

Victoria House, Great Ancoats Street

Environmental Impact Assessment

ES Vol 1 Non-Technical Summary

February 2018

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Client
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Our reference
FORM3006

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1. Introduction

About this Document

- 1.1 This document is the non-technical summary (NTS) of the Environmental Statement (ES) which has been prepared on behalf of Forshaw Land and Property Group (Forshaw) (“the Applicant”), in support of an application for full planning permission for the demolition of Victoria House, Great Ancoats Street and the erection of a 25 storey residential tower with associated uses and two commercial units at ground floor level (hereafter referred to as “the Proposed Development”).
- 1.2 Its purpose is to summarise the content and main findings of the ES in a clear and concise manner to assist the public in understanding what the likely significant environmental effects of the Proposed Development are likely to be. The full ES provides a more detailed description of the Proposed Development and the findings of the Environmental Impact Assessment [EIA] process.
- 1.3 The Proposed Development Site (“PDS”) comprises Victoria House which is a single storey industrial unit currently used as a safe deposit centre. The PDS is located within the boundary of Manchester City Centre along Great Ancoats Street, Longacre Street and Epworth Street.
- 1.4 The Proposed Development comprises the following elements:
- Single tower extending to 25 storeys in height
 - 177 residential apartments for the private rental sector, to comprise a mix of one, two and three bedroom apartments
 - High quality shared amenity spaces, including a gym, co-working space, and residential garden
 - A commercial unit to comprise use classes A1, A2, A3, A4 and D1 extending to a total of 161qm
- 1.5 The description of development is as follows:
- “Demolition of existing buildings and erection of a residential tower (Use Class C3) with commercial space (Use Class A1, A2, A3, A4 and D1) associated shared amenity spaces, cycle parking, recycling and refuse bin storage, associated plant and public realm enhancements”*
- 1.6 The planning application has been submitted to Manchester City Council (‘MCC’) pursuant to the Town and Country Planning Act 1990 (‘TCPA 1990’).
- 1.7 The ES for the Proposed Development is presented in four volumes as follows:
- Volume 1: Non-Technical Summary (NTS) (this document);
 - Volume 2: Environmental Statement (this document);

- Volume 3: Figures; and
- Volume 4: Technical Appendices.

1.8 The respective organisations who have contributed to the ES is presented below:

Chapter Number	Assessment	Consultant
n/a	Glossary	Turley
1	Introduction	Turley
2	Site Location and Surrounding Area	Turley
3	Background and Context	Turley
4	Proposed Development	Turley
5	EIA Methodology	Turley
6	Alternatives and Design Evolution	Turley
7	Construction Programme	Turley
8	Townscape and Visual Impact	Chris Burnett Associates
9	Built Heritage	Turley Heritage
10	Archaeology	Nexus
11	Transport	Curtins
12	Air Quality	Hydrock
13	Noise and Vibration	Hydrock
14	Ground Conditions	Hydrock
15	Water Environment	WSP
16	Ecology	Penny Anderson Associates
17	TV Interference	Pager Power
18	Wind Microclimate	GIA
19	Daylight, Sunlight and Overshadowing	GIA
20	Socio-Economics	WYG
21	Human Health	WYG
22	Climate Change	WYG
23	Environmental Management and Conclusion	Turley

The Purpose of an Environmental Impact Assessment

1.9 The Proposed Development is of a scale which falls within Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 ("the EIA

Regulations 2017”). Not all development within Schedule 2 requires the completion of EIA. The completion of this EIA and production of an ES has, in this case, been done on a voluntary basis.

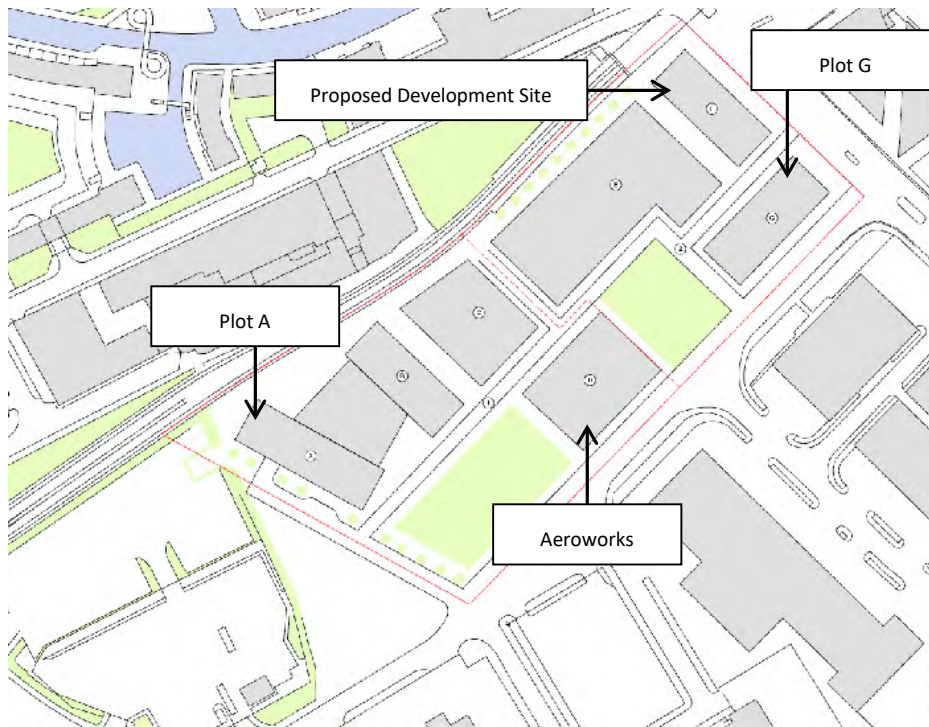
- 1.10 The purpose of the EIA is to provide an assessment of likely significant environmental effects during the construction and operational phases of the Proposed Development in each environmental topic area.
- 1.11 It describes the baseline environmental conditions, the options for development which have been considered and discounted, and the development parameters of the Proposed Development.
- 1.12 Where it has not been possible to design the Proposed Development so as to avoid the occurrence of likely significant environmental effects, the ES describes the mitigation measures which have been identified and incorporated into the scheme.

