cultural heritage or the environment (for example due to accidents or disasters);*
- e) the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources;*
- f) the impact of the project on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change;*
- g) the technologies and the substances used.*

The description of the likely significant effects on the factors specified in regulation 4(2) should cover the direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the development. This description should take into account the environmental protection objectives established at Union or Member State level which are relevant to the project, including in particular those established under Council Directive 92/43/EEC(a) and Directive 2009/147/EC(b)."

4.6 A consistent approach will be adopted throughout the EIA to ensure that likely significant effects are identified and evaluated in a transparent manner. Each environmental assessment topic will adopt the following approach:

- Baseline Assessment and Identification of the Study Area;
- Identification of Sensitive Receptors;
- Identification of likely significant effects during demolition, construction and operation of the Proposed Development (including indirect, direct, adverse and beneficial);
- Assessment of Impact Significance;
- Mitigation Measures;
- Assessment of Residual Impacts; and

- Assessment of Cumulative Impacts.

Assessment Parameters

- 4.7 The assessment of effects will be undertaken on the basis of set parameters including the quantum of development and the detailed planning application drawings and elevations. These drawings will include detailed layout, heights, elevations, widths and access arrangements to the site.

Significance Criteria

- 4.8 The assessment of significance will be undertaken for all potential effects to determine their relative importance. The following criteria will be considered when assessing their significance:
- Magnitude (size of effect);
 - Spatial extent (size of the area affected);
 - Duration (short, medium or long term);
 - Nature of the effect (direct or indirect, reversible or irreversible);
 - Sensitivity of the surrounding environment and receptors;
 - Inter-relationship between effects;
 - International, national or local standards; and
 - Relevant planning policy.
- 4.9 Where appropriate and not restricted by the requirements of specific guidance, the significance criteria below will be used to categorise predicted effects. Where alternative classifications have been used in order to comply with specific guidance, they will be explained in the methodology sections within each technical assessment. The significance levels identified can be either adverse or beneficial.

Table 4.1: Significance Criteria

Significance	Criteria
Major	These impacts are likely to be important considerations at a regional or district scale but, if adverse, are potential concerns to the project, depending upon the relative importance attached to the issue during the decision-making process. Mitigation measures and detailed design work are unlikely to remove all of the impact upon the receptor.

Significance	Criteria
Moderate	These impacts, if adverse, while important at a local scale, are not likely to be key decision making issues. Nevertheless, the cumulative effect of such issues may lead to an increase in the overall effects on a particular area or a particular resource. They represent issues where impacts will be experienced but mitigation measures and detailed design work may ameliorate/enhance some of the consequences upon affected communities or interest. Some residual impact may still arise.
Minor	These effects may be raised as local issues but are unlikely to be of importance in the decision making process. Nevertheless, they are of relevance in the detailed design of the project and consideration of mitigation measures.
Negligible	Potential impact is beneath levels of perception, within normal bounds of variation or within the margin of forecasting error.
No Impact	No Impact is predicted.

Mitigation

4.10 As set out within paragraph 7 of Schedule 4 of the 2017 EIA Regulations, the EIA will include:

“A description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment and, where appropriate, of any proposed monitoring arrangements (for example the preparation of a post-project analysis). That description should explain the extent, to which significant adverse effects on the environment are avoided, prevented, reduced or offset, and should cover both the construction and operational phases”.

4.11 Mitigation is defined as those measures that are required to avoid, remedy or offset the identified environmental impacts of a project. As described in Section 3, those mitigation measures that are identified through the EIA process and which have been designed into the proposals will be considered to be part of the development as ‘embedded mitigation’ for the final assessment as presented in the ES. Embedded mitigation will be described in full in Chapter 5: The Proposed Development. This ‘embedded’ mitigation will be described in each technical chapter where relevant prior to the assessment of potential impacts. It is placed in this order to enable an assessment of the impacts to be made which takes into account the mitigation measures which have been designed into the proposed development, i.e. embedded into the design.

- 4.12 Mitigation that is not embedded into the proposals and which requires a commitment from the applicants to carry out further actions will be specified in the 'Mitigation' section of each technical chapter and summarised in Chapter 11: Summary of Mitigation and Residual Effects of the ES. These measures would then be secured through the application of conditions attached to the planning permission or through an appropriate legal framework, such as a Section 106 agreement.

Residual Effects

- 4.13 Each ES chapter will conclude with a summary of the residual effects of the development once all related mitigation measures have been taken into account.

Cumulative Effects

- 4.14 In line with Schedule 4 Paragraph 5(e) of the EIA Regulations, an ES must provide a description of the likely significant effects of a project on the environment resulting from:

"...the culmination of effects with other existing and / or approved projects..."

- 4.15 Such effects are known as 'cumulative effects'.
- 4.16 Given that existing development will be considered in the environmental baseline conditions relevant to the site and the development, and a consideration of the likelihood of significant environmental effects of the development are judged against the relevant environmental baseline conditions, the potential for cumulative effects focuses as a minimum on those Cumulative Schemes with:
- A resolution to grant planning permission.
 - A valid planning permission and yet to start on-site.
 - A valid planning permission and under construction.
- 4.17 Cumulative effects may be divided into two categories as follows:
- Additional impacts arising from interrelationships within the same development; and
 - Those arising from the development in combination with other proposed developments.
- 4.18 Most cumulative effects result when construction phases of more than one development overlap. However, the assessment will also assess operational effects of more than one development, where appropriate.

- 4.19 Cumulative effects will be discussed within the chapters, assessing the potential for cumulative effects for each technical assessment, thus ensuring that the LPA can evaluate the impacts of the development in isolation and in conjunction with other developments in the area.
- 4.20 Avison Young have undertaken a cumulative site search for consented planning applications on the MCC planning portal which are over 5 storeys in height. The search area extended to a 0.5km radius from the site boundary. This search criteria is considered robust given the nature of the development and its location within a dense urban area.
- 4.21 Table 4.2 shows the potential cumulative sites that have been identified in the vicinity of the proposed development. The ES shall consider the potential cumulative effects in combination with the proposed development.

Table 4.2: Cumulative Sites

Site No.	Planning Ref.	Proposal	Approx. Distance and Direction	Status
1	111777/FO/2016/C1	Erection of two residential buildings of a maximum 21 and 26 storeys to accommodate 520 apartments (178 x 1 bed, 286 x 2 bed and 56 x 3 bed apartments) (Use Class C3). Erection of one office building of maximum eight storeys comprising up to 11,647 sq. m (GIA) of office accommodation. Ground floor commercial space (Use Class A1, A2, A3 and B1), lower ground level car parking, access and servicing arrangements, alterations to Corporation Street, new public realm and other associated works.	390m northeast	Approved 29 th July 2016 – under construction
2	124995/FO/2019	Erection of a five storey educational building (18495 sqm) (Use Class D1) with associated access, servicing, landscaping, public realm and other associated works following removal of existing car park	430m north	Approved 19 th December 2019 – under construction
3	118831/FO/2018	Erection of two buildings (a part 17, part 12 storey building and a part 26, part 23 storey building) to form 556 residential	490m north	Approved 28 th February 2019 –

Site No.	Planning Ref.	Proposal	Approx. Distance and Direction	Status
		units (Use Class C3a) together with the creation of 3490 sqm of commercial floor space (Use Classes A1, A2, A3, B1 and D1) with associated landscaping, access and other associated works		construction yet to commence
4	122280/FO/2019	Erection of new mixed-use development to comprise of one 10 storey building fronting Mirabel Street to accommodate 45 no. Use Class C3 residential apartments (9 no. 1-bed studios, 27 no. 2-bed 3 person apartments and 9 no. 2-bed 4 person apartments) and 8 no. residential car parking spaces at ground level and one part 10, part 14 storey building fronting Great Ducie Street to accommodate 84 no. Use Class C3 residential apartments (31 no. 1-bed 2 person apartments, 26 no. 2-bed 3 person apartments, 18 no. 2-bed 4 person apartments and 9 no. 3-bed 5 person apartments) and 345 sq. m of commercial floor space at ground level (flexible use Use Class A1 shop, Use Class A2 financial and professional services and Use Class A3 cafe/restaurant) together with creation of roof terrace amenity space, cycle parking, access, servicing and associated works following demolition of existing building	330m north	Approved 17 th December 2020 – construction yet to commence
5	19/74205/FULEIA	Erection of a mixed use development comprising a single building with two blocks (14 and 55 storeys) to include: 545 residential apartments, associated residents' facilities and basement parking; and 3 no. commercial units (use classes A1, A2, A3, B1 & D1) with associated landscaping and public realm works.	320m northwest	Approved 23 rd January 2020 – under construction
6	15/66806/FUL	Demolition of existing factory walls and river walk way to provide mixed use development comprising of 2 blocks	370m northwest	Approved 3 rd December 2015 – under

Site No.	Planning Ref.	Proposal	Approx. Distance and Direction	Status
		ranging from 15 to 34 storeys in height total of 300 residential units with associated off street parking , together two commercial units comprising of 474sqm of floor space (A1, A2, A3 and B1) at ground floor level.		construction
7	18/71330/FUL	Demolition of existing factory walls and river walk way to provide mixed use development comprising of 2 blocks ranging from 15 to 34 storeys in height total of 300 residential units with associated off street parking , together two commercial units comprising of 474sqm of floor space (A1, A2, A3 and B1) at ground floor level.	480m northwest	Approved 25 th October 2018 – under construction
8	19/74465/HYBEIA	Hybrid planning application for demolition of existing buildings on the site and comprehensive redevelopment to create between 1,407 and 1,521 dwellings, comprising of: (a) Phase 1 (submitted in full with no matters reserved) for development of a 50-storey residential building; commercial floor-space (Use Classes A1, A2, A3, A4, A5, B1, D1 and D2); new public park; highways and public realm improvements and other associated works; and, (b) Phases 2 and 3 (submitted in outline with all matters reserved) for the development of two residential buildings up to 42 storeys in height; commercial floor-space (Use Classes A1, A2, A3, A4, A5, B1, D1 and D2); new highways; a public square; public realm improvements and other associated works. (EIA development, accompanied by Environmental Statement)	300m northwest	Approved 5 th March 2020

Site No.	Planning Ref.	Proposal	Approx. Distance and Direction	Status
9	18/72242/FUL	Demolition of existing and former light industrial / commercial units, and the construction of a residential-led mixed-use development. Erection of a building ranging from 7-14 storey high comprising 104 residential apartments (C3 use) with ancillary communal spaces, a commercial unit (A1, A2, A3, B1, D1), together with associated parking and amenity space.	440m northwest	Approved 17 th January 2019 – under construction
10	20/74637/FUL	Demolition of existing building and erection of a new building (ground plus 17 storeys) comprising 115 residential units (Use Class C3) with associated residents' facilities at ground floor and other ancillary functions; associated access, public realm and other associated works.	470m northwest	Approved 5 th March 2020 – under construction
11	17/70626/FUL	Erection of one 18 storey residential building (Block A, Use Class C3); one 16 storey residential building (Block B, Use Class C3); one 18 storey building providing a mix of residential and serviced apartment accommodation and amenity facilities including lounge, swimming pool and gym (Block C, Use Class Sui Generis); 536sqm of commercial floorspace (Use Classes A1, A2, A3, A4); new access from Greengate; car and cycle parking; public realm and landscaping; and other associated works.	140m northwest	Approved 21 st November 2017 – under construction
12	20/76134/FUL	Erection of 16-storey building plus plant comprising a hotel (Use Class C1) with ancillary bar and restaurant uses, access, servicing, landscaping and other associated works	140m northwest	Approved 4 th February 2021 – construction not yet started

Site No.	Planning Ref.	Proposal	Approx. Distance and Direction	Status
13	126638/FO/2020	Erection of part 17 storey (plus roof top plant behind parapet), part 6 storey building and the conversion with single-storey rooftop extension of the existing building at 1 & 3 Back Turner Street to comprise office accommodation (Class B1(a)) with front of house and commercial floorspace at ground floor Class A1 (Shop), A2 (Financial and Professional Services), A3 (Café and Restaurant), A4 (Drinking Establishment) B1 (Office) and D2 (gym and cinema) use with associated landscaping and other works following demolition of existing buildings at 30 & 32 Shudehill and 1 & 3 Nicolas Croft	475m east	Approved 26 th June 2020 – under construction
14	121375/FO/2018	Construction of a 22 storey building comprising 361 residential apartments (122 x 1 bed 2 person, 119 x 2 bed 3 person, 94 x 2 bed 4 person, 21 x 3 bed 5 person and 5 x 3 bed 6 person (34% 1 bed, 59% 2 bed and 7% 3 bed) ground floor commercial floorspace (Use Classes A1 (Shop), A3 (Restaurant and Cafe), A4 (Drinking Establishment) and A5 (Hot Food Take-away) associated landscaping, including new public realm and pedestrian route, together with servicing, cycle parking, access and other associated works following demolition of buildings at 20-22 and 24-26 High Street and 5 market stalls to Church Street.	490m east	Approved 2 nd October 2020
15	111805/FO/2016/C1	Demolition of Brazennose House and associated structures and development of a new office building (Use Class B1), with ground floor retail uses (Use Classes A1, A2 and A3), basement car parking, servicing and cycle parking, highways works to Mulberry Street, new public realm and landscaping, and associated works.	420m south	Approved 4 th July 2016 – under construction

Site No.	Planning Ref.	Proposal	Approx. Distance and Direction	Status
16	110078/FO/2015/C1	Demolition of existing buildings on-site. Erection of basement plus ground plus 11 storey office building with flexible retail units (Use Class A1, A2, A3, A4) at ground floor level, access and landscaping and associated works.	380m south	Approved 11 th December 2015 – under construction
17	16/67779/FULEIA	Demolition of existing buildings, erection of a 35 storey residential building (Use Class C3), consisting of 318 apartments and mezzanine floor, residential amenity areas and commercial unit (Use Classes A1, A2, A3, A4, B1, D2), (404sqm floor space), public realm and landscaping, access and servicing arrangements and associated works, and construction of new entrance to office building	408m west	Approved 7 th July 2016 – under construction
18	115200/FO/2017	Erection of an 8-storey building to form ground floor commercial (619 sqm) (Use Classes A1, A2, A3, A4 or A5) and upper offices (4055 sqm) (Use Class B1) with associated car parking, plant and other associated work	360m southwest	Approved 2 nd June 2017 – under construction
19	130446/FO/2021	Development comprising external alterations to the existing hotel building including new building entrance, creation of a rooftop bar and outdoor terrace, modifications to the conference suite mezzanine block, creation of a rooftop kitchen garden, modifications to the building facades, public art installations and other works.	On site	Application not yet determined – application validated 26 May 2021
20	N/A	Proposed redevelopment of Premier House for a new office building.	On site	Application not yet submitted but forms part of SRF

N.B. Although Site No. 19 and 20 have not yet been approved, they are being considered within the cumulative assessment as they form part of the wider Ramada Complex SRF.

- 4.22 We invite MCC to confirm whether there are any other existing, approved or committed developments in the area that should be included within the assessment of cumulative effects. The assessment of the cumulative sites will be based on the description of development, red line plans and any available masterplans/parameter plans for any identified sites.
- 4.23 Consideration will be given to the potential synergistic cumulative effects, arising from the interaction of two or more environmental effects associated with the proposed development on a given receptor or resource.

5. Alternatives

5.1 The 2017 EIA Regulations require that the ES provide:

“A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.”

5.2 Therefore, the ES will define the following types of alternatives considered by the Applicant:

- The ‘do nothing’ alternative: Consideration of the impacts in the absence of the development; and
- Alternative layout and designs: A description of the design evolution based on environmental constraints, potential effects and other considerations, with a description and account of the main reasons why alternative layouts were dismissed and why the preferred design option was selected.

5.3 No alternative sites were considered for the development. The site is within the Applicant’s control and is located within the Ramada Complex SRF.

6. Townscape and Visual

- 6.1 Townscape and visual effects are independent but related issues. Townscape effects are changes in the townscape as a resource, including its constituent elements, the aesthetic and perceptual aspects of the townscape, and its distinctive character; visual effects relate to the effects of change upon the views available to people and their visual amenity. The Townscape and Visual Impact Assessment (TVIA) is to be carried out by Randall Thorp, Landscape Architects.

Site Context

- 6.2 The site is located to the north of Manchester City Centre within walking distance of Victoria Train Station. To the north east is the Grade I Listed Manchester Cathedral and the associated Conservation Area. To the east is the main shopping area of the town centre including the Arndale retail complex. To the south, beyond the Renaissance Hotel is Parsonage Gardens, and St Anne's Square and associated Conservation Areas. To the west beyond the river is an area of mix use, residential and commercial buildings.

Planning Policy Context

National Planning Policy

- 6.3 Paragraph 7 of the NPPF states that: *"The purpose of the planning system is to contribute to the achievement of sustainable development."*
- 6.4 The NPPF sets out a series of 17 core land-use planning principles. At paragraph 124, states that *"The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable in communities."*
- 6.5 The National Planning Policy Framework (February 2019) places a strong emphasis on the need for quality design, and new development must demonstrate that it is following best practice. NPPF Paragraph 130 (Section 12) states that:

"Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a

valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used)."

National Planning Practice Guidance

- 6.6 The National Planning Practice Guidance (NPPG) (DCLG, 2014) (Ref. 15-3) provides a web-based resource in support of the NPPF.
- 6.7 NPPG: Design – Section 1: The Importance of Good Design, states that: *"As a core planning principle, planmakers and decision takers should always seek to secure high quality design"*. Section 3 focuses on the qualities that define well designed places and spaces, stating that: *"A well designed space has a distinctive character"*. It lists the physical aspects that contribute to distinctiveness, including the local pattern of street blocks and blocks, building forms, details, materials, style and vernacular. It further adds that: *"Distinctiveness is not solely about the built environment"* – it also reflects an area's function, history, culture and its potential need for change.
- 6.8 The "Design: process and tools" guidance provides advice on planning for well-designed places. It is to be read in conjunction with the National Design Guide, which sets out the characteristics of well-designed places and demonstrates what good design means in practice.

National Design Guide

- 6.9 The Ministry of Housing Communities and Local Government published the National Design Guide in October 2019, which *"illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice."* It encompasses all current best practice thinking in urban design.
- 6.10 The National Design Guide identifies the components for good design and emphasises that good design should not only pay attention to buildings. Careful attention should also be given to the context for places and buildings, hard and soft landscape, technical infrastructure - transport, utilities and services such as drainage, and social infrastructure - social commercial, leisure uses and activities.
- 6.11 Well-designed places are achieved through making the right choices at all levels of the design process, including in relation to the layout (or masterplan), the form and scale of buildings, their appearance, landscape, materials and their detailing. These design choices contribute towards achieving the ten characteristics of well-designed places and shape the character of a place. The National Design Guide summarises this process in the following paragraph:

"Well-designed places have individual characteristics which work together to create its physical Character. The ten characteristics help to nurture and sustain a sense of Community. They work to positively address environmental issues affecting Climate. They all contribute towards the cross-cutting themes for good design set out in the National Planning Policy Framework."

Local Planning Policy

6.12 Manchester's Core Strategy was adopted on the 11 July 2012 and is the key document in the Manchester Local Plan. It sets the out the long-term strategic policies for Manchester's future development and will form the framework that planning applications will be assessed against.

6.13 **Policy CC6 City Centre High Density Development** which states that:

"City Centre development will generally be high-density. It is a location where land should be used to maximise its efficiency. The appropriate scale, massing and height of development in the City Centre will significantly exceed what is appropriate elsewhere in the City."

Development will need to have regard to the Council's approach to tall buildings (policy EN2), but any proposals which do not reflect the importance of maximising the development opportunities in the City Centre will only be supported where this accords with wider Core Strategy objectives."

6.14 **Policy EN2 Tall Buildings** which states that:

"Tall buildings are defined as buildings which are substantially taller than their neighbourhoods and/or which significantly change the skyline. Proposals for tall buildings will be supported where it can be demonstrated that they:

- Are of excellent design quality,*
- Are appropriately located,*
- Contribute positively to sustainability,*
- Contribute positively to place making, for example as a landmark, by terminating a view, or by signposting a facility of significance, and*
- Will bring significant regeneration benefits.*

A fundamental design objective will be to ensure that tall buildings complement the City's key existing building assets and make a positive contribution to the evolution of a unique, attractive and distinctive Manchester, including to its skyline and approach views.

Suitable locations will include sites within and immediately adjacent to the City Centre with particular encouragement given to non-conservation areas and sites which can easily be served by public transport nodes.

Elsewhere within Manchester tall building development will only be supported where, in addition to the requirements listed above, it can be shown to play a positive role in a coordinated place-making approach to a wider area. Suitable locations are likely to relate to existing district centres. The height of tall buildings in such locations should relate more to the local, rather than the City Centre, urban context.

By their very size tall buildings can have a significant impact on the local environment and its micro-climate. It is therefore expected that this impact be modelled and that submissions for tall buildings also include appropriate measures to create an attractive, pedestrian friendly local environment.

It will be necessary for the applicant/developer to demonstrate that proposals for tall buildings are viable and deliverable."