Background

- 1.13 The Proposed Development Site (PDS) forms part of the HS2 Manchester Piccadilly Strategic Regeneration Framework ('HS2 SRF'), and the Portugal Street East Strategic Regeneration Framework (PSE SRF).
- 1.14 The HS2 SRF is a high level document covering a significant land area and is intended to offer a structuring framework within which more detailed sub-area guidance could come forward. It sets great ambitions for the regeneration of the area around Piccadilly.
- 1.15 The PSE SRF (area shown at Figure 1.1) builds on the HS2 SRF to guide the future development of this area. The Vision for the PSE SRF is:

“The vision for the Portugal Street East Masterplan is to shape and realise the city’s ambitions to regenerate and transform the neighbourhood surrounding the Piccadilly train station and create a sense of place for the area. The successful delivery of the masterplan will create a new vibrant mixed-use, pedestrian community, which complements the arrival of HS2 and strengthens Manchester’s Eastern Gateway.”

Figure 1.1: Portugal Street East SRF Area



Source: Draft Portugal Street East Masterplan, March 2017

- 1.16 Currently the PSE SRF area does not provide a high quality arrival experience to the City. The SRF area currently comprises light industrial uses which have seen little investment and are generally of low architectural quality.
- 1.17 The purpose of the PSE SRF is to guide the future development of the area, to realise the opportunities created by HS2 and the potential of this area as a high quality neighbourhood that can act as a further catalyst to regeneration of the wider HS2 masterplan and support Manchester's wider regeneration objectives across its eastern gateway.
- 1.18 The PDS is located at Plot E (shown at **Figure 1.1**) and forms an integral part of the PSE SRF area. The PDS fronts Great Ancoats Street, which is a key arterial route into and through the City.
- 1.19 The PSE SRF was approved at MCC's Executive Meeting on 21 March 2018. At this meeting the Strategic Director (Development), in consultation with the Leader were given delegated authority to adopt the PSE SRF on the signing of the Collaboration Agreement between the landowners. The PSE SRF was adopted by delegated powers by MCC on 16 October 2019.
- 1.20 There are other known projects within the PSE SRF area for which planning permission has been granted by MCC. These projects comprise:
- Plots A and B, Portugal East Street, proposed two residential buildings 29 and 23 storeys which will provide 488 residential apartments (ref. 121099/FO/2018);

- Plot G, 1 Adair Street, proposed for a part 13 and part 14 storey Hotel (275-bedrooms) (ref. 122599/FO/2019); and
- Provision of new public realm within the PSE SRF area (ref. 121467/FO/2018).

Structure of this Non-Technical Summary

1.21 This NTS is structured as follows:

- **Section 2:** provides a summary description of the Proposed Development Site (“PDS”)
- **Section 3:** provides a description of the Proposed Development
- **Section 4:** provides a summary on the approach to the EIA, including a summary on the alternative designs considered and the risk of the Proposed Development to/from accidents and disasters
- **Section 5:** provides a summary of the assessment of significant effects and the mitigation measures identified to be incorporated into the Proposed Development
- **Appendix 1:** Environmental Management and Residual Effects

2. Proposed Development Site Location and Description

Introduction

- 2.1 This section of the NTS summarises the location and description of the Proposed Development Site ("PDS").

Site Location

- 2.2 The PDS is located on the eastern edge of Manchester City Centre and is approximately 0.16 hectares in area.
- 2.3 The PDS comprises Victoria House which is a single storey industrial unit currently used as a safe deposit centre. The PDS is located within the Ancoats area of Manchester City Centre.
- 2.4 The PDS is broadly rectangular in shape and is bounded by Great Ancoats Street to the east, Epworth Street to the south-east, existing industrial development to the south / south-west and Longacre Street to the west / north-west.

Figure 2.1: Site Location Plan



Source: Google Earth

- 2.5 The site and its immediate surroundings to the south and west currently comprise light industrial uses, and the surrounding area to the north and east of the PDS comprises

predominately residential apartments. The Ashton Canal is approximately 70 metres north of the PDS.

- 2.6 Great Ancoats Street is a busy road which forms part of the Ring Road route around the City Centre. Proximate to the PDS, the character of Great Ancoats Street is largely characterised by a combination of:
- High-rise, late 20th to early 21st century development in the form of commercial and residential high-rise blocks; and
 - Single-storey industrial and commercial units (to the east of the site).
- 2.7 Epworth Street is a cul-de-sac which is characterised by low-rise industrial and commercial units including the industrial building to the south of the PDS which is owned by GBM Group. All units on this road have a fenced off carpark and contribute very little to the positive street scape within this area.
- 2.8 To the east, Longacre Street is characterised by mid –scale industrial and commercial units. To the west of Longacre Street is the metro-link line, high-rise 21st century development in the form of residential apartments and historic mill buildings.
- 2.9 The PDS is strategically located within walking distance of Piccadilly Station, the Etihad Campus, New Islington, Ancoats and the Northern Quarter and is therefore within a sustainable location for regeneration and development.
- 2.10 The site is well linked to sustainable transport modes with New Islington Tram Stop located approximately 300 metres northeast of the PDS and Manchester Piccadilly Train Station approximately 400 metres west of the PDS.
- 2.11 According to MAGIC¹ maps, the PDS is not within any national or local environmental designations for the protection of landscape or ecology. The PDS does not fall within a Conservation Area; however, there are a number of listed buildings surrounding the PDS as listed at **Table 2.1**.

Table 2.1: Listed Buildings

Listed Building	Approximate Distance from Site proposed for the Energy Centre
Ashton Canal Lock Number 1 – Grade II	110 metres
Cooperative Warehouse – Grade II	130 metres
Ashton Canal Towpath Bridge Over Junction With Islington Branch Canal – Grade II	220 metres
Crusader Works – Grade II	220 metres
Ashton Canal Lock Keepers Cottage -Grade II	250 metres

¹ Multi-Agency Geographic Information for the Countryside

Listed Building	Approximate Distance from Site proposed for the Energy Centre
Ashton Canal Lock Number 2 Off South End Of Vesta Street - Grade II	260 metres

- 2.12 According to the Environment Agency flood mapping service, the PDS is within Flood Zone 1, defined as land having less than 1 in 1,000 annual probability of river flooding.

3. The Proposed Development

- 3.1 This section provides a summary of the key components of the Proposed Development.
- 3.2 A full description of the scheme (including analysis of the application site and surroundings) is set out in the Design and Access Statement, and the Planning Statement.

The Vision

- 3.3 Forshaw's ambition for the PDS and surrounding area is to create a new neighbourhood district that responds to the emerging residential user and required uses. This new neighbourhood will be distinctive and tailored to the PSE SRF area, creating a strong identity for the emerging neighbourhood. This requires development to change from a highways focussed environment that is anchored in the industrial history, into an area which relates to its future and setting within the context of the wider regeneration surrounding Piccadilly.
- 3.4 A core component of the scheme will be the delivery of a carefully considered high-quality design which will respond to the specific constraints and opportunities associated with the site to deliver a scheme which integrates with the surrounding landscape.
- 3.5 The gateway site and location at an intersection between New Islington Field, the Metrolink line and Ashton Canal Tow Path creates an appropriate setting for the creation of a landmark building which will formally acknowledge the importance of the Longacre Street, Great Ancoats Street corner. A landmark building in this location will provide an opportunity to terminate vistas, create a focal point and present a strong architectural presence.
- 3.6 The creation of an exemplar building with a strong visual profile, will make a positive contribution to the City's skyline, restore and strengthen the building line on Great Ancoats Street.
- 3.7 The development will respond positively with the surrounding public realm through active ground floor uses and sympathetic materiality. This will provide the setting for unique public spaces that ensure the creation of a distinctive and high-quality destination which connects to the surrounding public areas.

The Proposal

Overview

- 3.8 The Proposed Development comprises the demolition of Victoria House to provide new high quality residential accommodation for the private rented sector market, with a commercial unit at ground floor level.
- 3.9 A 25-storey residential tower (Use Class C3) comprising 177 apartments (15,160sqm) (Use Class C3) and a ground floor commercial unit (161sqm) (Use Class A1, A2, A3 and D1) are proposed.

- 3.10 The bedroom accommodation will be supported by a number of high quality shared amenity spaces, including a gym, co-working space, and a residential garden.
- 3.11 The Proposed Development includes the provision of plant, servicing, recycling and refuse bin storage, and cycle storage (177 spaces).
- 3.12 The Proposed Development will contribute financially towards the delivery of new public realm within the PSE SRF area, including a new public square which will be situated to the south west of the PDS. The public square is proposed to be used by the residents and users of the Proposed Development, and other future developments within the SRF Area.

The Building

- 3.13 The layout aligns with the historical street grid and formally anchors the northern corner, terminating vistas and creating a focal point to the corner of Great Ancoats Street and Longacre Street. The apartment cluster has the southern corner extracted which reduces the visual form of the tall building proposal. This creates an elegant slender marker which respects the PSE SRF proposal for the new public square by creating a defined edge.
- 3.14 The layout for the tall building has been efficiently planned as a cluster of apartments around a central core. A total of 158 residential apartments are proposed comprising a mix of one, two and three bedroom apartments. The proportional split of apartments is as follows:
- 1-bed apartments (59 apartments / 33%);
 - 2-bed apartments (113 apartments / 64%); and
 - 3-bed apartments (5 apartments / 3%).
- 3.15 The residential layout for the building has been planned as a cluster of apartments around a central core.
- 3.16 The development will be 25-storeys and will sit above a three storey podium which is cut back to Great Ancoats Street providing a colonnade to articulate and emphasize the tower form.
- 3.17 The podium contains a 177-space cycle store on the first floor and private resident's garden on the second floor. At the ground floor, the podium contains the retail unit (161sqm), the cycle entrance, the post and welfare room, and the co-working space.
- 3.18 The uses on the ground floor provide an active frontage which will provide an improved street environment on Great Ancoats Street and for the proposed public square.

Access and Parking

- 3.19 Residential access will be taken from Great Ancoats Street and the southern elevation fronting the public realm.

- 3.20 Vehicular access will be taken from Longacre Street providing access to the building to allow for waste disposal and deliveries.
- 3.21 Access to the cycle parking for 177 bicycles will be taken from Great Ancoats Street.
- 3.22 No vehicle parking is proposed given the site's proximity to facilities and public transport.
- 3.23 Pedestrian access into the commercial unit will be provided from Great Ancoats Street, Epworth Street and the public realm.

Design

- 3.24 The vertical form and rational geometric composition of the building has informed the façade design. A regular expressed façade grid has been planned from the existing historical brickwork buildings. The expressed brickwork grid has a primary grid spanning every two floors and an inset secondary grid to intermediate floors. Further emphasis to the grids is provided through the use of stretcher and header brickwork bonds.
- 3.25 Deep inset floor to ceiling windows will provide extensive views from the apartments and maximise natural daylight penetration. Natural ventilation is provided through anodised aluminium rapid vents. These are full height inward opening windows, concealed with a flush finished perforated metal screen to the façade. The perforate pattern for the rapid vents is extracted from two different historical brickwork bonds which were found within the local context. Flemish has been employed for the outer facades to Great Ancoats Street and Longacre Street and Flemish Cross to the inner facades to the new public square. This provides a contextual visual reference and connection to the heritage of the site.
- 3.26 Chamfers (3 metres) are included on the façade of the building at the corner of Great Ancoats Street and Longacre Street, and external fins are included on the lower levels (levels 1 and 2) of the south west elevation. These are aligned with the height of the podium. The primary need for the chamfers and fins is to reduce wind acceleration and provide pedestrian comfort and safety. The chamfers and fins also act as visual interest, particularly the chamfers to the corner of Longacre & Great Ancoats Street and improves the overall slenderness and visual form of the building.
- 3.27 To further reduce wind acceleration and provide residents comfort and safety, a full height perimeter screen will be erected around the resident's garden and roof terrace.

Hard and Soft Landscaping

- 3.28 A private resident's garden is proposed at level 2 and is enclosed with a full height perimeter screen to provide degree of enclosure, privacy and shelter from the prevailing south westerly wind.
- 3.29 Landscaping is also proposed around the perimeter of the PDS.

The Public Realm

- 3.30 The public-realm proposal seeks to change the PSE SRF area from a highways focussed environment that is anchored in its past to an area which responds to its setting within

the context of wider regeneration around Piccadilly Station. The landscape solution for the PSE SRF area includes the delivery a communal park and a square connected via a pedestrianised route, improved public realm along Long Acre Street, Adair Street and all other streets within the PSE SRF area. The public-realm will create a place with an identity that it unique, through the provision of spaces which will be the focus for the community. The proposal for the public realm has been granted planning permission pursuant to a separate application (ref: 121467/FO/2018).