Recognised Guidance

- 6.15 The assessment will be undertaken in line with best practice guidance documents to inform the approach and impact assessment. This guidance is considered to be the most thorough and current in relation to the assessment of landscape character and visual effects. Those documents which will be used to inform the assessment are listed below:
- 'Guidelines for Landscape and Visual Impact Assessment Third Edition' (2013) (GLVIA 3) – produced by the Landscape Institute (LI) and the Institute of Environmental Management and Assessment (IEMA);
 - 'Landscape Character Assessment' (2002) guidance produced by The Countryside Agency and Scottish Natural Heritage; and
 - 'Photography and Photomontage in Landscape and Visual Impact Assessment' (2011) – advice note published by the Landscape Institute
- 6.16 The scope of the Guidelines for Landscape and Visual Impact Assessment include townscape. The guidelines are not prescriptive and the approach taken to any assessment must be tailored to the nature of the proposed development, its location and likely effects. This especially applies in the context of a townscape assessment within an urban context.
- 6.17 The assessment of townscape and visual effects will also draw on relevant aspects of the 'Guidance on Tall Buildings' published by CABI and English Heritage in 2007 and subject to a draft update by the Design Council and English Heritage in 2014.
- 6.18 GLVIA 3 requires that a clear distinction is drawn between landscape, which includes the urban townscape, and visual effects:

- Townscape effects relate to the predicted effects on the townscape as a resource. Townscape effects can be generated by a development's effect upon the physical townscape, and its townscape character, fabric and quality. These include physical effects on townscape elements such as loss of trees or removal of structures. This also includes aesthetic, perceptual and experiential aspects of the urban environment, which may contribute to townscape character.
- Visual effects relate to the predicted change to the view and the related impacts on the visual amenity experienced by people – the visual receptors, from publicly accessible locations. A view is defined as a single sight or prospect that can be seen from a particular place or location. The visual amenity is defined as the overall pleasantness of what people can see in their surroundings (GLVIA3 p158). Therefore, a view may have elements within it that change significantly, but the overall pleasantness could remain the same. Visual receptors typically include pedestrians, users of public rights of way/ recreational facilities and drivers and passengers of vehicles/ rail passengers.

Approach

6.19 In line with GLVIA 3, the methodology used for this assessment has four key stages as follows:

- Establishment of the baseline conditions of the study area relating to townscape character and views and the quality, value and sensitivity to change of these resources;
- Contributions to the iterative process of design to understand the nature, form and features of the proposed development and inform inherent mitigation;
- An assessment of the magnitude of effect likely to result from the proposed development; and
- An assessment of the significance of townscape and visual effects considering the sensitivity of resources and the magnitude of effect.

6.20 The assessment considers daytime effects during construction, upon completion and 15 years post completion described as the residual effects.

Desk-Based Data

6.21 In addition to professional published guidance listed above and the policy standards and guidance, the following documents have will reviewed as part of the desk study:

- Natural England National Character Area – 55 Manchester Conurbation (January 2014);
- National Design Guide (October 2019); and

- Manchester's Local Development Framework Core Strategy Development Plan Document (July 2012).

Site Survey

- 6.22 Field work was undertaken in May 2021. The field work established an understanding of the townscape within and around the site, its component parts, and subdivisions, as well as the contribution currently made by different areas in terms of townscape quality and character, value, green infrastructure functions and accessibility. It also establishes the visual baseline to identify the range of views of the site, and whether there are any public viewpoints which are important in terms of appreciating the character of the site.
- 6.23 Viewpoints considered representative of potentially sensitive receptors situated within the study area at varying distances and directions have been identified. Views from public viewpoints, such as Public Rights of Way (PRoW) and roads in the vicinity have been considered.

Photography Methodology

- 6.24 Photographic surveys have been undertaken to record views from readily accessible public viewpoints. A fixed lens, 50mm equivalent lens was used with the camera handheld to obtain normal eye height. Photographs included in the assessment are presented with the intention of aiding the understanding of the descriptive text. Where appropriate, frames are joined together to create panoramas which are representative of normal forward vision with a horizontal field of view of 120 degrees, and which may be extended up to a maximum of 180 degrees. This complies with the Visual Representation of Development Proposals, Technical Guidance Note 06/19 in respect of Type 1, Annotated Viewpoint Photographs.
- 6.25 Verified photomontages will be prepared as part of the assessment process, the photographs for these visualisations will be taken as a separate exercise in line with the Landscape Institute Guidance.

Extent of the Study Area

- 6.26 The extent of the local context and the study areas for the townscape assessment and the visual assessment are shown on **Figure 1** (refer to **Appendix II**).
- 6.27 The extent of the study area is based on the townscape character areas within the locality of the site which would be directly influenced by the proposed development.
- 6.28 The extent of the study area used for the assessment of visual effects was informed by a site survey. Due to the relatively flat nature of the topography within the local context and surrounding built form, the visual assessment is limited to viewpoint locations within a 500m radius of the site.

Criteria for Determining the Sensitivity of the Townscape

- 6.29 An assessment of townscape value and susceptibility of townscape to change enables the overall sensitivity of townscape receptors to be determined. This forms the baseline from which the impact of the proposed development can be assessed.
- 6.30 The assessment of townscape effects is structured around the identification of Townscape Character Areas (TCA) within the study area, based on a combination of desktop study and analysis, field survey and professional judgement. Different TCAs are defined through the identification of consistencies across areas of townscape in elements such as scale, materials, landuse, heritage, street pattern or open space.

Value of the Townscape Character Areas

- 6.31 Townscapes may be valued at community, local, national level or above. Existing Townscape designations will be taken as the starting point for this assessment. However, the value attached to undesignated townscapes will also be assessed.
- 6.32 An overall assessment of value will be made for each townscape receptor, based on an overview of the assessments made using stated criteria in Table 6.1, in terms of high, medium and low value.

Table 6.1: Value Attached to Designated Townscape

Value	Criteria
High	Sites, features or areas of national or international importance with settings of high quality such as World Heritage Site, Scheduled Monuments, AONB, National Parks.
Medium	Sites, features or areas of local or regional importance with intact character such as Grade I and II* Listed Buildings, Registered Historic Parks and Gardens and Conservation Areas, Scheduled Monuments, Locally Listed buildings, local nature site, long distance recreational routes. Tree Preservation Orders (TPO) and local designations that exhibit wider geographic, cultural or townscape significance.
Low	Areas or features of local importance such as Tree Preservation Orders (TPO), Public Right of Way (PRoW) and locally listed buildings.

- 6.33 Whilst the assessment of value is partly based on the planning policy importance of the townscape, other criteria used to assess townscape value in more detail, including that of undesignated townscape, are set out in Table 6.2.

Table 6.2: Value Attached to Non-Designated Townscape Character

Factors	Value		
	High	Medium	Low
Townscape quality, condition and amenity	High quality/condition and largely intact. Attractive/ unique street scape/ townscape, buildings and elements.	Moderate quality/condition demonstrates some intactness. Moderate street scape/ townscape, buildings and elements.	Low/poor quality and disparate elements. Unattractive street scape/ townscape.
Scarcity/ rarity	Irreplaceable/Particularly scarce or fragile.	Mainly common features, but occasional interesting features.	Common features found in many cities / towns.
Historic/ Heritage interest	Historic interest which contributes significantly to townscape character.	Some historic interest with moderate contribution to historic character.	Limited to no historic interest.
Sense of place	Strong sense of place and identity. Strong pattern of street blocks and plots. Distinctive building form, style material and vernacular. Unique landform, with some quality trees/ wildlife habitats.	Moderate sense of place / identity. Moderate pattern of street blocks and plots. Some identity associated with the building form, style material and vernacular. Moderate landform, with some quality trees/ wildlife habitats.	No sense of place. No pattern of street blocks and plots. No similarity in building form, style material and vernacular. No landform, trees/ wildlife habitats.
Movement and connectivity	Legible, convenient and safe routes. Highly adaptable, with good access, natural surveillance.	Moderate legibility and access. Routes are not convenient and feel unsafe in places. Moderate access and natural surveillance.	No clear legibility. Routes are not convenient. Poor access. No natural surveillance. Existing routes feel

Factors	Value		
			unsafe.
Open space/recreation space	Well-designed public open space with inclusion of facilities such as seating, play areas, public art. Transient open spaces with the presence of human activity resulting in tranquillity or vibrancy	Public open space with some facilities of use/ interest. Some presence of human activity resulting in some use for tranquillity/ reflection. Not often considered vibrant.	Minimal public open spaces with poor functionality. Lack of human activity resulting in uninviting and unappealing spaces.

Susceptibility to change of the Townscape Character Areas

- 6.34 Susceptibility indicates the ability of a defined TCA to accommodate the proposed development *"without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies."* (GLVIA, 3rd version, para 5.40). A description of how susceptibility is evaluated for each receptor type is included in Table 6.3:

Table 6.3: Susceptibility to Change of Townscape Character Areas

Value	Criteria
High	Townscape receptor has little ability to accommodate the proposed development without undue negative consequences for the maintenance of the baseline townscape character and/or the achievement of townscape planning policies and strategies.
Medium	Townscape receptor has some ability to accommodate the proposed development without undue negative consequences for the maintenance of the baseline townscape character and/or the achievement of townscape planning policies and strategies.
Low	Townscape receptor has substantial ability to accommodate the proposed development without undue negative consequences for the maintenance of the baseline townscape character and/or the achievement of townscape planning policies and strategies.

Overall sensitivity of the Townscape Character Areas

- 6.35 The overall sensitivity of each TCA would be rated within the range of High-Medium-Low and would be informed by combining the susceptibility and value as described above.

Criteria for Determining Sensitivity of Visual Receptors

Value of Views

- 6.36 The value attached to views has regard to a number of factors, including:
- Recognition through planning designations or heritage assets; and
 - The popularity of the viewpoint, its appearance in guidebooks, literature or art, on tourist maps and the facilities provided for its enjoyment.
- 6.37 The assessment of the value of views is summarised in Table 6.4 below, in terms of High, Medium and Low value. These criteria are provided for guidance only and are not intended to be absolute.

Table 6.4: Value Attached to Views

Value	Criteria
High	Views from townscapes/viewpoints of national importance, or highly popular visitor attractions where the view forms an important part of the experience, or with important cultural associations.
Medium	Views from townscapes/viewpoints of regional/district importance or moderately popular visitor attractions where the view forms part of the experience, or with local cultural associations.
Low	Views from townscapes/viewpoints with limited designations, not particularly popular as a viewpoint and with minimal or no cultural associations.

Susceptibility of Visual Receptors to Change

- 6.38 The susceptibility of different types of visual receptor to changes in views is mainly a result of:
- The occupation or activity of the viewer at a given location; and
 - The extent to which a person's attention or interest may therefore be focussed on a view and the visual amenity experienced at a given view.
- 6.39 The assessment of a visual receptor to change is specific to the proposed development. However, the Guidelines for Landscape and Visual Impact Assessment offers the generic guidance identified in Table 6.5 as a starting point for the assessment, alongside the use of professional judgement.

Table 6.5: Visual Receptor Susceptibility to Change

Susceptibility	Type of Receptor
High	• Users of public space, including users of public rights of way, whose attention is likely to be focussed on the townscape and on particular views; • Visitors to heritage assets or other attractions where views of the surroundings are an important part of the experience; • Communities where views contribute to the townscape setting enjoyed by residents; and • Travellers on scenic routes.
Medium	• Travellers on road, rail or other transport routes, where the view is moderately important to the quality of the journey; and • Users of public space, where the view is part of the wider experience of the place.
Low	• People at their place of work, where the setting is not important to the quality of working life; • Travellers on road, rail or other transport routes, where the view is fleeting and incidental to the journey; and • People engaged in outdoor sport or recreation, or users of a public space, which does not involve appreciation of views.

6.40 The Guidelines for Landscape and Visual Impact Assessment qualifies the above examples as follows:

'This division is not black and white and in reality, there will be a gradation in susceptibility to change. Each project needs to consider the nature of the groups of people who will be affected and the extent to which their attention is likely to be focussed on views and visual amenity.'
(page 114, paragraph 6.35).

Overall Sensitivity of Visual Receptors

6.41 The assessment of receptor sensitivity combines judgements on the value attributed to that receptor and the susceptibility of the receptor to the specific type of development proposed.

Magnitude of Townscape Effects

6.42 The magnitude of townscape effects is assessed in terms of:

- Size or scale of effect on townscape;

- Geographical extent of the area influenced by that effect, and
- Duration and degree of reversibility.

Size and Scale of Townscape Effects

- 6.43 The size and/or scale of effects relates to the scale of changes in the townscape, such as townscape elements which are lost and those which are improved, the degree to which aesthetic or perceptual aspects of the townscape are altered and whether the effects change the key characteristics of the townscape.
- 6.44 The criteria used to assess the size and scale of townscape effects is based upon the amount of change that will occur as a result of the proposals and is judged as High, Medium, Low or Negligible. Effects may be adverse, beneficial or neutral and therefore range from High Adverse to High Beneficial. The criteria for judging the size and scale of effect has been set out in Table 6.6, below:

Table 6.6: Size and Scale of Townscape Effects

Category	Criteria
High degree of change with an adverse townscape effect	The proposals will result in a total change in the key characteristics of townscape character; will introduce elements totally uncharacteristic to the attributes of the receiving townscape; and/or will result in a substantial or total loss, alteration or addition of key elements/features/characteristics.
Medium degree of change with an adverse townscape effect	The proposals will result in a partial change in the key characteristics of townscape character; will introduce elements partially uncharacteristic to the attributes of the receiving townscape; and/or will result in partial loss, alteration or addition of key elements/features/characteristics.
Low degree of change with an adverse townscape effect	The proposals will result in a small change in the key characteristics of townscape character; will introduce elements that are not uncharacteristic to the attributes of the receiving townscape; and/or will result in a minor loss, alteration or addition of elements/features/characteristics.
Negligible degree of change	The proposals will result in a just discernible change to the townscape character/elements/features/characteristics.
Neutral effect	As a result of the proposals, there will be a change to the townscape elements/features/characteristics, but the change will be in keeping with, and complement, the existing townscape character of townscape features such that the existing character or features are maintained; and that change does not cause degradation or enhancement of the character.

Category	Criteria
Low degree of change with a townscape benefit	The proposals will achieve a degree of fit with the townscape character/elements/features/characteristics and go some way towards improving the condition or character of the townscape.
Medium degree of change with a townscape benefit	The proposals will achieve a good fit with the townscape character/elements/features/characteristics or would noticeably improve the condition or character of the townscape.
High degree of change with a townscape benefit	The proposals will totally accord with the townscape character/elements/features/characteristics, or would restore, recreate or permanently benefit the condition or character of the townscape.

Geographical Extent of Effects

- 6.45 The geographical extent is the area over which the townscape effects will be felt and could comprise Local level (on site or neighbouring sites); District level; Regional level; National level (UK); International level.

Duration/ Reversibility

- 6.46 Effects may be experienced over a range of timescales. For this assessment, the following timescales are considered appropriate:
- Short-term: 0-5 years;
 - Medium-term: Between 5 and 10 years; and
 - Long-term: 10 – 25 years.
- 6.47 Effects may be permanent or reversible over time.

Final Assessment of the Magnitude of Townscape Effects

- 6.48 The final assessment of magnitude of effect is a professional judgement which considers the degree to which the proposal fits with existing character, and the contribution to the townscape that the development may make by virtue of good design. The balance between the size and scale of changes to individual components, the overall change to townscape character resulting, the extent of the area affected, and the duration of the townscape effects which arise are all considered.
- 6.49 The resulting magnitude of effect upon each TCA is then graded on a scale of High, Medium, Low or Negligible. Effects may be adverse, beneficial or neutral. Neutral effects recognise that there will be a

change to the receptors, however this change is in keeping with the existing characteristics of the receptor. The effects can therefore range from High Adverse to High Beneficial or Neutral.

Magnitude of Visual Effects

6.50 The magnitude of a visual effect is assessed in terms of its

- Size or scale of visual effect;
- Geographical extent of the area influenced/the area over which visual effects are likely to be visible; and
- Duration and degree of reversibility.

Size and Scale of Visual Effects

6.51 When considering the size and scale of the change in the view the following criteria are considered:

- Loss or additional of features within the view including the proportion of the view occupied by the proposed development;
- The degree of contrast or integration of any new features or changes in the townscape with the existing or remaining townscape elements and characteristics in terms of scale, mass, line, height and colour;
- The nature of the view of the development proposed in terms of the length of time over which it will be experienced and whether the views will be full, partial or glimpsed; and
- The geographical extent of a visual effect will vary with different viewpoints and is likely to be reflected by the angle of the view, and the distance of the viewpoint from the proposals.

6.52 Examples of the size and scale of effects on a visual receptor are set out in Table 6.7.

Table 6.7: Size and Scale of Visual Effects

Category	Criteria
High degree of change	The proposals will cause a dominant or complete change or contrast to the view, resulting from the loss or addition of substantial features in the view and will substantially alter the view.
Medium degree of change	The proposals will cause a clearly noticeable change or contrast to the view, which would have some effect on the composition, resulting from the loss or addition of features in the view and will noticeably alter the view.

Category	Criteria
Low degree of change	The proposals will cause a perceptible change or contrast to the view, but which would not materially affect the composition of the view.
Neutral effect	There will be a change to the composition of the view, but the change will be entirely in keeping with the existing elements of the view and maintain the composition and quality of the existing baseline view and does not enhance or degrade the baseline view.
Negligible degree of change	The proposals will cause a barely perceptible change or contrast to the view, which would not affect the composition of the view.

Geographical Extent of Effects

6.53 The geographical extent of effects relates to the area over which visual effects are likely to be seen and could comprise Local level (on site or neighbouring sites); District level; Regional level; National level (UK); International level.

Duration/ Reversibility

6.54 Effects may be experienced over a range of timescales. For this assessment, the following timescales are considered appropriate:

- Short-term: 0-5 years;
- Medium-term: Between 5 and 10 years; and
- Long-term: 10 – 25 years.

6.55 Effects may be permanent or reversible over time. For example, visual effects arising from construction activities may be limited solely to the construction period and therefore would be reversible. The assessment therefore considers the practicality of effects being reversed.

Final Assessment of the Magnitude of Visual Effects

6.56 Effects may be adverse or beneficial (negative or positive) or neutral. Neutral effects recognise that there would be a change to the receptors, however this change is in keeping with the existing characteristics of the receptor. The resulting magnitude of effect is graded on a scale of High, Medium, Low and Negligible or Neutral.

Significance of Effects

- 6.57 The scale shown in Table 6.8 is used to guide the assessment of the significance of both townscape and visual effects. The effects are determined using the combination of the assessment of receptor sensitivity and the magnitude of effects.
- 6.58 Effects are judged as Major, Moderate, Minor or Negligible, and as either adverse, beneficial or neutral depending on the circumstances. Generally, Major effects are considered significant, but not all Major effects are deemed to be significant. For example, a major effect on a visual receptor may not be significant, as the change in view and visual amenity may be appropriate to/ consistent with the townscape character and setting. As stated in GLVIA visual amenity relates to the overall pleasantness of a view and the enjoyment of a surrounding (page 21 para 2.20), a change may not necessarily affect the amenity value of the view. GLVIA goes on to explain that there are no hard and fast rules about what makes an effect significant (page 116 para 6.44). A large-scale change may introduce a characteristic or common placed element already experienced in the landscape setting or view. If this is the case the change may not be considered as significant. To overcome any confusion GLVIA states that there should be an emphasis on the narrative text describing the landscape and visual effects and judgments made about significance (page 40 para 3.36).

Table 6.8: Assessment of Townscape or Visual Significance

Sensitivity of Receptor		High	Medium	Low	Negligible	Neutral
	High	Major	Moderate - Major	Minor - Moderate	Minor	Neutral
	Medium	Moderate - Major	Moderate	Minor	Negligible	Neutral
	Low	Minor - Moderate	Minor	Negligible	Negligible	Neutral

- 6.59 The table has regard to guidance in the Guidelines for Landscape and Visual Impact Assessment, Third Edition, 2013, at paragraph 5.56, page 92 (significance of landscape effects) and paragraph 6.44, page 116 (significance of visual effects). This matrix is used as a guide to determine significance, along with professional judgement.

Assumptions/Limitations

- 6.60 The assessment will be based on the description of development presented within Chapter 5: The Proposed Development and the following documents which have underpinned the assessment:
- Planning drawings including detailed proposals drawings and a Design and Access Statement.
- 6.61 Views from private residencies have not been considered, any consideration of residential amenity would need to be carried out as a separate assessment.
- 6.62 The assessment only considers daytime effects.
- 6.63 The assessment has considered effects during construction, and upon completion of development.
- 6.64 The assessment refers to the following types of mitigation in line with GLVIA paragraph 4.21:
1. *“Primary measures, developed through the iterative design process, which have become integrated or embedded in the project design;*
 2. *Standard construction and operational management practices for avoiding and reducing environmental effects;*
 3. *Secondary measures designed to address any residual adverse effects remaining after primary measures and standard construction practices have been incorporated into the scheme.”*
- 6.65 The assessment with embedded mitigation includes primary measures and standard construction management practices. The assessment of construction effects therefore assumes that a Construction Environmental Management Plan (CEMP) to avoid effects would be implemented as an integral part of the scheme.
- 6.66 A computer-generated Zone of Theoretical Visibility has not been undertaken, “this treats the world as bare earth and does not take account of potential screening by vegetation or buildings” (GLVIA3, 2013). Due to the location of the site adjacent to existing built form in a dense city centre environment and the screening properties of the surrounding vegetation and built form, a manual approach to understanding visibility has been adopted in accordance with the recommendations of GLVIA3 (2013). Visual analysis has relied upon study of the existing topographical baseline and site observation taking in to account the existing terrain, vegetation and intervening development.

Potential Receptors

6.67 The baseline study will comprise written text supported by plans and photographs demonstrating townscape indicators such as urban morphology, townscape character, urban grain, listed buildings, landmark buildings, building uses, and movement within the study area.

6.68 The study area and Townscape Character Areas pertinent to the assessment are highlighted on **Figure 1** in **Appendix II**. We consider the potential Townscape Character Areas to be:

- The Cathedral, and Cathedral Gardens;
- The City Centre Shopping area;
- The townscape associated with Parsonage Gardens and St Anne's Square;
- Shudehill;
- The mixed-use area to the west of the River Irwell; and
- Trinity Church and its setting.

6.69 **Figure 2** in **Appendix II** includes a list of potential visual receptors and representative views. We consider the potential visual receptors to be:

- Cathedral Gardens;
- Exchange Square/ Cateaton Street;
- Greengate Square;
- Cathedral Approach;
- Victoria Station Arrival;
- Deansgate/ A56;
- Parsonage;
- Blackfriars Street;
- Victoria Road/A56 (south bound);
- Corporation Street;
- Cheetham Hill Road / A556; and
- St Anne's Square.

Verified Photomontages

- 6.70 **Figure 2** in **Appendix II** includes the study area and potential viewpoint locations from which verified photomontages will be prepared and used within the assessment. Sample photographs have been taken from each location as an aide memoire to demonstrate the existing view, shown on **Figure 3 - 9** in **Appendix II**.
- 6.71 7no. fully rendered (AVR level 4) visualisations will be prepared for viewpoint locations 1.1, 2.1, 6.2, 8.1, 8.2, 9.1, & 11.1. 1no. wireframe (AVR level 0) for St Anne's Square (VP 12.1). We expect that the proposed development will not be visible from VP 12.1 and therefore we would suggest a wireframe be used to disprove visibility. These views take account of heritage receptors and will be used to assist with the heritage assessment.

Cumulative Effects

- 6.72 A separate cumulative effects chapter will be presented at Chapter 12 of the ES. This will assess the cumulative impacts of the proposed development in conjunction with any committed developments within the vicinity of the sites identified through the scoping process.
- 6.73 Cumulative effects will be assessed in line with the GLVIA 3.

7. Heritage

- 7.1 This section of the ES will present an assessment of the potential effects of the proposals on the cultural heritage of the proposed development site, which will be identified through desk-based research, site surveys and consultation with key stakeholders. The assessment will be undertaken by Turley Heritage.

Site Context

- 7.2 The site forms part of a larger substantial complex built of steel and ribbed concrete during the late 1960s and early 1970s. It was designed by Cruikshank and Seward and is both modernist and brutalist in its style and form.
- 7.3 The site is located in an area of Manchester city centre that illustrates most of the major stages of change and development in the city spanning from the Anglo Saxon church on the site of the present Manchester Cathedral to the north east of the site, to the present day. As a result the area around the site is highly mixed and it is one of a number of modern buildings at the junction of Blackfriars, Deansgate and St Mary's Gate that contrast with the medieval quarter to the north, dominated by the Grade I Listed Manchester Cathedral, and the elaborate 19th century commercial buildings of Barton Arcade (Grade II* Listed) and the Royal Exchange (Grade II Listed) to the south and east. There are no heritage assets within the site, but it is close to the boundaries of the Cathedral, Parsonage Gardens and St Ann's Conservation Areas and to the east of the Flat Iron Conservation Area and Listed Buildings lining Blackfriars Street. It is also adjacent to two Grade II Listed bridge crossings (the Victoria Bridge and Blackfriars Bridge, located to the immediate north and south of the site respectively).

Planning Policy Context

Legislation

- 7.4 Under s66(1) of The Planning (Listed Buildings and Conservation Areas) Act 1990, Manchester City Council, in determining the submitted full planning application has a statutory duty to pay special regard to the desirability of preserving listed buildings, their setting or any features of special interest they may possess.

- 7.5 Case law has confirmed that Parliament's intention in enacting s66(1) was that decision-makers should give considerable importance and weight to the desirability of preserving the special interest and setting of listed buildings, where 'preserve' means 'to cause no harm'¹.
- 7.6 The setting of conservation areas is not expressly protected by primary legislation. However, the NPPF states within its Glossary that the setting of a designated heritage asset (including conservation areas) can contribute to its significance.

National Planning Policy

- 7.7 Section 16 of the NPPF, entitled 'Conserving and enhancing the historic environment' provides guidance for planning authorities, property owners, developers and others on the conservation and investigation of heritage assets. Overall, the objectives of Section 16 of the NPPF can be summarised as seeking the:
- Delivery of sustainable development;
 - Understanding the wider social, cultural, economic and environmental benefits brought by the conservation of the historic environment;
 - Making a positive contribution to local character and distinctiveness; and
 - Recognition of the value that heritage makes to our knowledge and understanding of the past.
- 7.8 In considering any planning application for development, the planning authority will be mindful of the framework set by government policy, in this instance the NPPF, by current development plan policy and by other material considerations.
- 7.9 Paragraph 192 of the NPPF states that in determining planning applications, local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, putting them into viable uses consistent with their conservation, as well as the desirability of new development making a positive contribution to local character and distinctiveness.
- 7.10 Paragraph 193 requires, when considering the impact of development on the significance of a designated heritage asset that great weight should be given to the asset's conservation. 'Conservation' is defined by the NPPF as 'the process of maintaining and managing change to a heritage asset in a way that sustains and, where appropriate, enhances its significance.'
- 7.11 Paragraphs 195 and 196 differentiate between 'substantial' and 'less than substantial harm' and provide a framework for the consideration of harm to the significance of designated heritage assets

¹ East Northamptonshire DC v SSHCLG [2014] Civ 137 and South Lakeland DC v SsfE [1992] 2 AC 141

where it arises, bearing in mind the considerable importance and weight that must be given to the statutory duties of the 1990 Act. Should harm to heritage assets be identified, in accordance with Paragraph 195, it will be demonstrated that the substantial harm would be necessary to achieve substantial public benefits that outweigh that harm.

7.12 Paragraph 197 requires that the effect of an application on the significance of a non-designated heritage asset is taken into account in determining the application. In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset.

7.13 Paragraph 200 requires that local planning authorities look for opportunities for new development within the setting of heritage assets to better reveal their significance. It states that proposals that preserve those elements of setting that make a positive contribution to or better reveal the significance of the asset should be treated favourably.

Local Planning Policy

7.14 The Manchester Local Plan is formed of the Core Strategy 2012-2027 and Proposals Map, the extant Unitary Development Plan (UDP) Policies and relevant Development Plan Documents (DPDs).

7.15 Policy EN 2 of the Core Strategy relates to tall buildings, which are defined as 'buildings which are substantially taller than their neighbourhoods and/or which significantly change the skyline'. It further states that proposals for tall buildings will be supported where it is demonstrated that they:

- *"Are of excellent design quality,*
- *Are appropriately located,*
- *Contribute positively to sustainability,*
- *Contribute positively to place making, for example as a landmark, terminating a view, or by signposting a facility of significance, and*
- *Will bring significant regeneration benefits."*

7.16 Policy EN 3 (Heritage) of the Core Strategy states that:

'Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas

and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains...'

7.17 Policy DC18.1 confirms that the Council will give particularly careful consideration to development proposals within Conservation Areas. It states the following:

".... e) Development proposals adjacent to Conservation Areas will be granted only where it can be shown that they will not harm the appearance or character of the area. This will include the protection of views into and out of Conservation Areas."

7.18 Policy DC19 of the UDP relates to the determination of planning applications for development which involve or have an impact on buildings of Special Architectural or Historic Interest. It states that the Council will have regard to protecting their general setting. In giving effect to this policy, the Council will:

".... d) seek to preserve and enhance the settings of listed buildings by appropriate control over the design of new development in their vicinity, control over the use of adjacent land, and where appropriate, by the preservation of trees and landscape features..."

Recognised Guidance

7.19 The assessment will be undertaken in line with best practice guidance documents to inform the approach and impact assessment. Those documents which will be used to inform the assessment are listed below:

- Historic Environment Good Practice Advice in Planning Note 2: Managing Significance in Decision-Taking in the Historic Environment (Historic England 2015); and
- Historic Environment Good Practice Advice in Planning Note 3: The Setting of Heritage Assets (Historic England 2017).

Approach

Study Area

7.20 Baseline information has been obtained for the site and surrounding area within a 500m radius (the 'Study Area'). In order to define the Study Area, a number of different factors have been taken into consideration. These include:

- The nature and scope of the Proposed Development;
- The proximity of heritage assets to the site;

- The degree of inter-visibility between heritage assets and the proposed development site taking into consideration, for instance, interposing townscape features; and
- The significance and sensitivity of the relevant heritage assets and their setting.

Baseline Information

7.21 All designated and formally identified non-designated heritage assets within the Study Area have been identified and are shown on a Heritage Asset Plan at **Appendix III**.

7.22 Baseline information has been compiled from the following sources:

- National Heritage List for England (Historic England);
- Greater Manchester Historic Environment Record;
- Historic Ordnance Survey Mapping;
- Manchester City Council (MCC);
- Site visits; and
- Other published sources of information where relevant.

7.23 Designated and non-designated heritage assets within the 500m Study Area have been identified and confirmed through a search of the Greater Manchester Historic Environment Record (by Greater Manchester Archaeological Advisory Service (GMAAS) on 15 April 2021).

7.24 Of these heritage assets, there is potential for significant environmental effects on the setting of the following:

- Blackfriars Bridge (Grade II Listed);
- Blackfriars Street group: The Crown Tavern, 14 and 16 Blackfriars Street and 10 and 12 Blackfriars Street (all Grade II Listed);
- 4 Booth Street (Grade II Listed);
- 62 Chapel Street (Grade II Listed);
- Church of the Sacred Trinity and Salford War Memorial (Grade II* and II Listed);
- Haywards Building (Grade II Listed);
- Barton Arcade (Grade II* Listed);
- Royal Exchange (Grade II Listed);

- St Ann's Square Group: 16 St Ann's Square, 18 and 20 St Ann's Square and 22 St Ann's Square (all Grade II Listed);
- Cateaton Street Group: Sinclairs Oyster Bar and The Old Wellington Inn, Mitre Hotel and Mynshulls House (all Grade II Listed);
- Cathedral Church of St Mary (Grade I Listed);
- Former Corn and Produce Exchange (Grade II Listed);
- Chethams School complex: South east wing to Chethams Hospital, Detached block of schoolroom approximately 20m south of Chethams Hospital, Chethams Hospital and attached wall (Grade I and II Listed);
- Victoria Bridge (Grade II Listed);
- Railway Viaduct and Retaining Walls at Junction with Greengate (Grade II Listed);
- Hanging Bridge (scheduled monument);
- Cathedral Conservation Area;
- Parsonage Gardens Conservation Area;
- St Ann's Square Conservation Area;
- Flat Iron Conservation Area;
- Dial House (non designated); and
- Warehouse on Booth Street (non designated).

7.25 The baseline assessment has been undertaken using a combination of desk-based study, research and site visits to identify and assess the heritage significance of the identified designated and non-designated heritage asset receptors and the contribution made by their setting. The assessment will also consider the Townscape and Visual views which take account of heritage receptors.

7.26 Although the proposed development may be visible or partially visible beyond the 500m Study Area, it is considered that heritage assets beyond 500m are unlikely to experience significant effects as a result of distance and intervening development and will not be considered further within the ES.

7.27 A large number of heritage assets within the Study Area are also unlikely to experience significant environmental effects due to distance, intervening development, due to the nature of their significance (i.e. historic or functional), their orientation or the way in which they are experienced and appreciated. Although visible or partially visible from some assets, the proposed development will be experienced in combination with existing buildings and will form part of a backdrop and wider

cityscape in views. With the exception of those identified at paragraph 7.30, these assets are unlikely to experience significant effects during the construction or operation phases and will not be considered further within the ES.

- 7.28 This baseline that has informed the ES Chapter will be set out in an NPPF compliant Heritage Assessment prepared in light of the statutory duty of The Planning (Listed Buildings and Conservation Areas) Act 1990 and in accordance with the NPPF, PPG and Historic England Good Practice Advice in Planning Note 2, Managing Significance in Decision Taking in the Historic Environment (March 2015), and Good Practice Advice Note 3 The Settings of Heritage Assets (2017). It will also consider whether there are other heritage assets within the Study Area that may experience effects that are not significant.

Consultation

- 7.29 Consultation will be undertaken with MCC and Historic England to agree the scope of the Chapter.

Assessing the Significance of Effect

- 7.30 This section describes the framework for assessing effects on the above ground built environment, particularly in identifying the magnitude of effect, the sensitivity of receptor and the significance of effect.

Sensitivity of Receptor

- 7.31 In the absence of specific prescribed criteria for establishing the relative value or importance of designated and non-designated heritage asset receptors, guidance on assessing the value and importance of heritage assets is taken from 'Design Manual for Roads and Bridges' (LA 104 Environmental Assessment and Monitoring) and (LA 106 Cultural Heritage Assessment). Judgements are also informed by an understanding and appreciation of the significance of each of the assets and the contribution made by their setting in accordance with Historic England's guidance 'Good Practice Advice in Planning Note 3: The Setting of Heritage Assets' from 2017. This assessment will be set out in a Heritage Assessment included as a Technical Appendix to the Chapter.
- 7.32 The following table is informed by that guidance:

Table 7.1 Sensitivity of Receptor

Value/Importance	Definition
Very High	Standing buildings inscribed as of universal importance as World Heritage Sites Other buildings of recognised international importance
High	Scheduled monuments with standing remains Grade I and II* Listed buildings Other listed buildings that can be shown to have exceptional qualities in their fabric or historical association not adequately reflected in the listing grade Conservation areas containing very important buildings
Medium	Grade II Listed buildings Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical association Conservation areas containing important buildings Historic townscape or built-up areas with historic integrity in their buildings, or built settings (e.g. including street furniture and other structures)
Low	'Locally listed' buildings Historic (unlisted) buildings of modest quality in their fabric or historical association Historic townscape or built-up areas of limited historic integrity in their buildings, or built settings (e.g. including street furniture and other structures)
Negligible	Buildings of no architectural or historic note; buildings of an intrusive character
Unknown	Buildings with some hidden (i.e. inaccessible) potential for historic significance

Magnitude of Effect

7.33 The magnitude of the impact of the proposed development on the identified heritage assets is assessed as outlined in the criteria in Table 7.2, informed by the 'Design Manual for Roads and

Bridges' (LA 104 Environmental Assessment and Monitoring) and (LA 106 Cultural Heritage Assessment).

Table 7.2 Magnitude of Effect

Magnitude of Cumulative Impact	Definition
Major / Substantial	Change to key historic building elements, such that the asset is totally altered and much of its significance is lost. Substantial change within the setting of an historic building leading to considerable loss of significance of the asset;
Moderate	Change to many key historic building elements, such that the asset is clearly modified and there is some loss of significance. Change within the setting of an historic building leading to some loss of significance of the asset;
Minor	Changes to key historic building elements, such that the asset is slightly altered and there is some loss of significance. Change within the setting of an historic building leading to a slight loss of significance of the asset;
Negligible	Slight changes to historic building elements or within its setting that hardly affect the significance of the asset;
No change	No substantive change to fabric or within the setting.

Significance of Effect

- 7.34 The magnitude of the impact against the value of the heritage assets (Significance of Effect) is assessed as outlined in the criteria in Table 7.3, also informed by the 'Design Manual for Roads and Bridges' (LA 104 Environmental Assessment and Monitoring) and (LA 106 Cultural Heritage Assessment).

Table 7.3 Significance of Effect

Sensitivity of Receptor	Magnitude of Effect				
	No Change	Negligible	Minor	Moderate	Major
Negligible	Neutral	Neutral	Neutral / Minor	Neutral / Minor	Minor
Low	Neutral	Neutral / Minor	Neutral / Minor	Minor	Minor / Moderate
Medium	Neutral	Neutral / Minor	Minor	Moderate	Moderate / Major
High	Neutral	Minor	Minor / Moderate	Moderate / Major	Major / Substantial
Very high	Neutral	Minor	Moderate / Major	Major / Substantial	Substantial

7.35 Moderate, major or substantial effects could be considered significant. However, it is recognised that a minor effect could also be assessed as causing a degree of harm to a heritage asset. Professional judgement is therefore required with respect to the sensitivity of receptor and the magnitude of effect, as informed by the Heritage Assessment Technical Appendix.

Cumulative Effects

7.36 A separate cumulative effects chapter will be presented at Chapter 12 of the ES. This will assess the cumulative impacts of the proposed development in conjunction with any committed developments within the vicinity of the sites identified through the scoping process.

8. Wind Microclimate

- 8.1 The wind microclimate assessment will evaluate the existing wind conditions across a full range of wind directions in the site and surrounding area. The assessment will quantify the wind conditions and provide a measured understanding of the development's impact on wind. The report will make reference to recommended mitigation measures (where needed to meet target conditions based upon the desired use), and mitigation measures will be implemented if necessary. The assessment will be undertaken by RWDI – a specialist wind engineering consultancy.

Site Context

- 8.2 The proposed development is bounded by Deansgate to the east, Blackfriars Street to the south, Victoria Bridge Street to the north and the Renaissance Hotel and River Irwell to the west.
- 8.3 The existing surrounding context is low to mid-rise to the south, with development of taller buildings to the west and north west. With the climate in Manchester being relatively windy (when compared to the south of the UK for example), winds are unimpeded as they approach the site and have the ability to down draught strong winds to ground level when interacting with taller buildings.

Planning Policy Context

National Planning Policy and Legislation

- 8.4 The NPPF (2019) and associated Planning Practice Guidance refer to the fact that buildings (especially tall or large buildings) can affect local wind, and that this needs to be considered in design in order to ensure a high quality built environment. The NPPG was published in November 2016 to support the NPPF and was updated in October 2019.
- 8.5 The NPPG (2016) identifies the potential for tall and large buildings to affect the wind microclimate. The National Design Guide states in Paragraph 71 that: *"Proposals for tall buildings (and other buildings with a significantly larger scale or bulk than their surroundings) require special consideration. This includes their [...] environmental impacts, such as [...] wind. These need to be resolved satisfactorily"*

Local Planning Policy

- 8.6 There are various references in the Greater Manchester Spatial Framework Publication Plan 2020 with regard to wind microclimate, such as *"Designing indoor and outdoor environments to provide a reduction and respite from more extreme temperatures and winds associated with climate change and greater*

urbanisation;" and paragraph 8.42 states *"Trees in the urban environment can soften otherwise harsh environments, filter wind and humanise the scale of tall buildings, creating pleasant public spaces at street level. Trees also play a major role within the urban environment, softening otherwise harsh environments, filtering wind and providing contrast to the scale of tall buildings, creating pleasant public spaces at street level."* In the sustainable places, section 15.b states *"Addressing microclimate issues such as sunlight, indoor air quality, overheating, shade, wind and shelter"*.

- 8.7 Manchester's Local Development Framework Core Strategy Development Plan Document has reference to wind microclimate in section 12.14: *"Tall buildings by their very nature can dominate the street scene and be highly visible over long distances. They can also have an impact on the local micro-climatic conditions, for example, by creating wind tunnels. It is for these reasons that it is considered particularly important that they are designed to the highest quality, both in terms of appearance and their impact on the functioning of surrounding space."*

Recognised Guidance

- 8.8 The Lawson Criteria is recognised guidance used universally across the UK to assess the impact of the proposed development on wind flows in public spaces. Lawson devised a scale for assessing the suitability of wind conditions in the urban environment based upon threshold values of wind speed and frequency of occurrence. This guidance will be used to inform the assessment. The commonly used London Docklands Development Corporation (LDDC) method of the Lawson Criteria is set out in Table 8.1 below.

Table 8.1: Lawsons Comfort Criteria

Key	Comfort Category	Threshold	Description
	Sitting	0-4 m/s	Light breezes desired for outdoor restaurants and seating areas where one can read a paper or comfortably sit for long periods.
	Standing	4-6 m/s	Gentle breezes suitable for main building entrances, pick-up/drop-off points and bus stops.
	Strolling ²	6-8 m/s	Moderate breezes that would be appropriate for strolling along a city/town centre street, plaza or park.