4. Approach to the Environmental Assessment

Introduction

- 4.1 This chapter provides a summary on the approach to the EIA. A detailed description is provided at **Chapter 5 and 6 of the ES Volume 2**.

Purpose of EIA

- 4.2 EIA is a process that identifies the likely significant environmental effects (both beneficial and adverse) of a proposed development and proposes mitigation to avoid, reduce and offset any potential significant adverse environmental effects.
- The ES for the Proposed Development has been prepared in accordance with the latest regulations and guidance and good practice including:
 - The Town and Country Planning (Environmental Impact Assessment) Regulations 2017
 - National Planning Policy Guidance: Environmental Impact Assessment
 - The Institute of Environmental Management and Assessment (IEMA): Guidelines for Environmental Impact Assessment
 - IEMA: The State of Environmental Impact Assessments in the UK
- 4.3 The assessment process to identify significant environmental effects has been undertaken by:
- (a) developing an understanding of the environmental baseline;
 - (b) identifying environmental effects and evaluating their significance (generally by evaluating magnitude of the effect and the sensitivity of the receptor);
 - (c) considering whether cumulative effects will occur;
 - (d) designing mitigation methods to minimise significant adverse effects; and
 - (e) identifying residual effects.
- 4.4 The assessment process to identify significant environmental effects has been undertaken for the construction and operational phases of the Proposed Development by each environmental topic.

Approach to the Scope of the Environmental Statement

- 4.5 An Environmental Statement Scoping Opinion ("ESSO") was requested from MCC on 23 October 2018 in the form of an Environmental Statement Scoping Report. An ESSO was received from MCC on 12 November 2018 and has informed the scope of this ES.

- 4.6 The ESSO from MCC agreed with the proposed approach and scope of the ES, and proposed additional matters to be included within the ES. MCC consulted key statutory consultees to inform their scoping opinion. A summary table of the ESSO is provided below and is provided in full at **ES Vol 2 Appendix 5.1**.

Table 4.1: Summary of Environmental Statement Scoping Opinion

Topic	Consultee	Summary of Consultee Response	Summary of MCC ESSO	Proposed Incorporation into ES
Archaeology	Greater Manchester Archaeological Advisory Service	Agrees with the proposed scope of the Archaeology assessment.	Agrees with the proposed scope of the Archaeology assessment.	As per the proposed scope. ES Chapter 10.
Air Quality	Manchester Environmental Health Service	Agrees with the scope of the Air Quality assessment.	Agrees with the proposed scope of the Air Quality assessment.	As per the proposed scope. ES Chapter 12. .
Climate Change	No statutory consultee response received	-	Agrees with the proposed scope of the Climate Change assessment.	As per proposed scope. ES Chapter 22.
Cumulative Impacts	No statutory consultee response received	-	Agrees with the list of cumulative sites for assessment and suggests inclusion of additional sites, including: • Burlington House (app ref 106021) • Land at Ducie Street (app ref 120149) • 27 Dale Street (app ref 116401) • Red Lion Street (app ref 113713) • Brownsfield Mill (app ref 115401)	The additional projects have been included within the cumulative assessments of each assessment chapter and as shown at ES Vol 4 Appendix 5.2.
Daylight and sunlight and overshadowing	No statutory consultee received	-	As the development site is located within the regeneration area, where other sites are likely to come forward for redevelopment in the near future,	This analysis is included within ES Chapter 19 Daylight, Sunlight and Overshadowing.

Topic	Consultee	Summary of Consultee Response	Summary of MCC ESSO	Proposed Incorporation into ES
			conclusions should be drawn that there is no overshadowing or overlooking impacts that could impact on the viability of other sites coming forward at a later stage.	
Ecology	Greater Manchester Ecology Unit	Agrees Ecology can be scoped out of the ES.	Agrees Ecology can be scoped out of the ES.	Ecology to be scoped out as proposed.
Ground Conditions	Environmental Health Service	Agrees with the proposed scope for the Ground Conditions assessment	Agrees with the proposed scope for the Ground Conditions assessment	As per proposed scope. ES Chapter 14.
Water Environment	Environment Agency	Should consider the impacts the development may have in terms of contamination at the site. If there are potential risks to water environment a site investigation would be required to: - determine the nature and extent of contamination; - carry out a risk assessment to identify any unacceptable risks to the water environment; and - prepare a remediation strategy to ensure appropriate mitigation.	Agrees with proposed scope, however also states the scope should note: - The site's location within the Conurbation Core Critical Drainage Area. At least 50% reduction in surface water runoff should be provided through SUDS. - Surface water should be managed to ensure there is no increased surface water from the proposed development and runoff from extreme events should be retained within the site.	This analysis is included within ES Chapter 15 Water Environment, and within Chapter 14 Ground Conditions.

Topic	Consultee	Summary of Consultee Response	Summary of MCC ESSO	Proposed Incorporation into ES
	United Utilities	No comment on scope of assessment	- Hydraulic calculations and drawings to support the design need to be provided along with proposed standards of operation and maintenance. - If new surface water outfall is proposed into the River Medlock, a Land Drainage Consent will be required.	
Traffic and Transport	Manchester City Council Highways	Highways requests confirmation as to whether there will be a car park proposed within the Portugal East SRF area. A complete SRF impact approach should be taken as well as a 'plot by plot' assessment. Multi-modal person trip approach should be taken with vehicular trips percentage share obtained from Census data. The generated trips should be distributed on the network even if numbers are relatively small. A trip distribution diagram should be provided.	Suggests additional information is required, in line with scope set out by Highways and TfGM except: - In terms of funding of junction upgrades, MCC suggest an assessment of the need to fund improvements at these junctions required as a result of the development. MCC added that consideration should be given to: - Inclusion of EV charging points within the development	The proposal does not include car parking spaces due to the close proximity to public transport services. The traffic and transport assessment at Chapter 11 includes the additional analysis suggested by Highways, TfGM and MCC.