² The distinction between strolling and walking is that in the strolling scenario, pedestrians are more likely to take on a leisurely pace, with the intention of taking time to move through the area, whereas in the walking scenario pedestrians are intending to move through the area quickly and are therefore expected to be more tolerant of stronger winds.

Key	Comfort Category	Threshold	Description
	Walking	8-10 m/s	Relatively high speeds that can be tolerated if the objective is to walk, run or cycle without lingering.
	Uncomfortable	>10 m/s	Winds of this magnitude are considered a nuisance for most activities, and wind mitigation is typically recommended.

- 8.9 Such criteria identify the wind conditions and thresholds for a range of pedestrian activities such as sitting, standing, strolling, walking uncomfortable. In this way, the results of the wind tunnel testing can be used to determine the comfort and safety of the wind microclimate in relation to the expected pedestrian activities at and surrounding the Site for all test scenarios. This will be particularly important for test scenario 2 and 3.
- 8.10 The LDDC also specifies a strong wind threshold when winds exceed 15m/s for more than 0.025% of the time (approximately 2.2 hours of the year) and would have the potential to cause distress to pedestrians and cyclists. These instances are referred to as 'S15 Exceeded' in the figures. Exceedances of this threshold may indicate a need for remedial measures or a careful assessment of the expected use of that location; e.g. is it reasonable to expect older adults or young children to be present at the location on the windiest day of the year?
- 8.11 Wind speeds that exceed 20m/s for more than 0.025% of the time (approximately 2.2 hours per year) represent safety issues for all members of the population and would require mitigation measures to provide an appropriate wind microclimate environment. These instances are referred to as 'S20 Exceeded' in figures.

Approach

- 8.12 Winds for the Manchester area are predominantly southerly throughout the year with an increase in north-westerlies during the spring and summer, and north-easterlies during the spring. Winds are typically stronger in the winter season, and lighter throughout the summer. Wind roses for the Manchester area per season, data obtained from Manchester Airport Ringway over a period of 30 years, see **Figure 8.1** below.

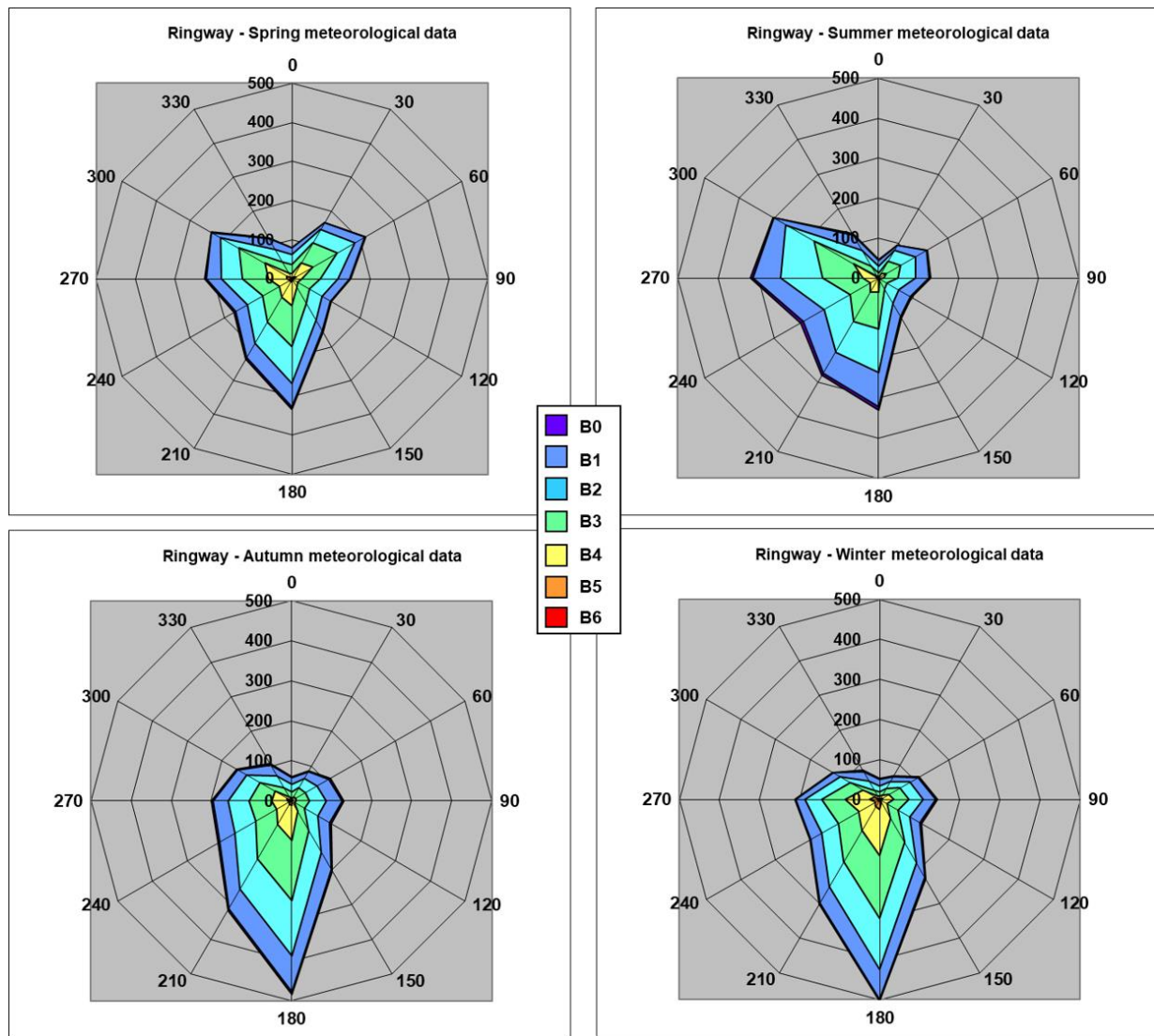


Figure 8.1: Wind Roses for the Manchester Area

8.13 Full wind tunnel testing will be undertaken at a 1:300 scale and include surrounding buildings up to 360m from the centre of the proposed development. The following scenarios will be undertaken:

- Existing Site + all significant existing surrounding context.
- Proposed Development + existing surrounding context
- Proposed Development + relevant Approved Projects³ (future surrounding context).

8.14 The scenarios listed above will be assessed devoid of landscaping to give a worst case least sheltered result.

8.15 The above will determine the likely pedestrian level wind conditions in and around the Site at specific locations such as main pedestrian routes, building entrances and amenity spaces for all three scenarios.

³ These include Site No. 4, 5, 8, 11, 12, 18, 19, and 20 in Table 4.2

- 8.16 Elevated accessible areas of amenity (terraces) will be considered relative to the scheme itself.
- 8.17 The results of the wind tunnel testing will then be combined with long-term wind climate statistics, corrected to apply at the Site, and benchmarked against the LDDC. Such criteria identify the wind conditions and thresholds for a range of pedestrian activities such as sitting, standing, strolling, walking uncomfortable. In this way, the results of the wind tunnel testing can be used to determine the comfort and safety of the wind microclimate in relation to the expected pedestrian activities at and surrounding the Site for all test scenarios. This will be particularly important for test Scenario 2 and 3.
- 8.18 Should the results of the wind tunnel testing for test Scenario 2 or 3 reveal unacceptably uncomfortable (i.e. if it exceeds the comfort criteria for that designated area, e.g. an amenity seating area that had walking conditions) or unsafe wind conditions then mitigation measures will be explored, and further wind tunnel testing undertaken to quantify the effectiveness of such mitigation.
- 8.19 The conclusions of the wind tunnel testing will be summarised in the ES, with all technical details appended to the ES.

Cumulative Effects

- 8.20 A separate cumulative effects chapter will be presented at Chapter 12 of the ES. This will assess the cumulative impacts of the proposed development in conjunction with any committed developments within the vicinity of the sites identified through the scoping process.

9. Socioeconomics

- 9.1 The purpose of this chapter is to identify and assess the likely significant socio-economic effects of the proposed development. The assessment is concerned with the socioeconomic effects of the proposals relating specifically to job creation, labour supply, implications of the demand for public services, and the effects of housing provision in respect of adopted policy. The socio-economic assessment will be carried out by Avison Young.

Site Context

- 9.2 The site is located in Manchester City Centre within the ward of Deansgate.
- 9.3 The Renaissance Hotel complex, within which the site is located, comprises the former hotel, Premier House office block, and NCP car park. It has long been earmarked for comprehensive development, including most recently within the adopted Ramada Complex SRF. The Ramada Complex SRF describes the opportunity to transform the existing environment through the creation of a new landmark, mixed use, riverside destination.
- 9.4 The site is bound by Deansgate to the east, Blackfriars Street to the south, Victoria Bridge Street to the north and the Renaissance Hotel and River Irwell to the west.
- 9.5 The area surrounding the proposed development site is characterised by a range of uses including hotels, restaurants, and commercial developments.

Planning Policy Context

National Planning Policy

- 9.6 The provision of new homes and the need to significantly boost the housing supply are recognised by the Government as policy objectives of fundamental importance. Housing is 'an integral part of the UK's economic and social infrastructure, supporting labour mobility and providing a direct benefit to growth and jobs as new homes are built'. The Government has introduced a number of policies and strategies in an attempt to bolster house building as well as to re-activate the housing market after a period of relative stagnation:
- The NPPF (2019);
 - Investing in Britain's Future (2013);

- Help to Buy;
- Fiscal Benefits to Local Authorities and incentives for House Builders;
- National Infrastructure Delivery Plan (2016); and
- The Housing White Paper (2017).

Local Planning Policy

Manchester City Council Core Strategy (2012)

Objective 3 – Housing

9.7 The Core Strategy aims to provide a significant increase in high-quality housing provision at sustainable locations throughout the City. This objective's emphasis on high-quality housing includes creating sustainable lifetime neighbourhoods with high-quality environments, good local facilities, and with easy access to employment opportunities.

9.8 Policy CC3 – Housing states:

"The City Centre will see the most intensive development of housing in the City. It is expected that a minimum of 16,500 new units between 2012 and 2027.

Key locations for residential development as Castlefield, Piccadilly, the Southern Gateway and the Northern Quarter.

In other parts of the City Centre residential development in other parts of the City Centre will only be appropriate in line with Policy CC7."

9.9 Policy CC6 – High Density Development states:

"City Centre development will generally be high-density. It is a location where land should be used to maximise its efficiency."

9.10 Policy CC7 – Mixed use development states:

"The City Centre presents the most viable opportunities for mixed-use development, and in general these will be promoted as a means of using land as efficiently as possible. A range of uses should be considered for all sites, subject to the following considerations:

- *Other than in locations specifically mentioned in policy CC3, residential development will be supported as part of schemes which include employment. The Council must be satisfied that proposals will contribute to the economic regeneration of the City and that the residential element of the scheme is of a scale which will ensure that the economic uses on the site, including retail and hotels, will be maximised. A clear justification will be required for proposals without employment opportunities.*

- *Active ground floor uses (shops, food and drink and leisure) will be appropriate in locations which have an established public function, or as part of a development which will create such an environment."*

9.11 Policy CC10 – A Place for Everyone states:

The City Centre will develop as a location which appeals to a wide range of residents and visitors. Development which promotes this objective will be supported, particularly through:

- *Uses which increase the diversity of activity in the City Centre, with an emphasis on family-oriented activity; and,*
- *High standards of accessibility to buildings and across spaces in the City Centre.*

9.12 Policy H1 – Overall Housing Provision states:

"Approximately 60,000 new dwellings will be provided for in Manchester between March 2009 and March 2027..."

9.13 The policy goes on to state that "The distribution of available housing sites is in accordance with the research conducted by AGMA which gives priority to residential schemes in the Regional Centre and the Inner Areas" such as the City Centre.

9.14 It defines high-density developments as those with over 75 units per hectare, stating that they are appropriate in the City Centre.

Saved policies from the Manchester Unitary Development Plan (UDP) (1995)

9.15 Policy DC7: New Housing Development

9.16 This policy states that the council will "*negotiate with developers to ensure that new housing is accessible at ground floor level to disabled people, including those who use wheelchairs, wherever this is practicable...*"

Recognised Guidance

9.17 There is no regulation or standards that provide a definitive framework for a socio-economic assessment in the UK. Therefore, a tried and tested methodology informed by principles presented in the Inter Organisational Committee on Guidelines and Principles for Social Impacts Assessment (May 2003), as well as research presented by Glasson (2009) will be used.

Approach

9.18 The first stage of the assessment is to establish the baseline conditions through interrogation of published data or other sources. This will include a review of local and national policies and strategies

related to economic development and regeneration, which will be used to identify priorities at the local and national level. It will also include establishing the existing demographic, economic and social conditions through reference to a number of published data sources such as Census data, the Office of National Statistics website, NOMIS, the Indices of Deprivation and information published by the NHS and Department for Education. Consultation with local authority officers (e.g. economic development officers) and stakeholders (e.g. healthcare commissioners) will be undertaken as required. No primary data collection is proposed as part of the socio-economic impact assessment. We propose that the ward in which the site is situated is considered the immediate study area. Comparison will be made to the local borough and region.

9.19 The baseline analysis will consider the following broad topics:

- Population;
- Local economic conditions;
- Employment, unemployment and worklessness;
- Housing;
- Education and skills; and
- Local social and community infrastructure.

9.20 The second stage of the assessment is to assess the socio-economic effects during both the construction and operational phases of development. The socio-economic assessment will utilise a range of different data sources including the English Housing Survey, the Family Expenditure Survey, Census 2011 and CLG guidance on construction labour ratios.

9.21 The socio-economic assessment will address the impact of each element of the proposed development on the host community and relevant affected groups. Receptors of socio-economic impacts include both individual people and communities as a whole that are both directly and indirectly affected by development in the local area. Expert judgement and knowledge will be used to ensure the relevant affected receptors are considered within the assessment.

9.22 During the construction phase the key issues relate to the generation of construction-related employment at a local and regional level. This will consider both the direct employment effect and the indirect/induced effects associated with the supply chain and the impact of construction worker spend on local goods and services.

- 9.23 The construction spend on the scheme will support construction jobs over the lifetime of the build. This will have multiplier effects through induced (supply chains) and indirect (employee spend supporting further jobs) impacts. These will be quantified and their significance evaluated.
- 9.24 In terms of operational impacts, the key issues for assessment are:
- The effect on local employment through the direct, indirect and induced impacts arising as a result of the development of new employment floorspace.
 - The impact of the proposed residential development on demographics in the area, in particular, population and household size and structure. The ES will include an estimate of the population yield associated with the development based on the residential unit mix and average household size. The ES will also identify the potential age profile and characteristics of the new residents, and their likely occupational profile to identify potential effects on the local labour market;
 - The impact on and relationship with housing supply and demand in the area;
 - The effects of the potential increase in spending by residents in the area and the indirect impact that this has on employment opportunities. The expenditure of residents will support jobs in the geographical area in which they spend money (the impact area) which in turn will support induced and indirect jobs. As well as supporting jobs, which can help to reduce unemployment, increased spending can support regeneration aims to ensure viable local centres, as well as contributing to Manchester City Centre.
 - Wider fiscal effects of housing delivery, such as the New Homes Bonus and Council Tax; and
 - The effect on demand for local social and community infrastructure.
- 9.25 There are no recognised significance criteria for socio-economic effects and, as such, professional judgement will be used based upon the identified needs of the local population, planning policy objectives and the magnitude of potential impacts in line with the significance criteria set out in Chapter 2 of the ES. Mitigation measures will be identified as required along with any residual effects.

Cumulative Effects

- 9.26 A separate cumulative effects chapter will be presented at Chapter 12 of the ES. This will assess the cumulative impacts of the proposed development in conjunction with any committed developments within the vicinity of the sites identified through the scoping process.

10. Human Health

- 10.1 The purpose of this chapter is to identify and assess the likely significant human health effects as a result of the proposed development. The assessment is concerned with the potential effect on biomedical (i.e. physical health) and biopsychological health (i.e. physical health). The Human Health assessment will be carried out by Avison Young.

Site Context

- 10.2 The site is located within Manchester City Centre on land to the west of Deansgate.
- 10.3 The site is located entirely within Flood Zone 1, indicating a less than 1 in 1,000 annual probability of flooding. The site is at Very Low risk with regards to pluvial flooding. The western extent of the site is located within an area at risk from flooding from reservoirs.
- 10.4 The western extent of the site is located within the Greater Manchester AQMA. This AQMA covers the city centre and major roads in and out of the city.
- 10.5 The existing noise climate is dominated by road traffic noise emanating from the surrounding highway network.
- 10.6 The site is located in an area with easy access to public transport being located in close proximity to multiple bus routes, train stations and Metrolink stops.

Planning Policy Context

National Planning Policy

National Planning Policy Framework (NPPF)

- 10.7 The revised NPPF (2019) acknowledges the importance of considering health impacts during the planning process and covers many issues that are directly related to the determinants of health. The NPPF identifies the three overarching objectives – economic, social & environmental – that are *interdependent and need to be pursued in mutually supportive ways* in order to achieve sustainable development (paragraph 8). The social objective should support *"strong, vibrant and healthy communities... by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being."*

- 10.8 Chapter 8 covers promoting healthy and safe communities, acknowledging that planning policies and decisions should aim to achieve healthy, inclusive and safe places which:

“a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages.

b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and

c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.” (paragraph 91).

- 10.9 Social, recreational and cultural facilities and services should *“support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community”* (paragraph 92). *“It is important that sufficient choice of school places is available to meet the needs of existing and new communities”* (paragraph 94). Public safety should be promoted and *“take into account wider security and defence requirements”* (paragraph 95).

“Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and wellbeing of communities” (paragraph 96). *Sustainable transport should be promoted and this “can help improve air quality and public health”* (paragraph 103). *“An effective use of land should be promoted in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions”* (paragraph 117). *“Developments should create places that are safe, inclusive and accessible and which promote health and wellbeing...”* (paragraph 127). *“New development must be appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health...”* (paragraph 180).

Public Health England (PHE) Strategy (2019)

- 10.10 Sets out how PHE intends to protect and improve the public's health and reduce inequalities during 2020 to 2025. The Strategy recognises that the longer term, societal drivers of change represent the principal challenge facing the public's health. However, there are opportunities now – including *“place-based approaches* – and the 10 priorities include *healthier diets, healthier weight; cleaner air; and better mental health”* with the aim to incorporate the reduction of health inequalities into each of the 10 priorities. The purpose of PHE is to protect and improve the nation's health and reduce health

inequalities. This is guided by aims – *“to keep people safe; to prevent poor health; to narrow the health gap; and the support a strong economy”*.

Local Planning Policy

Manchester City Council (MCC) Core Strategy (adopted 2012)

10.11 MCC's Core Strategy is the key document in Manchester's Local Development Plan. It is founded on a Vision to 2027 that includes *“an increased and sustainable healthy population...”*. The following policies are relevant to Health:

- Policy SP1 Spatial Principles includes requirement that development should make a positive contribution to neighbourhoods including *“making a positive contribution to the health, safety and wellbeing of residents”*.
- Policy CC3 Housing advises that the most intensive development of housing will be in the City Centre with key locations for residential development including the Northern Quarter.
- Policy CC6 High Density Development is a location where land should be used to maximise its efficiency.
- Policy CC7 Mixed Use Development guides that the City Centre presents the most viable opportunities for mixed use development.
- Policy H1 Overall Housing Provision defines high-density developments as those with over 75 units and states that they are appropriate in the City Centre.
- Policy H2 states that the key location for new residential development will be within the area to the east and north of Manchester City Centre identified as a strategic location for new housing.
- Policy H8 Affordable Housing requires new development to contribute to a 20% target for new housing to be affordable.
- Policy EN4 seeks to reduce CO₂ emission and reduce fuel poverty by enabling low and zero carbon development.
- Policy EN8 Adaptation to Climate Change includes requirements to minimise flood risk and reduce urban overheating.
- Policy EN9 Green Infrastructure provides guidance on provision of new, and improvements to, the quality and accessibility of existing green infrastructure assets.
- Policies EN10 & 11 safeguard and create new open space, sport & recreation facilities.

- Health is further protected through Policies EN14 Flood Risk, EN16 Air Quality, EN17 Water Quality, and EN18 Contaminated Land & Ground Stability.
- Policy T1 Sustainable Transport requires *"delivery of a sustainable, high quality, integrated transport system to encourage modal shift away from car travel... and to prepare for carbon free modes of transport"*.
- Policy T2 will actively manage the pattern of development to ensure that there are accessible areas of opportunity and need.
- Policy T3 supports proposals that contribute to an economically and environmentally sustainable transport network through strategic integration of strategic transport projects. Progression towards sustainable transport will promote healthier living and well-being.
- Policy DM1 Development Management requires that all development should have regard to specific issues including *"Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation"*; Accessibility: *buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes*; *"Community safety & crime prevention"*; and *"Design for Health"*.