Topic	Consultee	Summary of Consultee Response	Summary of MCC ESSO	Proposed Incorporation into ES
		Qualitative and quantitative description of expected travel characteristics (including pedestrian / cycle movements) of the site and wider Masterplan area should be provided. Servicing strategy supported by swept paths and laybys should be proposed as necessary. Funding may be required to update the pedestrian / cycle facilities at Adair Street/Great Ancoats Street junction and Pollard Street/Great Ancoats Street junction. Commuted sums are required for non-standard materials – these will have to tie in with the MCC Great Ancoats Street scheme. Travel Plan, Cycle Parking CMP, Accident History, Waste Management Information, Structural Drawings and calculations for temporary and permanent support works (if the basement is proposed to be adjacent to the highway).	• Impact of the development on existing public transport networks and mitigation measures • Impact of the development on the public realm and infrastructure within the Portugal Street and Piccadilly SRF areas as well as the need to improve linkages to the heart of the City Centre.	

Topic	Consultee	Summary of Consultee Response	Summary of MCC ESSO	Proposed Incorporation into ES
	Transport for Greater Manchester	TfGM will require a fully developed cross section to be drawn to indicate the relationship between the tunnel / retaining walls and the new building (including its foundations). Conditions are likely to be requested to cover a construction management plan (working safely near Metrolink) and to require monitoring of the Metrolink infrastructure during construction.		
Human Health	No statutory consultee comment received	-	Agrees with the proposed scope for Human Health assessment.	As per proposed scope. ES Chapter 21.
Noise and Vibration	Environmental Health	Agrees with the proposed scope for Noise assessment.	Agrees with the proposed scope for Noise assessment, but also suggests the ES needs to take account of noise and vibration associated with the tramway. It should be noted that the existing arrangement includes switches and crossings and these could be introduced into the proposed future Metrolink works as part of further design development.	This analysis is included within ES Chapter 13 Noise and Vibration.

Topic	Consultee	Summary of Consultee Response	Summary of MCC ESSO	Proposed Incorporation into ES
Socio-economic impacts	No statutory consultee comment received	-	Agrees with the proposed scope for the Socio-Economic Impact Assessment.	As per proposed scope. ES Chapter 20.
Townscape and Visual Impact	No statutory consultee comment received	-	Agrees with the proposed scope for Townscape and Visual Impact Assessment but suggests that View 16 should be relocated to the junction of Baird Street and Sheffield Street or an additional view should be added here so the impacts can be understood more widely in the context of Crusader Mill.	The TVIA includes the suggested viewpoint as an additional view. ES Chapter 8.
TV and Telecommunications	No statutory consultee comment received	-	Agrees with proposed scope for TV and Telecommunications assessment.	As per proposed scope. ES Chapter 17.
Wind and Microclimate	No statutory consultee comments received	-	Agrees with the proposed scope for Wind and Microclimate assessment.	As per proposed scope. ES Chapter 18.

Embedded Mitigation

- 4.7 The design process has been influenced by the environmental impact assessment such that mitigation measures have, where possible, been “embedded” into the scheme design to avoid or to minimise the occurrence of significantly adverse environmental effects (the incorporated mitigation measures are described in **Chapter 5** of this NTS).

Approach to the Consideration of Alternatives

- 4.8 In accordance with the requirements of Schedule 4 (2) of the EIA Regulations 2017, the reasonable alternatives considered during the iterative design and consultation process which are relevant to the Proposed Development and its specific characteristics have been assessed.
- 4.9 This section provides a comparison of the likely environmental effects between the final/proposed design of the Proposed Development, versus the alternative design options considered. It identifies if the environmental effects of the alternatives would likely have the same environmental effects or different environmental effects (more or less adverse/beneficial) than the proposed scheme. In summary the alternative options reviewed are:
- Option 1: A shorter building (19 storeys) with a higher garden roof terrace.
 - Option 2: A taller building (30 storeys) with garden roof terrace on the 2nd floor.
- 4.10 **Table 4.1** below provides a comparison of the likely environmental effects between the final/proposed design of the Proposed Development, versus the alternative design options listed above. The table is colour coded to identify the following:
- **Orange** indicates that the option is likely to have the same environmental effects when compared to the Proposed Development
 - **Red** indicates that the option is likely to have more adverse environmental effects when compared to the Proposed Development
 - **Green** indicates that the option is likely to have more beneficial environmental effects when compared to the Proposed Development

Table 4.2: Alternatives Comparison of Environmental Effects

Alternative Design Options	Option 1: 19 storeys	Option 2: 30 storeys
Environmental Topic		
TVIA		
Built Heritage		
Archaeology		
Ecology		
Transport		

Alternative Design Options	Option 1: 19 storeys	Option 2: 30 storeys
Environmental Topic		
Air Quality		
Noise and Vibration		
Ground Conditions		
Water Environment		
Wind Micro Climate		
Socio-Economics		
Human Health		
Climate Change		
TV Reception		

- 4.11 This alternatives assessment confirms the alternative options predominately result in no worse, or better, environmental effects than the proposed scheme.

Approach to the Consideration of Risks from Major Accidents and Disasters

- 4.12 In accordance with the requirements of Schedule 4 (8) of the EIA Regulations 2017, this ES and NTS presents expected significant effects of the Proposed Development on the environment deriving from the vulnerability of the development to risks of major accidents and/or disasters which are relevant to the project.
- 4.13 **Table 4.2** provides a list of the potential effects from major accidents (human causes) and disasters (natural causes) that are relevant to the Proposed Development, and the likelihood of these accidents and disasters occurring, taking into account any embedded/designed mitigation. Where applicable, the table identifies where in the ES the significance of the effects from/on the major accidents (human causes) and disasters (natural causes) have been assessed.
- 4.14 It is important to note that the construction industry is heavily regulated by standards pertaining to health and safety in form of *The Construction Design and Management Regulations 2015* ("CDM 2015 Regulations"). The Applicant / the operators of the development will appoint a Principle Designer and Principal Project Manager during construction to ensure compliance with the CDM 2015 Regulations (and any other relevant health and safety regulations). This will include identification and mitigation of risks to the Proposed Development.

Table 4.3: Major Accidents and Disasters

Major Accident / Disaster	Control Measure	Assessment
Fire	A Fire Standards Statement has been submitted with the planning application. The Fire Standards Statement includes recommendations such as Fire Alarms with remote monitoring, gas detection and automatic gas shut off and compartmentation in accordance with building regulations part B.	The strategies proposed in the Fire Report Strategy will be implemented. As such, the effects from the risk of fire are not included in the ES due to the very low likelihood of a fire occurring with design mitigation in place.
Flooding	The site is within Flood Zone 1 which has the lowest probability of flooding.	A Flood Risk Assessment is not required for the Proposed Development due to the location and scale of the proposal. However, flooding is considered and assessed within Chapter 15: Water Environment. The assessment concludes the Proposed Development will not cause a risk to/or be at risk from flooding.
Pollution of water resources / geological receptors	There is a risk of leaks and spillages during the construction and operation process. Mitigation measures are identified in the Chapter 14 (Ground Conditions) of this ES which reduce the risk of the effect occurring. These will be implemented via a Construction and Environmental Management Plan and via planning conditions.	The effects from contamination are considered in Ground Conditions section of the ES (Chapter 14). Where applicable, mitigation measures have been identified to reduce the risk of the effect occurring and these measures will be carried forward into a final Construction and Environmental Management Plan. With mitigation in place there will be a low risk of pollution to water and geological receptors.
Eradication of sensitive species / habitats	There is a low risk of eradication of sensitive species / habitats due to the urban nature of the site and no sensitive species being present.	An Ecological Assessment is included at Chapter 16 of this ES. There will be no effects on habitats and species as a result of the Proposed Development.

Major Accident / Disaster	Control Measure	Assessment
Structural Collapse (Natural/Unnatural causes)	The development will be designed to British Standards, Euro-codes and building regulations. The design and construction will be continually reviewed by an independent accredited building control inspector during the design and construction. Structural condition surveys will be undertaken prior to works taking place within existing buildings.	The effects from the risk of structural collapse are not included in the ES due to the very low likelihood of it occurring.
Injury During Maintenance	The development will be designed in accordance with the CDM2015 Regulations (or any updated revision). Therefore any risks to injury will be designed out or controlled. Maintenance will be performed by appropriately trained operatives.	The effects from the risk of injury are not included in the ES due to the low likelihood of it occurring.
Fall from heights	Access on roof to be restricted to authorised personnel only with working at heights safe equipment and training.	The effects from the risk of falling from heights are not included in the ES due to the low likelihood of it occurring.
Electricity - Possible injury, shock and burns from faulty electrical equipment or installation	Regular electrical, equipment inspection and danger signs will be erected where required. Only competent persons will be permitted to carry out any electrical works. Buried services designed and protected in accordance with British Standards.	The effects from the risk of injury from electricity are not included in the ES due to the low likelihood of it occurring.
Access to open trenches/construction areas	All trenches will be cordoned off by high fencing and locked gating preventing unauthorised access.	The effects from the risk of accidents from access to the trenches are not included in the ES due to the low likelihood of it occurring.

Major Accident / Disaster	Control Measure	Assessment
Risk of vehicle accidents with other vehicles and pedestrians	All vehicles will be fitted with sensors, reverse beeping, and only competent persons permitted to operate vehicles on site.	The effects from the risk of accidents from vehicles are not included in the ES due to the low likelihood of it occurring.

Approach to Consideration of Cumulative Effects

- 4.15 The EIA Regulations 2017 (Schedule 4) requires a description of the likely significant effects resulting from the cumulative effects to be presented in the ES.

Cumulative Assessment: Intra-Project Effects

- 4.16 Intra-project cumulative effects arise between the different environmental topics being assessed for the EIA (also known as indirect effects). The effects arise as a result of one topic assessment's proposals leading to an effect on another aspect of the environment. An example can be drawn from the impacts of increased traffic movements which may have implications for air quality and ecological receptors in terms of nitrogen deposition.
- 4.17 The intra-project cumulative effects assessments have been reviewed and are presented in each environmental topic chapter of the ES.

Cumulative Effects: Inter-Project Effects

- 4.18 Inter-project cumulative effects arise as a result of the Proposed Development interacting with other developments in the vicinity. An example of an inter-project cumulative effect may result from the proposed construction traffic for the Proposed Development using the same access routes as other construction traffic for another unrelated major project in the vicinity. The resulting effect may be an increase in vehicles on the local road network and an increase in dust from construction vehicles.
- 4.19 In accordance with Schedule 4 (5) (e) the assessment of inter-project cumulative effects has had regard to the cumulation of effects between the Proposed Development and other existing and/or approved projects in the vicinity of the development.
- 4.20 A list of schemes which have the potential to give rise to likely significant effects on an inter-project cumulative basis has been identified and is provided in **ES Volume 4: Appendix 5.2**.
- 4.21 **ES Volume 4: Appendix 5.2** also includes three projects that are within the PSE SRF at Plots A and B, Plot G, and the public realm², and are known to be likely to come forward on a similar timescale to the Proposed Development. Under the terms of the EIA Regulations 2017, these projects do not need to be cumulatively assessed (as they are not 'existing' or 'approved' schemes); however it is prudent to assess the cumulative impacts of these projects.

There are no known details of the development of the remaining plots within the PSE SRF, and therefore no cumulative assessment has been completed for the remaining plots.

- 4.22 Each environmental topic chapter of the ES assesses the other projects (listed at **ES Volume 4: Appendix 5.2**) relevant to their environmental matter and presents the

² Plots A and B, Portugal East Street, proposed two residential buildings 29 and 23 storeys which will provide 488 residential apartments (ref. 121099/FO/2018); Plot G, 1 Adair Street, proposed for a part 13 and part 14 storey Hotel (275-bedrooms) (ref. 122599/FO/2019); and Provision of new public realm within the PSE SRF area (ref. 121467/FO/2018).

results of the assessment in their chapter, using the method described above for assessing significant effects.

5. Summary of Environmental Management and Environmental Effects

Introduction

- 5.1 This chapter of the NTS presents a summary of the significant environmental effects identified through the completion of this Environmental Impact Assessment.
- 5.2 This chapter also presents a summary of environmental management measures which have been identified by the environmental assessments to mitigate any likely significant (adverse) environmental effects arising during the construction and operation of the Proposed Development.
- 5.3 The subsequent paragraphs present a summary of the key environmental effects in each topic area. Further in-depth information is presented within the **ES Volume 2 Chapters 8 to 22, Chapter 23**, and at **Appendix 1** of this NTS.