Greater Manchester Spatial Framework (GMSF, Publication Draft, 2020)

10.12 The GMSF focuses on identifying future housing and employment land requirement in the ten local authorities which form Greater Manchester up to 2035. At a late stage of preparation, after examination and then adopted, it will be the overarching development plan for Greater Manchester. The GMSF Vision includes GM as *"a place where people live healthy lives"*; and Strategic Objectives include No 10 *"to promote the health and wellbeing of communities"*. The overall draft Strategy and many of the policies in the plan support improvements in health and wellbeing, and reductions in health inequalities, such as by: *promoting a successful economy; increasing supply of high quality and affordable homes; enabling people to adopt healthier lifestyles; and reducing risks to human health*.

10.13 The objectives of the health strategy within the SRF are as follows:

- H1 Tackle the main killers by supporting the choice to live a healthier life;
- H2 Ensure better health for children and families;
- H3 Improve access to health care; and
- H4 Develop healthy neighbourhoods by recognising and addressing the wide range of factors which impact upon health.

Other Relevant Policy, Standards and Guidance

Public Health England (PHE) Spatial Planning for Health (2017)

- 10.14 Provides evidence of links between spatial planning and health, focusing on five key built environment topics – neighbourhood design, housing, healthier food, natural and sustainable environment, and transport.

The Greater Manchester Taking Charge of our Health & Social Care (2015)

- 10.15 Sets out the challenges and ambitions for the 37 NHS organisations and local authorities in Greater Manchester with a 5-year strategy to 2021. The ambition is for Greater Manchester *“to become a financially self-sustaining city region...with the size, assets, skilled and healthy population... to rival any global city.”* The Vision is *“to deliver the fastest and greatest improvement in the health and wellbeing”* of the 2.8 million population, creating a strong, safe and sustainable health and care system that is fit for the future. In 2016, the Taking charge Together project was initiated to help achieve this vision *“to create an environment where more of GM’s residents take charge and responsibility of their own health, the health of their families, and even the health of our communities”*.

The Manchester Strategy – Our Manchester (2016)

- 10.16 The Manchester Strategy to 2025 comprises the Vision and five themes for the strategy including a progressive and equitable city where *“health will improve...”*.

Approach

- 10.17 The assessment of health is particularly concerned with the distribution of certain effects within a population, as different groups are likely to be affected in different ways. It therefore looks at how health and social determinants might be affected by a proposed project.
- 10.18 The aim of the human health assessment chapter is to support and add value to the decision-making process by providing a systematic analysis of the potential impacts, as well as recommending opportunities, where appropriate to, mitigate negative impacts and reduce health inequalities.
- 10.19 *Shaping Neighbourhoods: For Local Health and Global Sustainability* (2010) sets out the complexities of planning for health due to the multiple determinants and the need for cross-sectoral understanding and collaboration. This guide established a health map demonstrating the linkages between the global ecosystem, the natural and built environments, the local economy with communities, people and their lifestyles. It explains the likely interactions between different sectors and seeks a common language for spatial planning and public health practitioners.

- 10.20 The London Healthy Urban Development Unit (HUDU) 'Healthy Urban Planning Checklist' (2017) provides a useful checklist that was developed for London but is also applicable to residential led development elsewhere in the UK. The checklist aims to promote healthy urban planning by ensuring that the health and wellbeing implications of major planning applications are consistently taken into account, through providing a set of themes and planning issues that can be used to assess development proposals.
- 10.21 This checklist recognises that health and wellbeing can be affected by multiple determinants as shown in **Figure 10.1**. Changes in certain determinants caused by development may affect the health and wellbeing of existing and new residents.

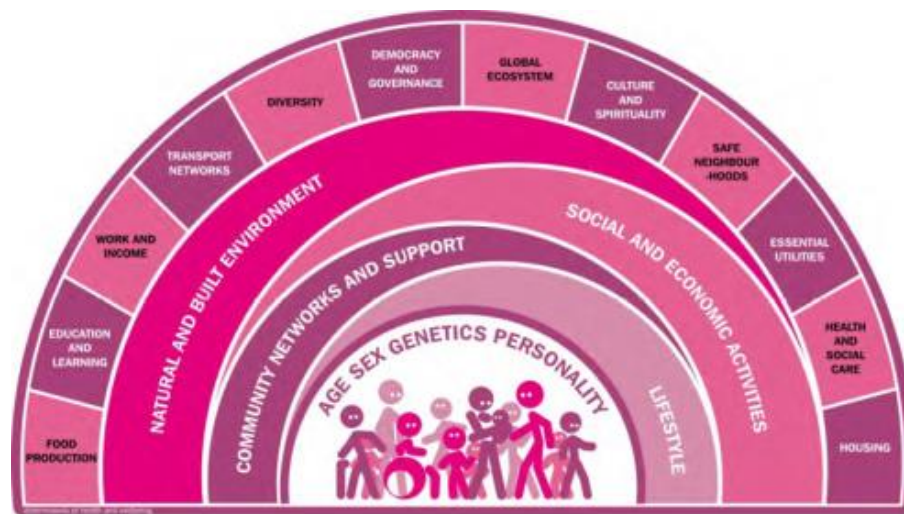


Figure 10.1: The Determinants of Health and Wellbeing

The HUDU checklist interprets these determinants into a set of themes that can be used to assess a proposed development, as follows:

- Healthy Housing;
- Active Travel;
- Healthy Environment; and
- Vibrant Neighbourhoods.

- 10.22 Specific criteria sit under each of these themes to cover a fuller range of determinants. These include access to health and social care, healthy food, freedom from pollution, open space, reducing crime and fear of crime, and access to employment and services.
- 10.23 The checklist and criteria will be used to inform the proposed scope of the human health chapter of the ES and then provide the basis for the assessment stage, where the proposals (including

embedded mitigation) will be compared to each of the relevant themes in turn to identify the receptors that would be affected and whether any vulnerable groups are likely to be affected.

- 10.24 The use of checklists helps identify the topics that are relevant to the health assessment for the proposed development. The human health chapter will assess the direct implications for health such as the provision of housing and employment. Also, implications such as arising through pollution or safety risks, and accessibility to healthcare facilities and sustainable transport (public, cycling and walking) for healthy living. It will further consider the wider implications for health and well-being, such as disturbance/nuisance, provision and accessibility to green infrastructure, amenity, cultural and recreational facilities.
- 10.25 The health chapter will consider the proximity, accessibility, and capacity (where possible) of health and medical centres and dentists in the vicinity of the proposed development. It will consider the proximity and accessibility of gyms, leisure centres, sports/recreational and cultural facilities nearby since such activities are important determinants of health and wellbeing. Searches will be made through web-based sources and using Google Maps to measure approximate distances by walking or public transport from the centre of the development area to the facility. The proximity of open spaces and walking routes will be investigated as access to open space and healthy modes of transport also can contribute to healthier lifestyles and wellbeing.
- 10.26 The human health assessment will utilise the findings of the technical assessments that form part of the EIA or standalone reports submitted with the planning application which also have implications on human health and wellbeing. These include:
- Transport Assessment;
 - Air Quality Assessment;
 - Noise Impact Assessment;
 - Ground Investigations;
 - Flood Risk Assessment;
 - Socioeconomic; and
 - Climate Change Assessment.
- 10.27 Each technical impact assessment is subject to its own standards, regulations, and methods of assessment. The key findings from each will be considered and integrated into the four themes of Healthy Housing; Active Travel; Healthy Environment; and Vibrant Neighbourhoods such that the

implications for health from each of the other technical studies with interactions are integrated and key impacts reported.

Scope of the Assessment

- 10.28 The proposed scope uses the approach as outlined above. Human health assessment is not a Health Needs Assessment and will not attempt to quantify health care contributions; however, it will attempt to consider provision of healthcare services in the vicinity of the proposed development through published sources of information.
- 10.29 The geographical scope is determined by receptor groups that are likely to be significantly affected by the proposed development. Therefore, the scope of the health assessment is in part dependent upon the study areas and potential receptors identified in the other technical assessments (such those for transport and air quality). Thus, the study area comprised the proposed development area and the wider study area of Manchester, together with any implications for the North West of England – as applicable to each of the factors relevant to human health and wellbeing for the proposed project.
- 10.30 The baseline health characteristics and how the baseline may evolve in the future will also be identified. The evolution of the baseline is relevant to understand the likely health characteristics of specific receptor groups at the time significant effects may occur.

Identifying Sensitive Receptors

- 10.31 The receptor groups that will be considered are:
- Construction workers;
 - Existing residents, businesses, communities around the site, including any sensitive receptors such as hospitals, schools, and care homes; and
 - Future users and residents of the site.
- 10.32 The baseline informing the assessment draws upon local health and wellbeing information and priorities, such as those set out in the Manchester Joint Strategic Needs Assessment (JSNA), published local authority health profiles through Public Health England (PHE, 2017-2019) and Office for National Statistics (ONS) for health and life expectancies (2016-2018). The key baseline from the other technical topics will be considered, such as capacity of local facilities and labour market statistics, and risks to health/wellbeing such as from air quality/dust, noise/vibration, or flooding. No primary research or surveys will be undertaken, and the assessment will be a desk-top assessment based on published information and will be an appropriate level of survey and assessment to assess the proposed development.

Significance of Effects

10.33 Given the multitude of factors that contribute to an individual's health outcomes, it is difficult to draw a quantified conclusion regarding the contribution of a particular development to an increase or decrease in the number of additional cases of a particular physical or mental health outcome.

10.34 Therefore, a matrix methodology is not proposed for the health assessment in favour of a general significance table. A significant effect will be reported in the assessment where, based on professional judgment, the proposed development is likely to contribute to a material change in health outcomes associated with the health issue being assessed and, in determining this, the following questions will be considered:

- Have significant effects been identified in other assessments undertaken as part of the other technical reports that are linked to human health (i.e. are environmental or health standards threatened)?
- Are vulnerable groups affected?
- Is the effect reversible or irreversible?
- Does the effect occur over the short (less than one year), medium (one to five years) or long (over five years) term?
- Is the effect permanent or temporary?
- Does it increase or decrease with time?
- Is the effect at an individual or population level?
- Are mitigating measures available and is it reasonable to require these?

10.35 Table 10.1 sets out the general significance criteria used in this health assessment.

Table 10.1: Generic Significance Criteria

Level of Significance	Assessment Criteria
Major	These effects are likely to be important considerations at a local or district scale but, if adverse, are potential concerns to the project and may become key factors in the decision-making process.
Moderate	These effects, if adverse, while important at a local scale, are not likely to be key decision-making issues. Nevertheless, the cumulative effect of such issues may

Level of Significance	Assessment Criteria
	lead to an increase in the overall effects on a particular receptor.
Minor	These effects may be raised as local issues but are unlikely to be of importance in the decision-making process. Nevertheless, they are of relevance in enhancing the subsequent design of the project and consideration of mitigation or compensation measures.
Negligible	No effect or effect which is beneath the level of perception, within normal bounds of variation or within the margin of forecasting error.

Cumulative Effects

- 10.36 A separate cumulative effects chapter will be presented at Chapter 12 of the ES. This will assess the cumulative impacts of the proposed development in conjunction with any committed developments within the vicinity of the sites identified through the scoping process.

11. Climate Change

- 11.1 The EIA Regulations 2017 have introduced the requirement to consider climate as part of the EIA process, and require a consideration of “the impact of the project on climate” and “the vulnerability of the project to climate change” (Schedule 4, paragraph 5(f)).
- 11.2 The purpose of this chapter is to identify and assess the potential significant effects of the proposed development in terms of climate change in the context of the site and surrounding, and wider environment, recognising that climate change is a global issue.
- 11.3 The climate change assessment will identify and assess the likely significant effects of the proposed development on climate change mitigation (i.e. greenhouse gas/carbon emissions), and how to minimise these. The assessment also considers how the proposed development adapts to a changing climate, how other EIA topics / receptors could be affected, and how resilience can be designed into this.
- 11.4 The climate change assessment will be carried out by Wardell Armstrong.

Site Context

- 11.5 England is classified under the Köppen-Geiger climate classification system as having a ‘Cfb’ climate, which is more commonly known as a temperate oceanic climate. These are typically mid latitude climates with warm summers and mild winters. The average temperature in all months will be below 22°C and there is not an identifiable dry/wet season i.e., precipitation rates are similar all year round. The average temperature in Manchester ranges from 4.0°C in the winter up to 15.7°C in the summer. The average annual temperature is 9.4°C. The city experiences an average of 1047 mm of precipitation in a year.
- 11.6 The location of a site has a considerable influence when assessing vulnerability and adaptability to future climate change. The climate change chapter will review this in detail, however site location features that may have the potential to cause, mitigate or be at risk from climate change can be initially identified as:
- Proximity to the River Irwell;
 - Presence of varying land uses surrounding the site e.g. areas of residential development;
 - The Site falls within the boundary of the Greater Manchester AQMA; and

- The Site is within Flood Zone 1 which indicates land is assessed as having a less than 1 in 1,000 annual probability of river or sea flooding (<0.1%)

Planning Policy Context

National Planning Policy

11.7 Section 150 of the NPPF states that new development should be planned for in ways that:

- a) *“avoid increased vulnerability to the range of impacts arising from climate change. When new development is brought forward in areas which are vulnerable, care should be taken to ensure that risks can be managed through suitable adaptation measures, including through the planning of green infrastructure; and*
- b) *can help to reduce greenhouse gas emissions, such as through its location, orientation and design. Any local requirements for the sustainability of buildings should reflect the Government’s policy for national technical standards.”*

11.8 Section 153 of the NPPF goes on to state that local planning authorities should expect new development to:

- a) *“comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and*
- b) *take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption.”*

Building Regulations – Part L

11.9 Part L of The Building Regulations sets fabric energy efficiency standards, energy efficiency requirements and CO₂e emissions limits for dwellings and non-residential buildings. Approved document ‘L1A and L2A 2013 edition incorporation 2016 amendments’ provide details on the assessment criteria and methodologies used to test whether buildings are compliant. Aside from any local planning policy requirements it must be demonstrated that a building is compliant with the building regulations to be approved by building control. These regulations are the government’s key mechanism for reducing CO₂e emissions in buildings.

11.10 Calculations are undertaken using a prescribed methodology - the Standard Assessment Procedure (SAP). A Target Emissions Rate (TER) is calculated, which represents the minimum standard for a building of that size. A Dwelling Emissions Rate (DER) is then calculated which is an estimation of likely emissions for the development in question. The DER must not exceed the TER for a building to be

compliant. In addition to the TER, fabric energy efficiency standards define the thermal performance limits of building elements such as walls, doors and roof.

- 11.11 Whilst these assessments are typically undertaken post planning when specification and information regarding mechanical and electrical systems have been produced, the regulations are significant to this strategy because it commits Developers to construct new buildings to a minimum standard.

The Future Homes Standard

- 11.12 In October 2019 consultation began on the Future Homes Standard (FHS) which outlines proposed improvements to Part L (conservation of fuel and power) and Part F (ventilation) of The Building Regulations applicable to new residential dwellings. The proposed changes include stricter energy efficiency, carbon emissions standards as well as the introduction of measuring a dwelling's 'primary energy use'.
- 11.13 On 19 January 2021, the Government published its response to the FHS consultation, at the same time as publishing a new consultation on 'Future Building Standards' (FBS). The FBS is a similar concept to the FHS, aimed at provoking decarbonisation in new non-residential and existing residential buildings. As part of the FBS, the Government is consulting on a preferred 27% reduction in carbon emissions relative to Part L 2013 levels for non-residential buildings for the interim period, to facilitate the eventual realisation of zero-carbon buildings.
- 11.14 The FHS consultation response set out a clear timeline for the introduction of the FHS and the interim arrangements. It is intended (subject to the FBS consultation) that a new Part L 2021 (and Part F 2021) will be introduced towards the end of 2021 and come into effect during 2022. This will formally instigate the interim arrangements for both residential and non-residential developments. Buildings approved prior to June 2022 and commenced prior to June 2023 will remain eligible to be built out under Part L 2013, but this will only apply to individual units not a site in its entirety.
- 11.15 The consultation response also confirmed the Government's intention that Part L 2021 will apply the 31% emission reduction interim uplift target over Part L 2013 for residential development, moving to a more stringent 80% emissions reduction target by 2025.

Local Planning Policy

Manchester City Council Core Strategy 2012-2027

- 11.16 The assessment will consider any local planning policy requirements within Manchester City Council's Core Strategy 2012-2027. The main policies relating to climate change include:
- Policy EC1: Employment and Economic Growth in Manchester;

- Policy C 2: District Centres;
- Policy CC 1: Primary Economic Development Focus: City Centre and Fringe;
- Policy EN 2: Tall Buildings;
- Policy EN 4: Reducing CO₂ Emissions by Enabling Low and Zero Carbon Development;
- Policy EN 5: Strategic Areas for low and zero carbon decentralised energy infrastructure;
- Policy EN 6: Target Framework for CO₂ reductions from low or zero carbon energy supplies;
- Policy EN 7: Energy Infrastructure opportunities;
- Policy EN 8: Adaptation to Climate Change;
- Policy EN 9: Green Infrastructure;
- Policy EN 14: Flood Risk;
- Policy EN 15: Biodiversity and Geological Conservation;
- Policy PA 1: Developer Contributions; and
- Policy DM 1: Development Management.

11.17 Policy EN4 states that all development must follow the principle of the Energy Hierarchy and be designed *“to reduce the need for energy through design features that provide passive heating, natural lighting and cooling; to reduce the need for energy through energy efficient features such as improved insulation and glazing; to meet residual energy requirements through the use of low or zero carbon energy generating technologies.”* This policy also requires consideration of opportunities for low and zero carbon energy supplies, mechanisms to help improve energy efficiency, connections and/or contributions to low or zero carbon decentralised energy schemes, and the use of building materials with low embodied carbon in new development and refurbishment schemes.

11.18 Policy EN6 sets out CO₂ emissions reduction targets with guidance for completion of the Energy Statement that is required to support the application and that will inform the climate change ES Chapter. As this is a residential development, the Domestic CO₂ emissions reduction targets will apply.

Table 11.1: CO₂ emissions reduction targets

Target	% Minimum requirement
Target 1: Network development area	CHP/district heating anchor or connection or where not feasible a 15% increase on Part L 2010
Target 2: Electricity intense buildings	+15% increase on Part L 2010
Target 3: Micro generation area	+15%increase on Part L 2010

11.19 Policy EN6 also states that where the CO₂ emissions reduction required under any future revision to Part L of the Building Regulations becomes greater than the '% Minimum requirement', the reduction required under building regulations would apply. The proposed target framework in Policy EN6 is expressed in terms of CO₂ reduction rather than a requirement for renewable energy, providing flexibility to the developer in terms of how the target is met. It is worth mentioning that Part L 2013 already partially meets the '% minimum requirement' for an increase above Part L 2010.

11.20 Policy EN8 requires all new development to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and associated external spaces. It states that developers should have regard to the following, although this is not an exhaustive list:

- Minimisation of flood risk by appropriate siting, drainage, and treatment of surface areas to ensure rain water permeability;
- Reduction in urban heat island effect through the use of Green Infrastructure such as green roofs, green walls, increased tree cover and waterways;
- The need to control overheating of buildings through passive design; and
- The opportunity to provide linked and diverse green space to enhance natural habitats which will assist species adaptation.

11.21 Developers will be permitted to use green infrastructure elements such as green roofs, green walls, street trees and waterways to contribute to compliance with CO₂ mitigation under Policy EN6, subject to sufficient evidence to quantify their contribution to compliance.

11.22 The Council is keen to see all measures taken to reduce the negative impacts of climate change and ensure that the building stock is fully future proofed and capable of adapting to the changes in climate expected over the plan period and beyond. Further guidance on climate change adaptation

measures, including guidance on passive urban design and building design, is provided in an SPD. Manchester's Climate Change Action Plan will also be considered.

Manchester City Council Climate Change Action Plan 2020-25

- 11.23 The Council declared a Climate Emergency in July 2019 and developed a Climate Change Action Plan which was approved by Executive in March 2020. The Climate Change Action Plan 2020-25 sets an ambition for the Council to reduce its direct CO₂ emissions by 50% between 2020 and 2025 based on a 13% year on year reduction trajectory. The Council seeks to support and influence the city to reduce its emissions and protect residents from the impacts of climate change.

Emerging Local Plan

- 11.24 One of the strategic aims for the emerging Local Plan is for Manchester to be a zero-carbon city by 2038 at the latest, and the Council has agreed to the establishment of science-based carbon-reduction targets. While the emerging Local Plan and the science-based carbon-reduction targets are currently being developed for Manchester, it is still a good idea to aware of these considerations.

Other Relevant Policy, Standards and Guidance

- 11.25 Due to the relatively recent incorporation of climate change within EIA regulations, there is currently no prescribed methodologies to use in the assessment of effects. As a result, several guidance publications have been produced containing suggested methods for establishing a baseline and limited advice on techniques for applying significance thresholds. These are by no means regulated standards, but in the absence of such, it is currently industry best practise to implement a method from one of the following guidance documents;
- The Institute of Environmental Management and Assessment (IEMA), 'Environmental impact assessment guide to assessing greenhouse gas emissions and evaluating their significance' (2017);
 - European Commission, 'Guidance on Integrating Climate Change and Biodiversity into Environmental Impact Assessment' (2013);
 - European Investment Bank (EIB) (2020);
 - BSI - PAS 2080:2016 'Carbon Management in Infrastructure; and
 - IEMA's guidance 'Climate Change Resilience and Adaption' (2020).

Approach

- 11.26 The assessment will consider both potential impacts on climate and the resilience/adaptation to climate change.

Potential Impacts on Climate

- 11.27 The approach to assessing the potential impact of the Proposed Development on climate will follow the European Investment Bank (2020) guidance. This guidance describes how the proposed development will be compared to a standardised development, which will form the baseline scenario for the impact assessment. The standardised development, on an alternate site, would produce the same deliverables and meet the legislated and policy requirements.
- 11.28 The potential environmental impact of the proposed development is the release of greenhouse gas emissions into the environment as a result of construction and operational activities. These could include emissions associated with:

Construction

- Diesel combustion associated with on-site construction machinery, plant equipment and welfare facilities;
- Embodied carbon associated with construction materials; and
- Fuel consumption associated with transport e.g., delivery of supplies, employee commuting during construction and vehicle movements of occupants.

Operational

- Natural gas consumption used for heating and cooking;
 - Electricity consumption used for lighting, appliances, cooking and/or heating; and
 - Fuel consumption associated with transport e.g., vehicle movements of occupants.
- 11.29 The IEMA and PAS 2080 guidance reinforces a key principle of EIA which is to reduce the impact of a project's emissions through mitigation. Therefore, it is important to look at what measures can be implemented through the design and EIA process to reduce the release of greenhouse gas emissions.

Approach to Assessment

- 11.30 The EIA will quantify the 'net greenhouse gas emissions' by:

- Producing an inventory of construction and operational activities likely to cause greenhouse gas emissions both directly within the project boundary and indirectly from off-site emissions (e.g. grid electricity generation);
- Identifying those sources of emissions that are not expected to result in a material contribution and excluding them from further assessment;
- Establishing the baseline scenario which will be a standardized development that produces the same deliverables, built on an alternate site to minimum Building Regulations standard;
- Applying a set of robust GHG 'emissions factors' (i.e. the amount of GHG resulting from a given source), to enable a like for like comparison to be made of direct and indirect emissions associated with both the baseline and project (absolute) scenarios;
- Presenting measures that will be adopted as mitigation, following the principles of the carbon management hierarchy (i.e., avoid, reduce, off-set), to show how the anticipated GHG emissions of the proposed development will be reduced as far as reasonably practicable; and
- Considering the points above, the residual GHG emissions (following mitigation) will be compared against local policy requirements for energy demand and carbon emission reductions. This will enable professional judgement to determine the significance of the effect.

Resilience and Adaptation to Climate Change

- 11.31 The aim of the assessment will be to assess the vulnerability of the proposed development to global climate change, which will highlight the potential risk of major accidents, and to identify adaptation and resilience measures to mitigate risk.
- 11.32 IEMA's guidance 'Climate Change Resilience and Adaption' (2020) presents a methodology for the consideration of climate change resilience and adaption in the EIA process, which will be followed in the EIA.

Future Climate Scenario

- 11.33 The first stage of the assessment is to review the future climate projections published by the Met Office (through the UK Climate Projections (UKPC18) Interface), which includes variables such as annual mean temperatures and annual changes in summer and winter precipitation.
- 11.34 It is proposed that the site is assessed for climate projections up to 2100, under four different future climate scenarios, to cover the life of the development in varying future conditions. These range from RCP2.6 where atmospheric emission concentrations are strongly reduced through to the worse-case scenario, RCP8.5, where emission concentrations continue to rise, unmitigated. A range of probability

levels are available, although this study will use the 50% probability level (i.e., a central estimate with less uncertainty).

Assessment Method

11.35 The principal steps that will be undertaken are to:

- Define the current climate at the site and surrounding region;
- Assess the future climate scenario for the site and region;
- Qualitatively assess, using professional judgement, how occupants and any sensitive receptors identified across other EIA topics are likely to be affected by the future climate scenario described above; and
- Consider and identify the resilience and adaptive measures associated with the scheme's design or management to mitigate the risk to occupants, receptors and the development as a whole;

Cumulative Effects

11.36 A separate cumulative effects chapter will be presented at Chapter 12 of the ES. This will assess the cumulative impacts of the proposed development in conjunction with any committed developments within the vicinity of the sites identified through the scoping process.

11.37 The assessment of cumulative effects presents a challenge from a climate change standpoint. All carbon emissions contribute to climate change and therefore, it could be argued that all sources of these emissions result in cumulative effects. It is unreasonable for the purposes of a planning application to quantify all sources of emissions from other developments for the following reasons:

- The emissions from other developments would require large volumes of technical data which are not accessible;
- A huge interlinking scope of assessment that would exceed that expected of planning application for any one development;
- Not feasible to undertake a high-level chemical assessment to analyse likely synergistic impacts between different emissions from varying developments; and
- Complicated, unpredictable chemical reactions driven by atmospheric, climatic and behavioural factors beyond the applicant's control.

11.38 The second type of cumulative effect is that of the combination of the various types of impacts from the proposed development. These are hereafter referred to as synergistic effects. Technical chapters

that can be associated directly include traffic and transport, as well as the indirect impacts of climate change such as air quality, flood risk and ecology.

- 11.39 The assessment of synergistic effects will be undertaken by reviewing the technical chapters and considering how climate change directly or indirectly exacerbates, or is caused by, associated impacts. The mitigation of synergistic effects is possible through thoughtful and informed design that will act to minimise the proposed development or surrounding receptors vulnerability to effects.
- 11.40 Overall, climate change is to be included in the scope of the EIA as there is potential for significant effects to arise.

12. Non – Significant Issues

- 12.1 This section sets out those environmental issues deemed to be insignificant for the purposes of EIA, and as such have been 'scoped out' of the EIA process.

Ecology and Nature Conservation

- 12.2 The site currently comprises a vacant office building and areas of hardstanding which are of limited ecological value.
- 12.3 A Phase 1 Habitat Survey will be submitted as a standalone report with the planning application. Due to the site characteristics described, the site has limited potential for habitats and sensitive ecological receptors.
- 12.4 A bat survey has been undertaken on site which has identified potential roost features on site. As such, an emergence survey will be undertaken to identify whether the roost features are used by species of bats. The survey will identify any mitigation measures that may be required and will be submitted as a standalone report with the planning application.
- 12.5 Significant effects on ecology are not anticipated and it is considered that ecology and nature conservation can be scoped out of the EIA.

Ground Conditions

- 12.6 The ground conditions on site shall be assessed and a Phase I Geo-Environmental Assessment shall be submitted as a standalone report with the planning application. It is not anticipated that there will be significant effects as a result of ground conditions on site. As such, ground conditions has been scoped out of the EIA.

Flood Risk and Drainage

- 12.7 As noted above, the site is located entirely within Flood Zone 1, indicating a less than 1 in 1,000 annual probability of flooding. The site is at Very Low risk with regards to pluvial flooding.
- 12.8 A Flood Risk Assessment and Drainage Strategy will be submitted as a standalone report with the planning application. The drainage strategy shall inform the existing drainage rates on site and shall propose new drainage rates which will be agreed with MCC and the United Utilities. As the site is in a

Critical Drainage Area, drainage rates will be restricted to at least 50% of the existing rates. Manchester LLFA /United Utilities have agreed discharge rates to sewer.

- 12.9 It is not considered the drainage and flood risk aspects of the site and the proposed development would result in significant environmental effects. As such, drainage and flood risk has been scoped out of the EIA.

Archaeology

- 12.10 The site has undergone development throughout the 20th century. As such, any archaeological remains beneath the site will have been either removed, truncated or destroyed. As such the proposed development is not anticipated to have any additional impacts on unknown archaeological assets beneath the site. Therefore, archaeology has been scoped out of the EIA.

Transport and Access

- 12.11 A Transport Assessment and Travel Plan will be submitted in support of the planning application.
- 12.12 Additional traffic on local roads will be generated temporarily during the construction phase. However, the number of construction vehicle movements associated with the works is not expected to be substantial and will be appropriately mitigated through the implementation of a Construction Environment Management Plan (CEMP).
- 12.13 The development is not proposing to include any car parking as part of the application. As such, it is not anticipated that the proposed development will have a significant impact on the local road network especially given its highly sustainable location.

Air Quality and Dust

- 12.14 An Air Quality Assessment will be undertaken and submitted in support of the planning application.
- 12.15 The site is located within the Greater Manchester AQMA which is designated for the potential exceedance of the annual mean nitrogen dioxide (NO₂) air quality objective.
- 12.16 During the construction phase of the development there is the potential for air quality impacts as a result of dust generation and vehicle emissions from the site. These effects will be managed in accordance with the Institute of Air Quality and Management (IAQM) guidance. It is therefore not anticipated that there will be significant effects as a result of the proposed development during the construction phase.

12.17 As noted above, the proposed development will not be providing any car parking spaces. Users of the site will be encouraged to travel via sustainable modes of transport. As such, vehicle emissions as a result of the proposed development are not anticipated to be significant.

12.18 Air quality is therefore scoped out of the EIA.

Noise and Vibration

12.19 An Acoustics Assessment will be undertaken and submitted in support of the planning application.

12.20 Construction impacts will be managed through the implementation of best practice mitigation measures and set out within a CEMP and no significant effects are anticipated.

12.21 Internal noise levels will be achieved through the use of standard design measures such as glazing and ventilation strategies. For these reasons noise and vibration has been scoped out of the EIA.

Lighting

12.22 Artificial lighting is provided to encourage a safe environment for a range of activities including driving, cycling and walking. It is also used to enhance the environment by means of decorative and flood lighting of areas, features and buildings. Any new lighting proposed as part of the development at the sites will be in accordance with British Standards, The Institution of Lighting Professionals ('ILP') and The Chartered Institution of Building Services Engineers ('CIBSE') which prescribes required lighting levels. This would be referenced in Chapter 5: Description of the Development, within the ES. The proposed lighting will be selected with reference to the following design standards and codes of practice:

- BS EN 5489-1: 2003 +A2 (2008) Code of Practice for the design of road lighting: Part 1 Lighting of roads and public amenity areas;
- BS EN 13201-2: 2003 Road lighting – Part 2: Performance requirements;
- ILE GN01: Guidance notes for the reduction of obtrusive light;
- ILE TR12: Lighting of pedestrian crossings (2007); and
- ILE TR25: Lighting for traffic calming features.

12.23 Lighting will be designed in conjunction with the design team and landscape consultant to ensure that lighting is appropriate in terms of the potential effects on public realm and surroundings of the site. As this mitigation can be 'designed-in' to the proposals and secured through appropriate planning controls, it is considered that a detailed assessment of lighting is not required as part of the EIA.

Waste

- 12.24 Given the nature of the proposed development, materials required for the construction of the proposed development are unlikely to be particularly scarce or environmentally sensitive, nor is the proposed development likely to result in materials becoming scarce. Consideration will be given throughout the design process to the specification of suitable materials, including their sustainability and environmental implications, to support an environmentally sensitive and high-quality development. As a result, the proposed development is not likely to have any significant effects in relation to materials.
- 12.25 Waste will be generated during the demolition and construction phase, as a result of the demolition of existing and construction of the new building. Waste management will be considered carefully throughout the demolition, design and construction of the proposed development, to ensure compliance with legislation, and to minimise costs associated with waste disposal. The volume of construction waste likely to be generated by the development would be in line with what would be expected from a development of this size and will not significantly affect the capacity of local waste infrastructure.
- 12.26 During the operation of the development, waste (including recyclables) generated by dwellings will be managed by the local waste authority, while waste from the commercial uses will be managed by commercial operators. None of the proposed users are anticipated to be major generators of waste and the wastes generated by the proposed development should not significantly affect the capacity of local waste infrastructure.
- 12.27 Following the implementation of standard mitigation measures including the adoption of a Site Waste Management Plan ('SWMP'), construction waste arisings can be reduced to a minimum such that it is not significant.

Accidents and Disasters

- 12.28 The new EIA Regulations 2017 require that an ES needs to include a description of the expected effects of the proposed development on the environment deriving from the vulnerability of the development to risks of major accidents and/or disasters that are relevant to the project concerned. In this case, the nature of the proposed development is not considered to pose risk of major accidents and/or disasters. As such, accidents and disasters are not proposed to be included as part of this EIA.

13. Structure of the Environmental Statement

Volume 1: The Non-Technical Summary

- 13.1 A Non-Technical Summary is required under the 2017 EIA Regulations and presents the findings of the ES in a manner suitable for use by non-experts.

Volume 2: Environmental Statement

- 13.2 This Volume will contain the main text of the ES. The proposed topics for consideration and their respective chapter headings are set out below:

- (1) Introduction
- (2) Approach
- (3) Site Description
- (4) Alternatives
- (5) The Proposed Development
- (6) Townscape and Visual
- (7) Heritage
- (8) Wind Microclimate
- (9) Socioeconomics
- (10) Human Health
- (11) Climate Change
- (12) Cumulative Impacts
- (13) Summary of Mitigation and Residual Effects

Volume 3: Appendices

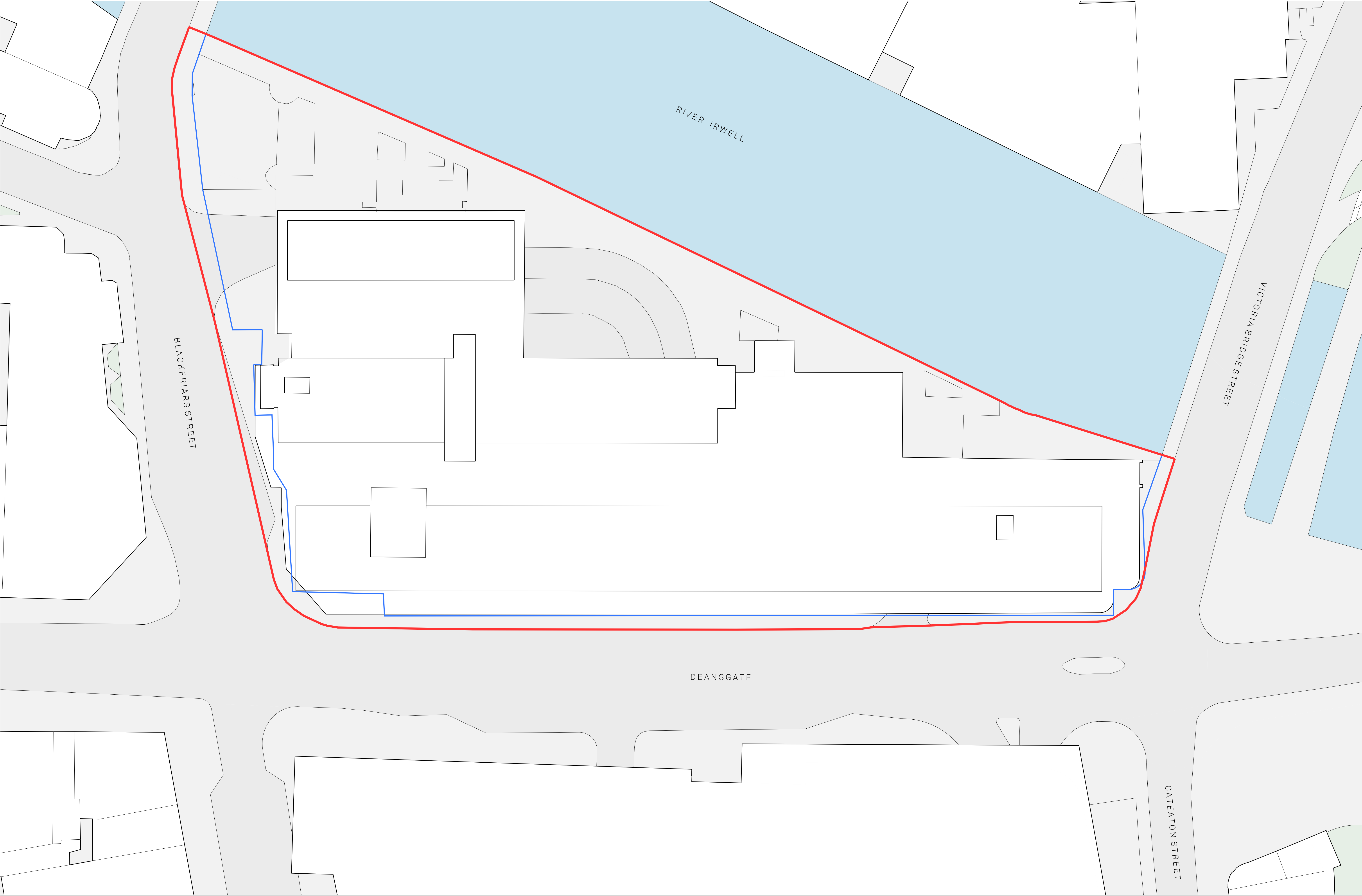
- 13.3 This volume will contain supporting information and a collection of technical reports upon which the conclusions of the ES are based.

14. Summary and Conclusions

- 14.1 The Scoping Report has been prepared to support a formal request to MCC for a Scoping Opinion under the 2017 EIA Regulations regarding the scope of the EIA and the likely content of the ES which will accompany the Planning Application.
- 14.2 The Scoping Report provides:
- An overview of the baseline environmental conditions;
 - Details of the proposed development;
 - An overview of the likely environmental issues associated with the development; and
 - Methodologies proposed to undertake the specialist assessments.
- 14.3 We would welcome feedback on the proposed approach to the EIA and would be grateful if MCC would respond by way of a formal Scoping Opinion within the requisite 5 weeks in accordance with Regulation 15(4) of the 2017 EIA Regulations. If the Local Planning Authority require any additional information in order to make a decision, please do not hesitate to contact Avison Young.

Appendix I

Site Location Plan



Notes:

- Site Application Boundary
- Site Ownership Boundary



Project Name: Renaissance		Title: Existing Site Plan		Scale: 1:250@ A1	
Drawn: FM	Checked: JC	Status: Planning	Project: 150	Drawing No: MP_00_1001	Rev: -
Details: - 29.01.21			Issued for Information		

Jon Matthews Architects

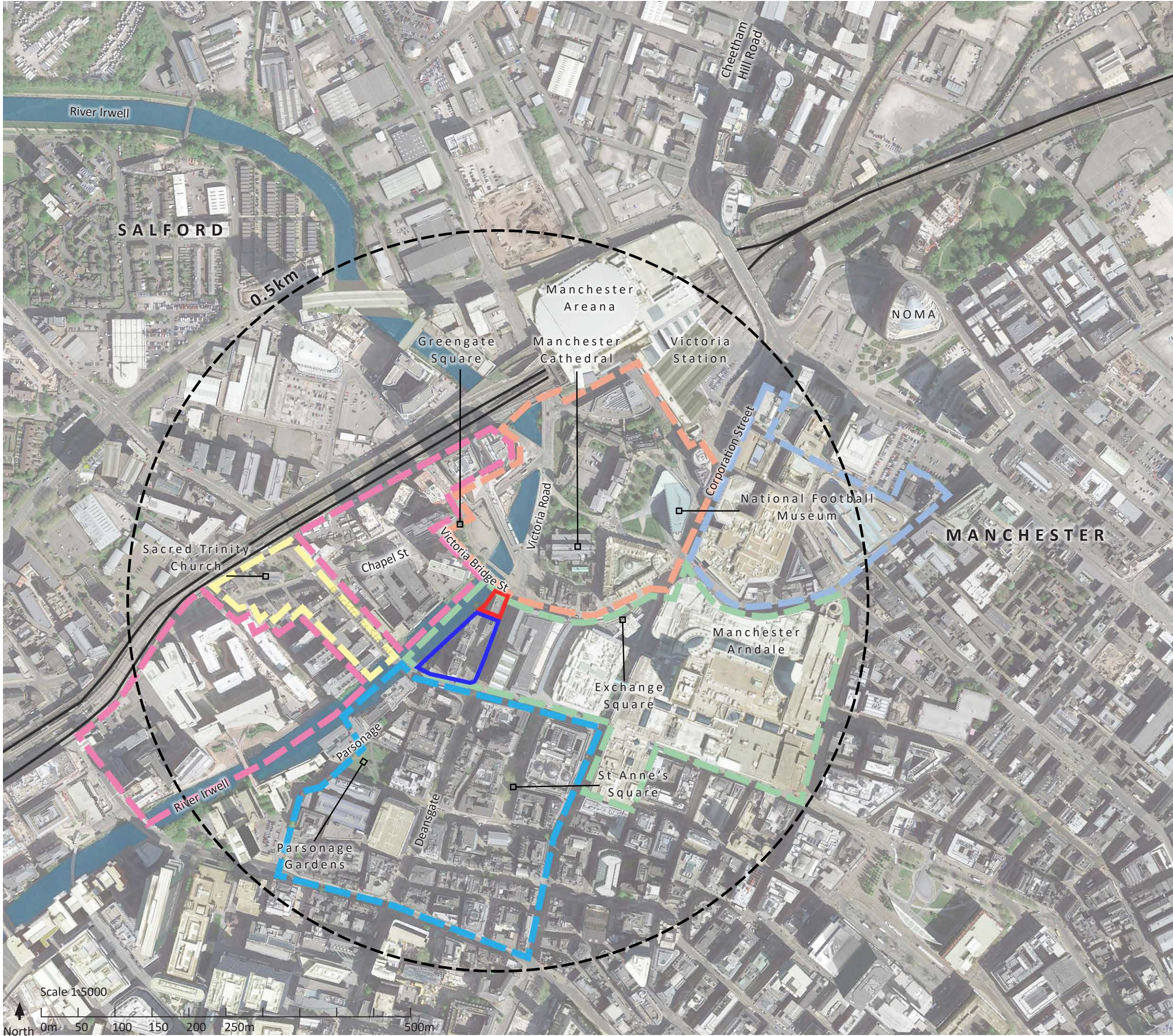
22 City Tower, Piccadilly Plaza, New York St, Manchester, M1 4BT