Environmental Management

Embedded Mitigation

- 5.4 The design process has been influenced by the environmental impact assessment such that mitigation measures have, where possible, been “embedded” into the scheme design to avoid or to minimise the occurrence of significantly adverse environmental effects. These measures include:
- Embedded mitigation in terms of visual and townscape effects has been incorporated into the Proposed Development as part of the design process and has evolved through consultation with the Local Planning Authority, Historic England and Places Matter Design Review amongst others.
 - Chamfers and fins are included on the façade of the building to reduce wind acceleration and provide pedestrian comfort and safety. The chamfers and fins also act as visual interest, particularly the chamfers to the corner of Longacre & Great Ancoats Street and improves the overall slenderness and visual form of the building.
 - A full height perimeter screen will be erected around the resident’s garden and roof terrace to further reduce wind acceleration and provide residents comfort and safety.
 - The Proposed Development will not consist of any vehicle parking spaces resulting in no additional traffic movements to the road network.
 - The energy strategy is proposed to be entirely electrical based and there will be no additional emissions from CHP/boilers.
 - Provision of a residential garden, which will benefit new residents in terms of lifestyle and health.

- Provision of cycle spaces, will ensure a space is available for each flat within the development and will benefit the new residents in terms of lifestyle and healthcare improvement.
- Provision of resident's gym, will benefit new residents in terms of lifestyle and health improvements.
- Incorporation of energy design measures to reduce energy demand and therefore CO₂ emissions.
- Incorporation of Drainage Strategy to ensure adequate capacity to remove surface and foul water.
- A Framework Travel Plan has been prepared for the Proposed Development, which contains a package of measures designed to encourage residents to travel by sustainable modes and discourage single occupancy car travel.

Additional Mitigation

5.5 Beyond the 'embedded' mitigation measures of the Proposed Development (as described above in this NTS), additional mitigation measures have been identified by the environmental assessments to reduce significant effects. In addition, mitigation has also been proposed where the effect is not significant in EIA terms, but the identified mitigation will secure environmental best practice. In summary, the additional mitigation comprises:

- Preparing and implementing a Construction Environmental Management Plan (CEMP) to manage the construction of the Proposed Development.
- Implementation (through the CEMP) to include high quality hoardings that will be used to limit unsightly visual impacts during the construction phase at street level.
- Completion of archaeological fieldworks, followed by analysis of the findings and publication and dissemination of the results in line with archaeological practice.
- Implementation of Dust Management Plan as part of the CEMP.
- Ground and first floor windows facing the A665 should be fixed, with mechanical ventilation installed. Air should be drawn from a height greater than the second floor, ideally roof level.
- Pre-demolition asbestos survey to be completed and removed as necessary.
- Use of PPE by ground workers and dust suppression measures.
- Enabling and construction works will be restricted to daytime hours (i.e. between 08:00 and 18:00 hours Monday to Friday and 08:00 to 13:00 hours on a Saturday, with no work on Sunday and Bank Holidays).
- Use temporary screens during construction activities which are taking place within close proximity to noise sensitive receptors.

- All machinery will be regularly maintained to control noise emissions, with particular emphasis on lubrication of bearings and the integrity of silencers.
- Site staff will be made aware that they are working adjacent to a sensitive area and avoid all unnecessary noise due to misuse of tools and equipment, unnecessary shouting and radios.
- As far as possible, the avoidance of two noisy operations occurring simultaneously in close proximity to the same sensitive receptor.
- Ensure engines are turned off when possible.
- Where reasonably practicable, plant and or methods of work likely to cause significant levels of vibration at the receptors identified will be replaced by less intrusive plant/methods of working. A detailed strategy will be prepared to mitigate effects from piling once the piling method is known.
- Include trickle ventilators and constant Mechanical Extract Ventilation (MEV) systems into the development.
- Sound insulation performance of the non-glazed elements of the building façade will meet the following levels:

Suggested Non-Glazed Façade Element Sound Insulation

Description	Sound Insulation Values (R, dB) per Octave Band (Hz)							$R_w + C_{tr}$
	63	125	250	500	1000	2000	4000	
Non-Glazed Façade Element	30	39	50	60	65	65	65	55

- 5.6 Limit noise emissions associated with any ancillary equipment will be limited to the values presented in the table below:

	Maximum Noise Rating Levels $L_{Ar, Tr}$	
	Daytime (0700:2300)	Night Time (2300-0700)
	$L_{Ar, 1 \text{ hour}}$	$L_{Ar, 15 \text{ min}}$
Proposed Development	51	47

- Completion of a Site investigation to provide data that will be used by professionals to design foundations correctly.
- Completion of a Site investigation to provide data that will be used by professionals to design gas protection measures as necessary.
- Completion of a pre-demolition asbestos survey and removal as necessary.
- Restoration of the baseline television service (if affected by development).

- Providing the opportunity for local labour resources to be used where possible, including encouraging recruitment through local press and job centres.
- Encouraging products and services to be procured locally.
- Ensure surveillance of gaps between buildings and clearly define the use of external spaces to avoid criminal misuse or abuse.
- Design rainwater pipes to prevent use as climbing aids.
- Installation of street and open space lighting.
- Develop and implement a stakeholder communications plan that includes community engagement before work commences on site.
- Record all dust and air quality complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner, and record the measures taken.
- Plan the construction site layout so that machinery and dust causing activities are located away from receptors, as far as is possible.
- Ensure vehicles entering and leaving sites are covered to prevent escape of materials during transport.
- Surface water flow paths will be established and groundwater levels monitored to establish the risk of surface water inundating excavations. Suitable measures including pumping/dewatering will be implemented as necessary.
- Implementation of a Health and Safety Plan including localised hazards such as flooding to excavations, working near to or within existing and new drainage features as well as adequate and safe access to and egress from the site both for workers on site and emergency services plus the potential for contamination of flood water.
- Preparation and implementation of a Wind Mitigation Strategy prior to the construction of the Proposed Development.
- Restoration of the baseline television service.
- Trees and soft landscaping will be incorporated into the public realm design, which will be implemented pursuant a separate planning permission. An application for the public realm has been submitted (ref. 121467/FO/2018). The Proposed Development will contribute financially towards the delivery of new public realm.