0161 974 3690

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Appendix II

LVIA Figures



Key:

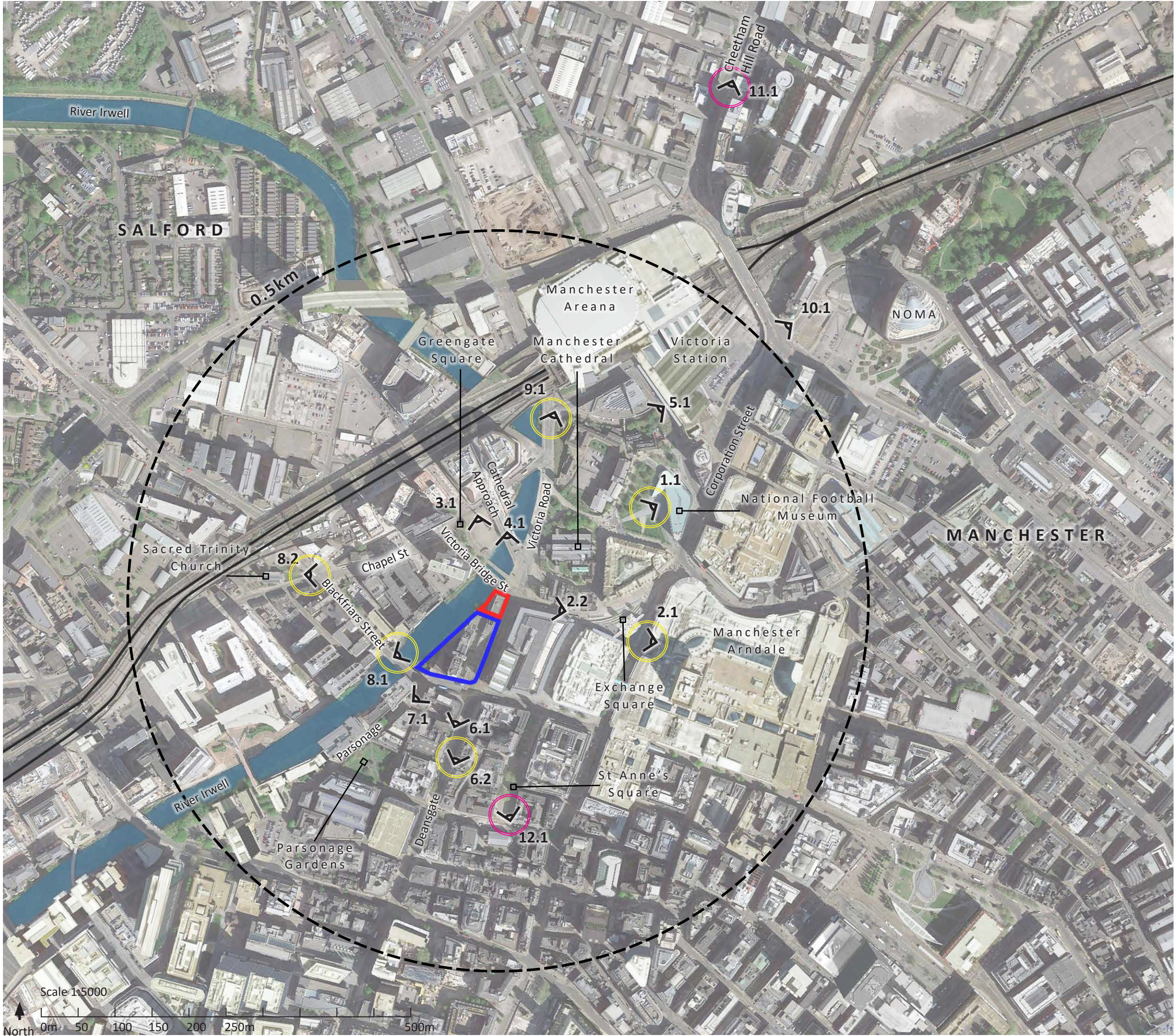
- Site boundary
- City Centre Shopping Townscape Character Area
- Cathedral and Cathedral Gardens Townscape Character Area
- Shudehill Townscape Character Area
- Parsonage Gardens and St Anne's Square Townscape Character Area
- Mixed-use Townscape Character Area
- Trinity Church Townscape Character Area



Renaissance Hotel, Manchester

Figure 1
Potential Townscape Receptors

Drwg No: 876A-09	Date: 29.04.21
Drawn by: CAW	Checker: CAW
Rev by:	Rev checker:
QM Status: Checked	Product Status: Confidential Review
Scale: 1: 5,000 @ A3	



LANDSCAPE ARCHITECTURE
ENVIRONMENTAL PLANNING
MASTERPLANNING
URBAN DESIGN

**RANDALL
THORP**

Beehive Lofts, Beehive Mill, Jersey Street, Manchester M4 6JG
0161 228 7721 mail@randallthorp.co.uk www.randallthorp.co.uk

Key:

Site boundary

Adjacent land ownership

0.5km offset from the centre of the site

x.x

Viewpoint photograph location

Potential verified photomontage location (fully rendered)

Potential verified photomontage location (wireframe)

Key views and visual receptors

1.1	Cathedral Gardens
2.1 - 2.2	Exchange Square
3.1	Greengate Square
4.1	Cathedral Approach
5.1	Victoria Station Arrival
6.1 - 6.2	Deansgate/ A56 (north bound)
7.1	Parsonage
8.1 - 8.2	Blackfriars Street
9.1	Victoria Road/ A56 (south bound)
10.1	Corporation Street
11.1	Cheetham Hill Road

To be scoped out

12.1	St Anne's Square
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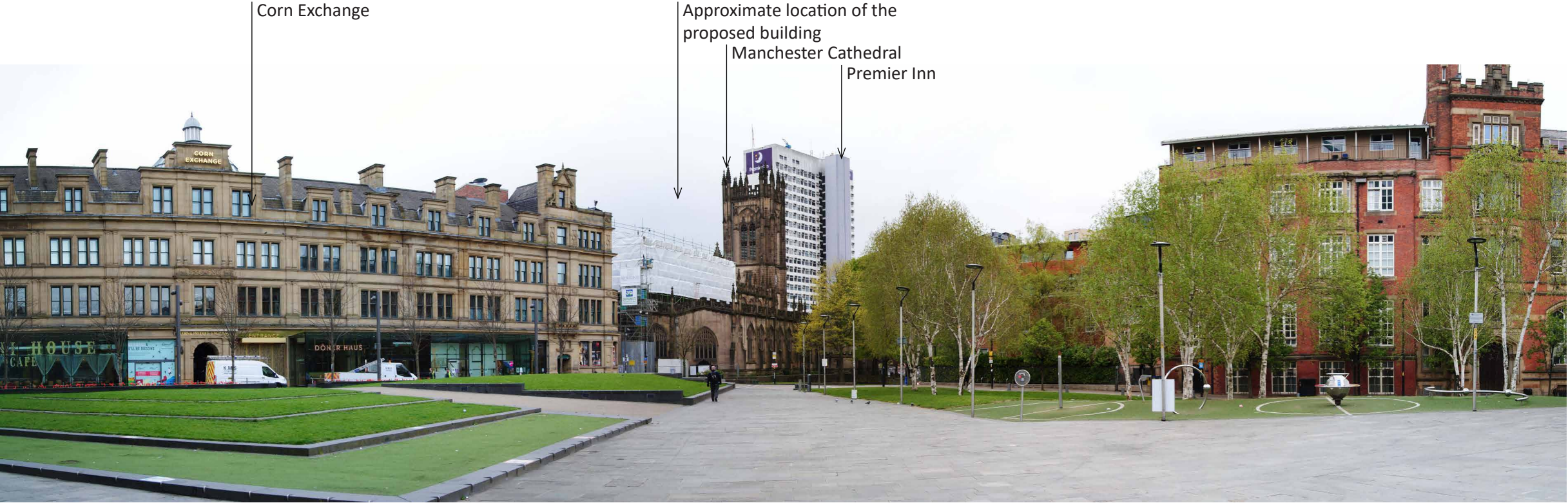
ALLIANCE

Renaissance Hotel, Manchester

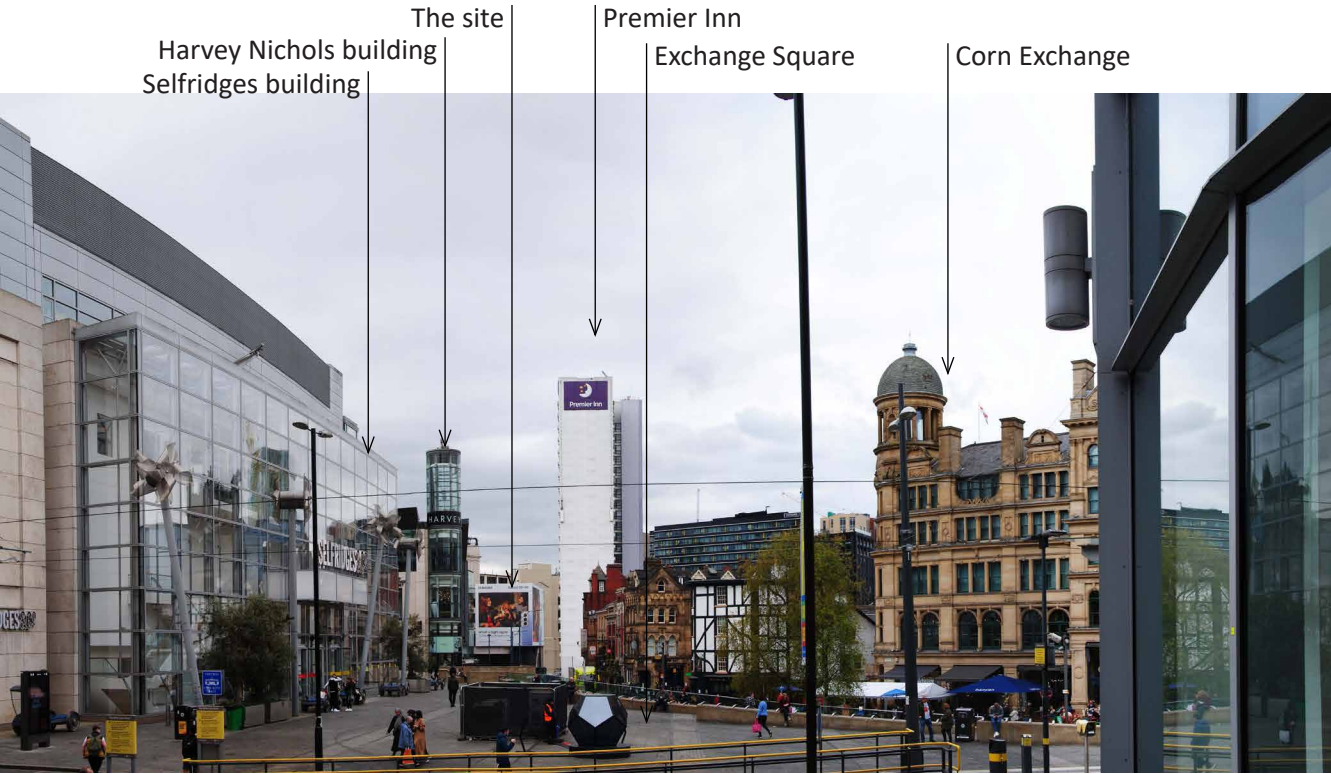
Figure 2
Potential Visual Receptors - Key views

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Drawn by: CAW
Rev by:
QM Status: Checked
Scale: 1: 5,000 @ A3

Date: 29.04.21
Checker: CAW
Rev checker:
Product Status:
Confidential Review



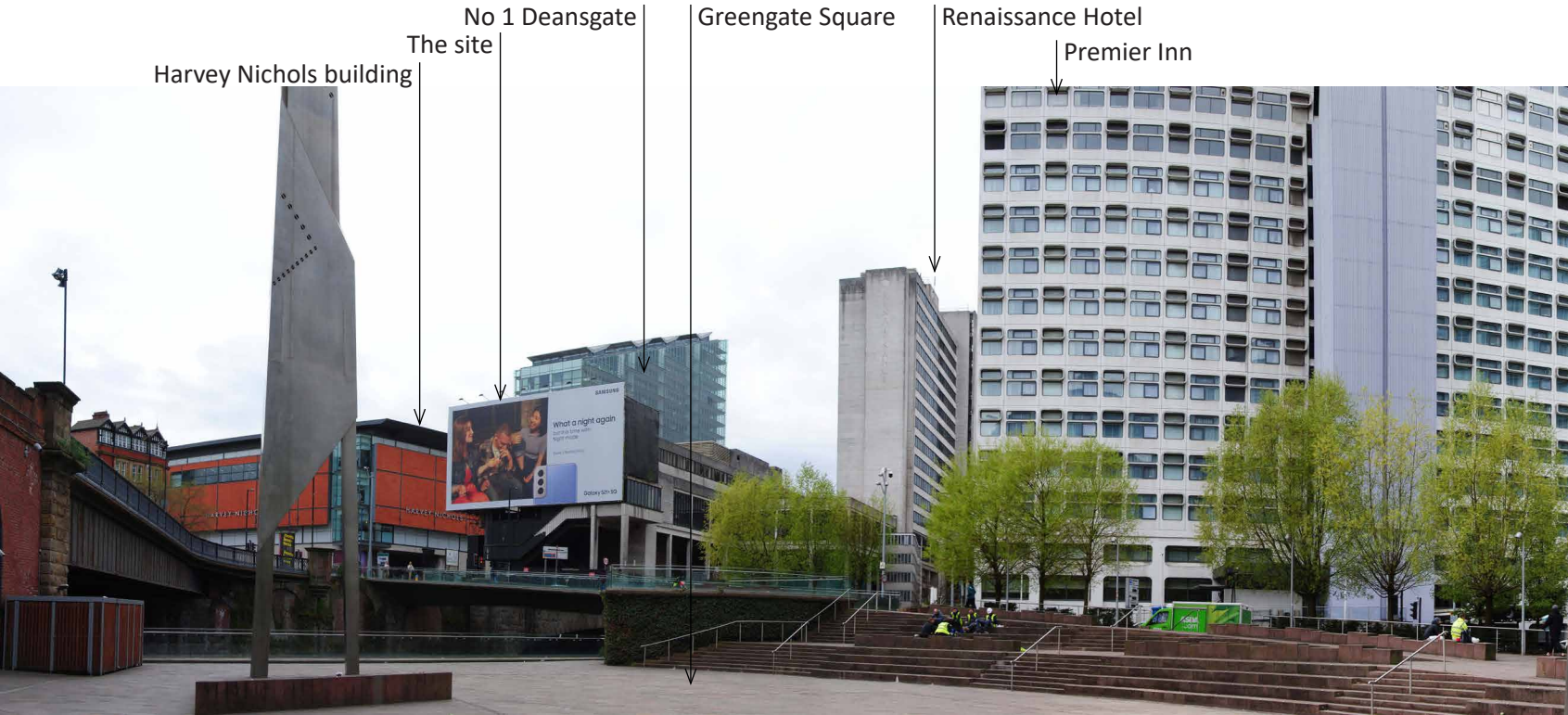
Photograph 1.1 - View from Cathedral Gardens outside the National Football Museum, looking south west towards the site



Photograph 2.1 - View from Exchange Square outside the entrance to the Arndale, looking west towards the site



Photograph 2.2 - View from Exchange Square at Cateaton Street, looking west towards the site



Photograph 3.1 - View from Greengate Square, looking south towards the site

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Renaissance Hotel, Manchester
Figure 4
Viewpoint Locations 2.2 - 3.1

Drwg No: 876-03A Scale: NTS@ A3



Photograph 4.1 - View from the Cathedral Approach, looking south towards the site



Photograph 5.1 - View from the Victoria Station arrival, looking south west towards the site

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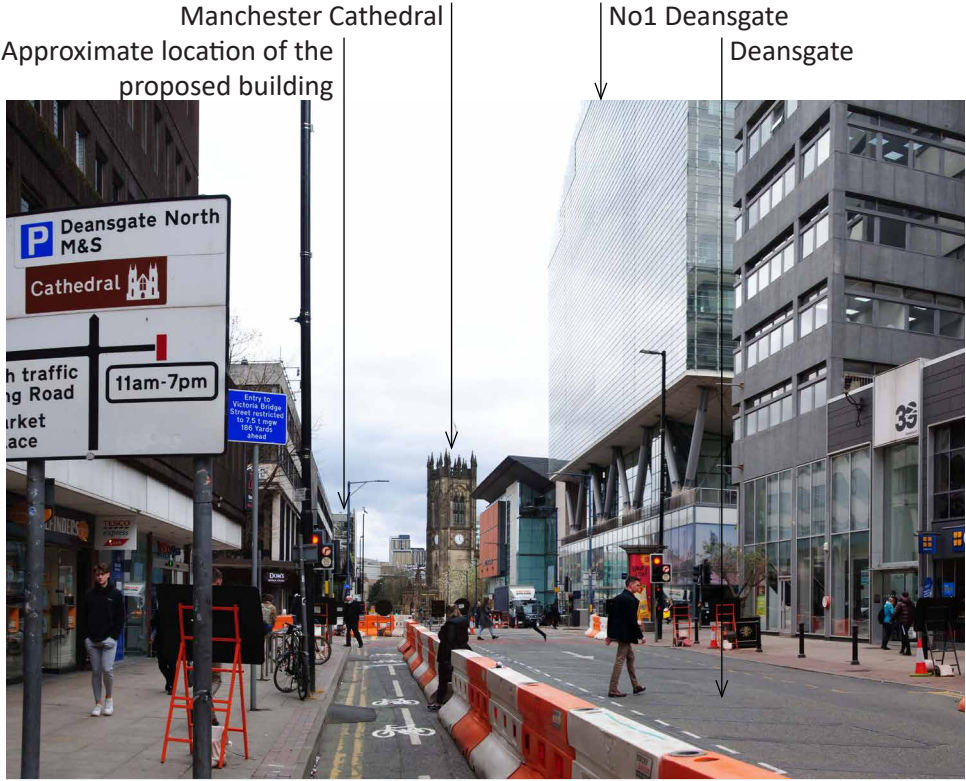

ALLIANCE

Renaissance Hotel, Manchester

Figure 5
Viewpoint Locations 4.1 - 5.1

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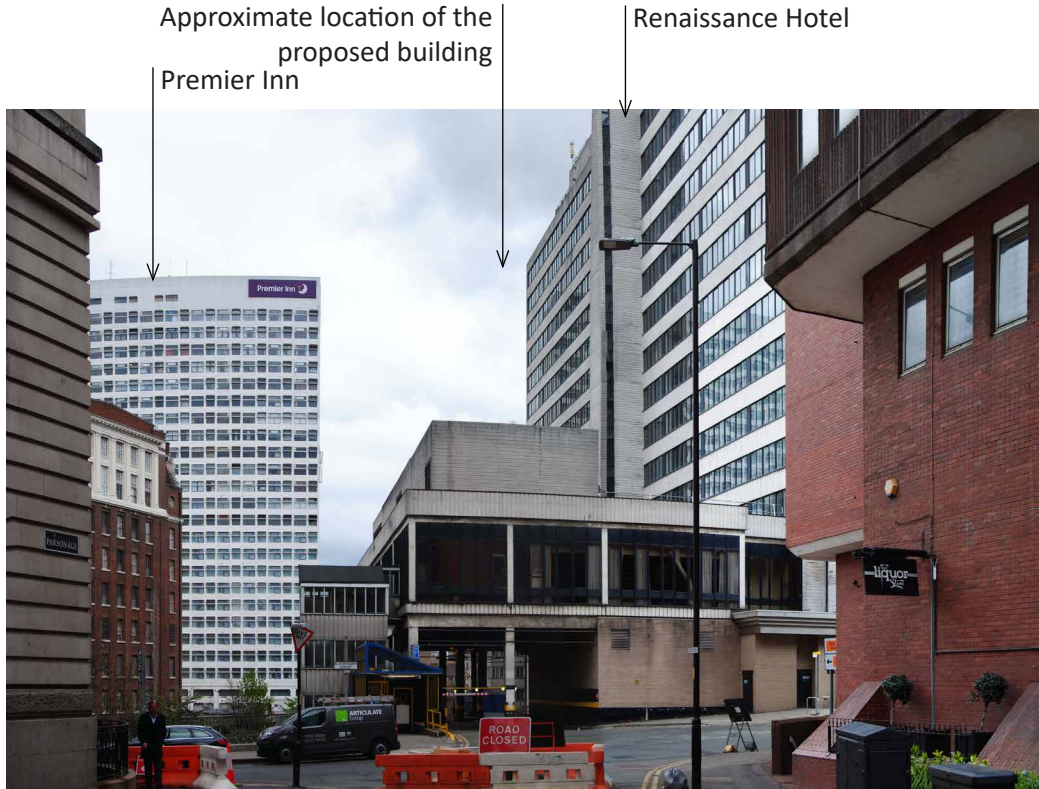
Scale: NTS@ A3



Photograph 6.1 - View from Deansgate, looking north towards the site



Photograph 6.2 - View from Deansgate, looking north towards the site



Photograph 7.1 - View from the Parsonage, looking north towards the site

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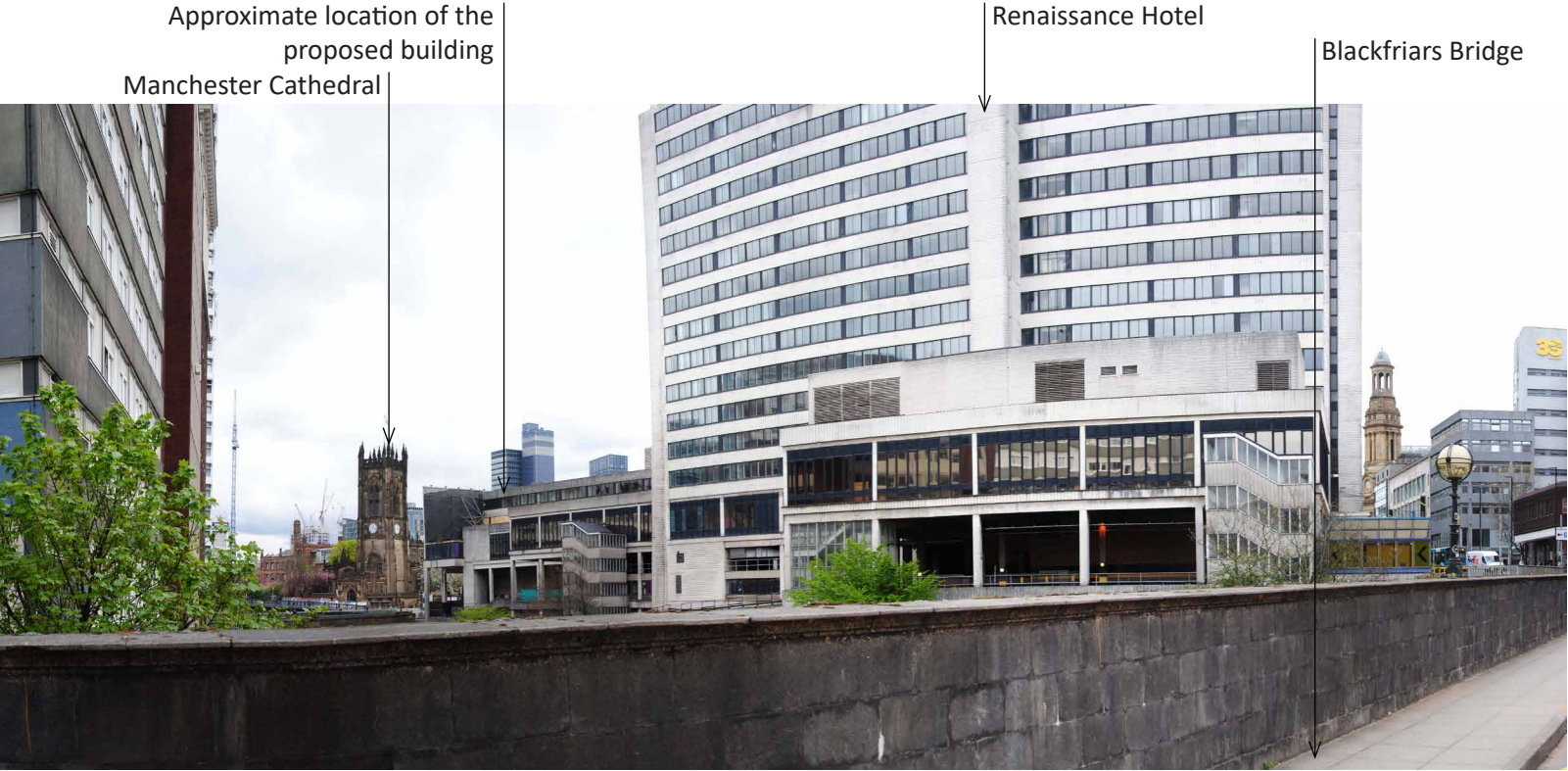
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QM Status: Checked
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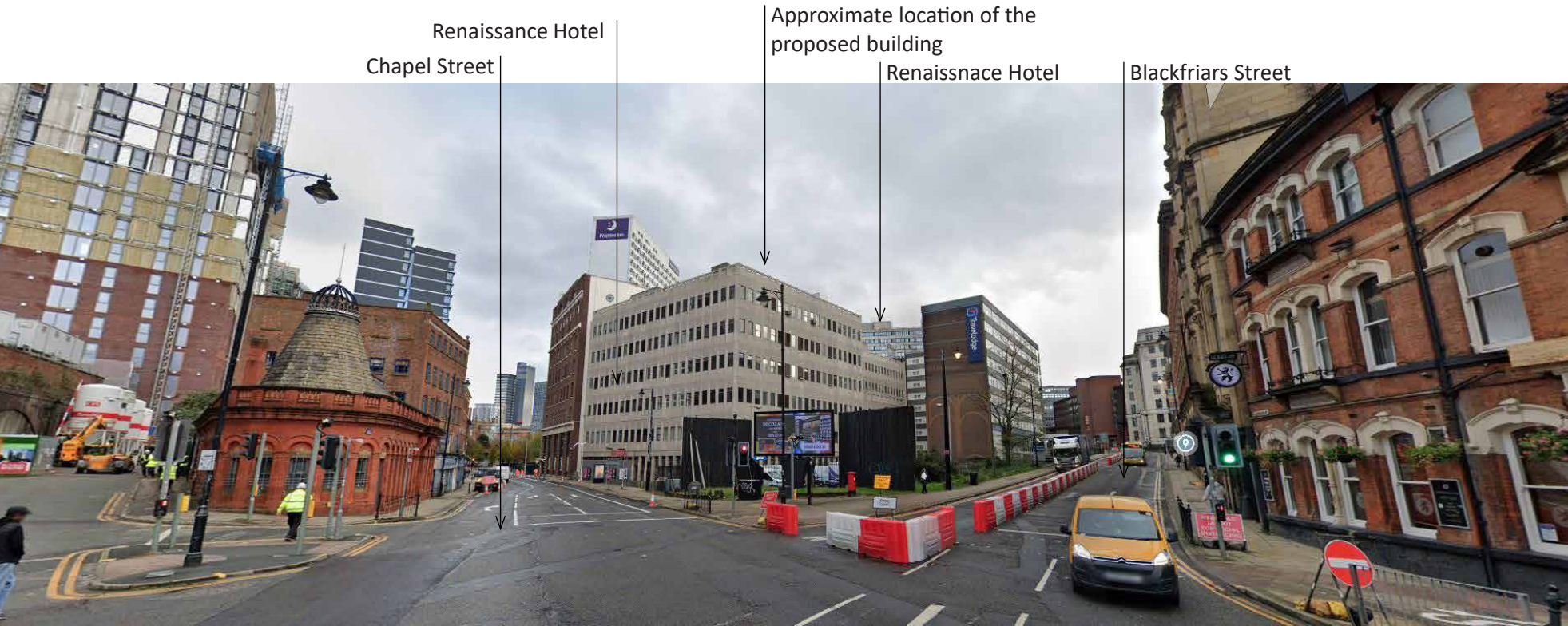

ALLIANCE

Renaissance Hotel, Manchester
Figure 6
Viewpoint Locations 6.1 - 8.1

Drwg No: 876-05A Scale: NTS@ A3



Photograph 8.1 - View from the Blackfriars Bridge, looking north east towards the site



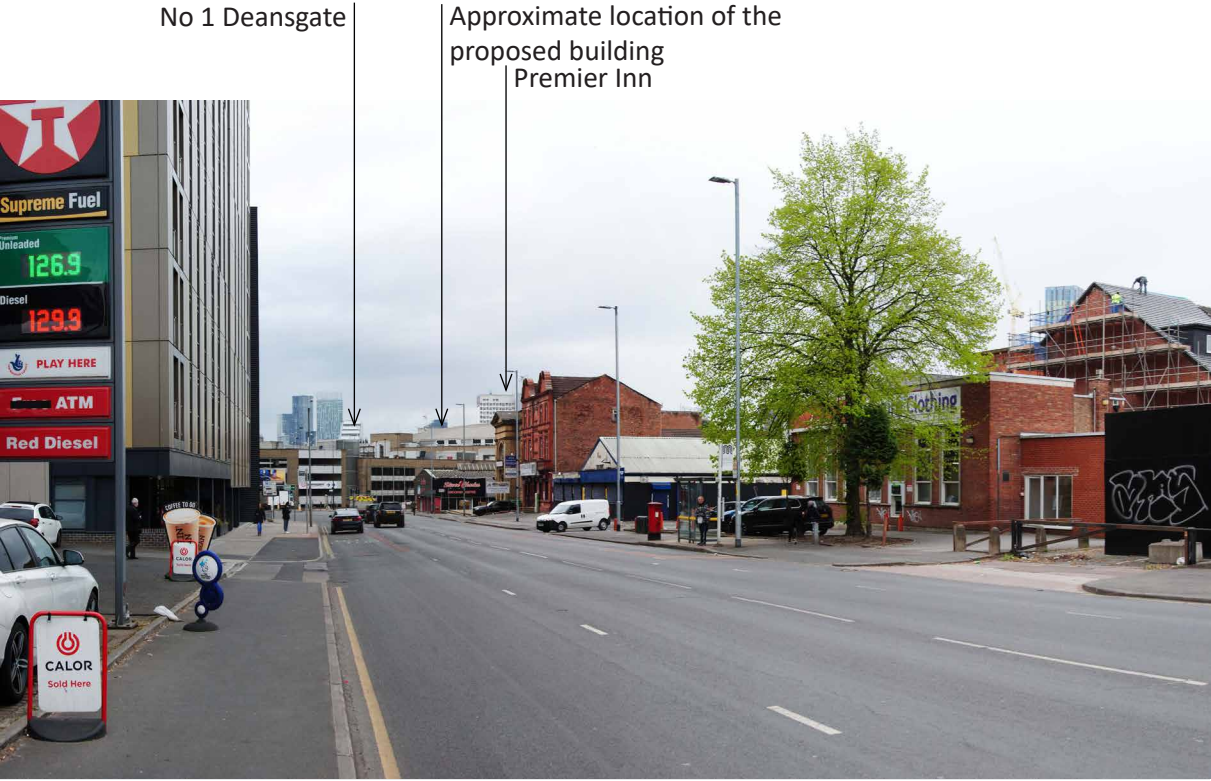
Photograph 8.2 - View from Backfriars Bridge and Chapel St, looking east towards the site (tempoary image - Google Streetview Imagery)



Photograph 9.1 - View from Victoria Road, looking south towards the site



Photograph 10.1 - View from Corporation Street, looking south west towards the site



Photograph 11.1 - View from Cheetham Hill Road, looking south towards the site



Photograph 12.1 - View from St Annes Square, looking north towards the site

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Rev by:
Rev checker:
QM Status: Checked
Product Status:
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Renaissance Hotel, Manchester
Figure 9
Viewpoint Locations 11.1 - 12.1
Drwg No: 876-08A Scale: NTS@ A3

Appendix III

Heritage Asset Plan



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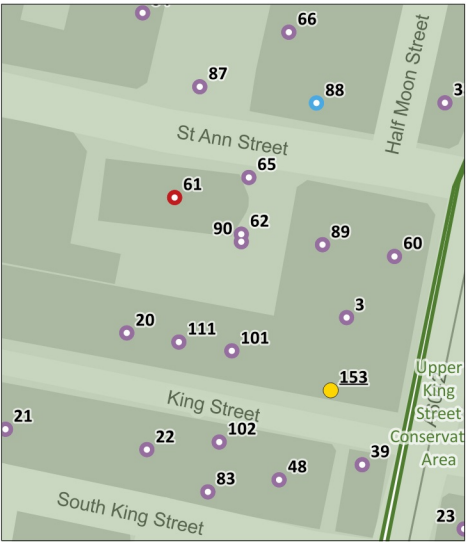
- Application Site
- Scheduled Monument
- Conservation Area
- Listed Buildings

I

II*

II

Historic Environment Record (HER)



CLIENT:
Deansgate SOF Alliance LeaseCo Limited

PROJECT:
Renaissance, Deansgate, Manchester

DRAWING:
Heritage Asset Plan

PROJECT NUMBER:
PROH3016

DRAWING NUMBER:
GIS_10

CHECKED BY:
CE

REVISION:
1.2

STATUS:
Draft

DATE:
April 2021

SCALE:
1:4500 @ A3

Conservation Areas
Flat Iron Conservation Area
Cathedral Conservation
Shudehill Conservation Area
Smithfield Conservation Area
Parsonage Gardens Conservation Area
St Annes Square Conservation Area
Upper King Street Conservation Area
Deansgate/Peter Street Conservation Area
Albert Square Conservation Area

Ref	Listed Building	Grade
1	Cooperative Wholesale Society	II
2	Cooperative Wholesale Society Building To North Of Junction With Hanover Street	II
3	Number 54 And Chop House Public House thomas's Chop House	II
4	Anglia House	II
5	Mynshulls House	II
6	Mitre Hotel	II
7	Masonic Temple	II
8	Chancery Chambers	II
9	Albert Memorial	I
10	Brights Statue	II
11	Frasers Statue	II
12	Gladstones Statue	II
13	Heywoods Statue	II
14	Roman Catholic Church Of St Mary (the Hidden Gem)	II*
15	Lloyds House	II
16	Detached Block Of Schoolroom Approximately 20 Metres South Of Chethams Hospital	II
17	South East Wing To Chethams Hospital (former Manchester Grammar School)	II
18	Vine Inn	II
19	19, King Street	II
20	Old Exchange	II
21	Warehouse Shop	II
22	No. 48, King Street	II
23	No. 74, King Street	II
24	84 And 86 King Street And 27 And 29 Pall Mall	II
25	Atlas Chambers	II
26	Jubilee Fountain, Albert Square, Manchester	II
27	10, Kennedy Street	II
28	Royal Exchange	II
29	Estate Exchange	II*
30	Cooperative Society Building	II
31	Bartons Building Including Barton Arcade	II*
32	Nos. 98-116, Deansgate	II
33	Elliot House	II
34	Town Hall	I
35	Massey Chambers	II
36	Former Manchester And Salford Trustee Savings Bank	II
37	Lombard Chambers	II
38	Alliance House	II
39	Eagle House	II
40	Victoria Buildings	II

Ref	Listed Building	Grade
41	4-14, King Street (see Details For Further Address Information)	II
42	Haywards Building	II
43	105-113, Deansgate (see Details For Further Address Information)	II
44	184 And 186, Deansgate	II
45	John Rylands Library And Attached Railings, Gates And Lamp Standards`	I
46	Cathedral Church Of St Mary	I
47	Manchester Law Library	II*
48	62, King Street	II
49	Prudential Assurance Office	II
50	Ship Canal House	II
51	Former Midland Bank	II*
52	Fragment Of Hydes Cross Approximately 20 Metres South Of Chethams Hospital	II
53	Rylands Building (debenhams)	II
54	Barclays	II
55	Arkwright House	II
56	Pall Mall Court, Including Raised Piazza And Podium To The West Side	II
57	Nos. 1-7 Princess Street, Nos. 59 And 61, Cross Street	II
58	31, Princess Street	II
59	Cooperative Society Building	II
60	National House	II
61	Church Of St Ann	I
62	Boardman Monument South Of Apse At East End Of Church Of St Ann	II
63	Nos. 18 And 20, St Anns Square	II
64	No. 22, St Ann's Square	II
65	Deacon Monument North Of Apse At East End Of Church Of St Ann	II
66	Mansfield Chambers	II
67	War Memorial (boer War)	II
68	National Buildings	II
69	29, Shude Hill	II
70	43 And 45, Spring Gardens	II
71	Sinclairs Oyster Bar	II
72	47, Spring Gardens	II
73	12, Tib Lane	II
74	10, Tib Lane	II
75	Victoria Bridge	II
76	Former Hydraulic Power Station In Grounds Of City College	II
77	Victoria Station Including Concourse To Rear With Restaurant And Booking Hall	II
78	Former National Westminster Bank On Corner At Junction With Spring Gardens	II*
79	New Century House, Including Its Attached Conference Hall And Abstract Concrete Relief Wall In The Entrance Piazza	II
80	Co-operative Insurance Society (cis) Building	II
81	10-20, Thomas Street	II
82	60 And 62, Spring Gardens (see Details For Further Address Information)	II
83	41, South King Street	II
84	41, Spring Gardens	II
85	The Old Wellington Inn	II
86	49, Spring Gardens	II
87	Codbens Statue	II

Ref	Listed Building	Grade
88	25, St Ann Street	II*
89	Winters Buildings	II
90	Allen Monument South Of Apse At East End Of Church Of St Ann	II
91	No. 16, St Ann's Square	II
92	Northern Assurance Building	II
93	Northern Stock Exchange	II
94	Blackfriars Bridge	II
95	66 And 68, Fountain Street	II
96	Former Corn And Produce Exchange	II
97	Sawyers Arms Public House	II
98	Vine Inn	II
99	15 And 17 King Street	II
100	28, King Street	II
101	35 And 37 King Street And Attached Railings	II
102	56, King Street	II
103	Former Reform Club manchester Club	II*
104	31 And 33, King Street West	II
105	Chethams Hospital And Attached Wall	I
106	No. 1, Albert Square	II
107	St Marys Parsonage	II
108	Princes Chambers	II
109	1, Booth Street (see Details For Further Address Information)	II
110	Bank Of England trustee Savings Bank	I
111	33, King Street	II
112	Former Lloyds Bank	II
113	Holyoake House	II
114	Albert Bridge	II
115	Abraham Lincoln Statue	II
116	City Buildings	II
117	Former Manchester Swimming Baths	II
118	Manchester Tennis And Racquet Club	II*
119	Black Friar Public House	II
120	10 And 12, Blackfriars Street	II
121	14 And 16, Blackfriars Street	II
122	The Crown Tavern	II
123	Number 6 And Salford House	II
124	62, Chapel Street	II
125	No. 81 Chapel Street And No. 4 Booth Street	II
126	Chapel Street And Hope United Reformed Church	II
127	Railway Viaduct And Retaining Walls At Junction With Greengate	II
128	Former Public Baths	II*
129	Chesters Salford Brewery	II
130	Central Railway Viaduct	II
131	Northern Railway Viaduct	II
132	Southern Railway Viaduct And Colonnade	II*
133	Church Of The Sacred Trinity	II*
134	Manchester Parcel Post Office	II
135	Middle Bridge	II
136	Stephenson Bridge	II
137	Eagle Inn And Attached Dwelling	II
138	North Bridge	II
139	Sacred Trinity, Salford War Memorial	II
140	Electricity Junction Box	II
141	Presbytery Of The Roman Catholic Church Of St Mary (the Hidden Gem)	II

Ref	Scheduled Monument
142	The Hanging Bridge immediately south of Manchester Cathedral

Ref	Historic Environment Record	HER Ref/No
143	87-89 Chapel Street	6658.1.0
144	83-85 Chapel Street	6660.1.0
145	75-79 Chapel Street	6661.1.0
146	Black Lion Hotel	6662.1.0
147	Warehouse, on Booth Street	6666.1.0
148	73 Chapel Street (Direct Discounts)	6669.1.0
149	George Ellis Furniture Store	6692.1.0
150	Hunt and Co. (former Commercial Hotel or Royal Commercial public house)	6693.1.0
151	Princes Chambers (now Trinity Court)	8431.1.0
152	36 Kennedy Street (retained facade of)	8433.1.0
153	39-43 King Street	8445.1.0
154	Cross Street Chapel	9878.1.0
155	Lewis's (formerly Lewis's department store; now Primark)	9893.1.0
156	Chetham's School, east boundary wall (Area of Medieval Manchester)	2020.2.3
157	Chetham's School, west boundary wall (Area of Medieval Manchester)	2020.2.4
158	Chetham's College, Gatehouse (Area of Medieval Manchester)	2020.2.5
159	Printworks	11281.1.0
160	Mark Addy landing stage and public house	16252.1.0
161	29 Blackfriars Road (former Sacred Trinity Parish Schools)	16255.1.0
162	Guardian Underground Telephone Exchange. Air intake/emergency exit building	16596.1.2
163	Dial House	16598.1.0

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