- 5.7 Full details of the additional mitigation measures can be found within the individual assessment chapters of the ES (Volume 2).
- 5.8 The implementation of the mitigation measures will be secured by way of planning condition. The implementation of the embedded and additional mitigation measures

will be managed and monitored through various techniques applicable to the specific type of mitigation.

Summary and Conclusion

- 5.9 The Proposed Development is being brought forward in the context of an evolving area being driven by the PSE SRF. Forshaw's ambition for the PDS and surrounding area is to create a new neighbourhood district that responds to the emerging residential user and required uses. This new neighbourhood will be distinctive and tailored to the PSE SRF area, creating a strong identity for the emerging neighbourhood. This requires development to change from a highways focussed environment that is anchored in the industrial history, into an area which relates to its future and setting within the context of the wider regeneration surrounding Piccadilly.
- 5.10 The Proposed Development will deliver **significant beneficial effects** of an intermediate scale during the construction phase on employment, and during the operational phase on the population. The cumulative impacts with other developments in the area will also result in **significant beneficial effects** on construction employment, other employment, housing provision, population, and deprivation.
- 5.11 The Proposed Development will deliver **significant beneficial effects** of a moderate scale on the long term townscape and views from Piccadilly Village, Ashton Canal Tow Path, and the A662 Ring Road. There will be some **significant adverse effects** to the townscape and visual receptors during the construction of the Proposed Development of a moderate scale. These will be short term in duration for the construction period, and are unavoidable for a development of this scale and nature, and are reversible.
- 5.12 There will be a **beneficial significant effect** of a moderate scale effect on the safety of construction workers following the implementation of mitigation measures to reduce risk of flooding. Following mitigation, there are no other beneficial or adverse significant effects as a result of, or on, the water environment.
- 5.13 Following the implementation of mitigation measures, the following environmental assessments do not identify any significant (adverse or beneficial) effects as a result of the construction or operation of the Proposed Development: built heritage, archaeology, transport, noise and vibration, ecology, air quality, ground conditions, day light and sunlight, noise and vibration, wind micro-climate, climate change, TV receptions, and human health.

Appendix 1: Summary of Environmental Assessment and Management

Environmental Receptor	Initial Assessment of Significance of Effect ³	Additional Mitigation	Residual Effect	Significant
Townscape and Visual				
Construction Phase				
1 Longacre Street	Minor adverse Not significant	Implementation of a CEMP to include high quality hoardings that will be used to limit visual impacts during the construction phase at street level	Minor adverse Not significant	Not significant
2 Piccadilly Village	Moderate Adverse Significant		Moderate Adverse Significant	Significant Adverse
3 Ashton Canal Tow Path	Moderate Adverse Significant		Moderate Adverse Significant	Significant Adverse
4 Ashton Canal Tow Path	Moderate Adverse Significant		Moderate Adverse Significant	Significant Adverse
5 Carruthers Street	Minor adverse Not significant		Minor adverse Not significant	Not significant
6 Old Mill Street	Negligible Not significant		Negligible Not significant	Not significant
7 Old Mill Street	Negligible Not significant		Negligible Not significant	Not significant

³ Taking embedded mitigation measures into account

Environmental Receptor	Initial Assessment of Significance of Effect ³	Additional Mitigation	Residual Effect	Significant
8 Merrill Street	Minor Adverse Not significant		Minor Adverse Not significant	Not significant
9 A662 Ring Road	Moderate Adverse Significant		Moderate Adverse Significant	Significant Adverse
10 A665 Ring Road	Minor beneficial Not significant		Minor beneficial Not significant	Not significant
11 A665 Ring Road	Negligible Not Significant		Negligible Not Significant	Not significant
12 Cotton Fields Park	Negligible Not significant		Negligible Not significant	Not significant
13 A665 Ring Road	Minor beneficial Not Significant		Minor beneficial Not Significant	Not significant
14 A665 Ring Road	Negligible Not significant		Negligible Not significant	Not significant
15 Fairfield Street	Negligible Not significant		Negligible Not significant	Not significant
16 Manchester Piccadilly	Negligible Not significant		Negligible Not significant	Not significant
17 Old Mill Street	Negligible Not significant		Negligible Not significant	Not significant

Environmental Receptor	Initial Assessment of Significance of Effect ³	Additional Mitigation	Residual Effect	Significant
18 Lever Street	Negligible Not significant		Negligible Not significant	Not significant
19 Red Hill Street	Minor Not significant		Minor Not significant	Not significant
20 Baird Street	Negligible Not significant		Negligible Not significant	Not significant
Operational Phase				
1 Longacre Street	Minor Beneficial Not significant	Not applicable	Minor Beneficial Not significant	Not significant
2 Piccadilly Village	Moderate Beneficial Significant		Moderate Beneficial Significant	Significant (Beneficial)
3 Ashton Canal Tow Path	Moderate Beneficial Significant		Moderate Beneficial Significant	Significant (Beneficial)
4 Ashton Canal Tow Path	Moderate Beneficial Significant		Moderate Beneficial Significant	Significant (Beneficial)
5 Carruthers Street	Minor Beneficial Not significant		Minor Beneficial Not significant	Not significant
6 Old Mill Street	Negligible Not significant		Negligible Not significant	Not significant
7 Old Mill Street	Negligible		Negligible	Not significant

Environmental Receptor	Initial Assessment of Significance of Effect ³	Additional Mitigation	Residual Effect	Significant
	Not significant		Not significant	
8 Merrill Street	Minor Beneficial Not significant		Minor Beneficial Not significant	Not significant
9 A662 Ring Road	Moderate Beneficial Significant		Moderate Beneficial Significant	Significant (Beneficial)
10 A665 Ring Road	Negligible Not significant		Negligible Not significant	Not significant
11 A665 Ring Road	Negligible Not significant		Negligible Not significant	Not significant
12 Cotton Fields Park	Negligible Not significant		Negligible Not significant	Not significant
13 A665 Ring Road	Minor Beneficial Not significant		Minor Beneficial Not significant	Not significant
14 A665 Ring Road	Negligible Not significant		Negligible Not significant	Not significant
15 Fairfield Street	Negligible Not significant		Negligible Not significant	Not significant
16 Manchester Piccadilly	Negligible Not significant		Negligible Not significant	Not significant
17 Old Mill Street	Negligible		Negligible	Not significant

Environmental Receptor	Initial Assessment of Significance of Effect ³	Additional Mitigation	Residual Effect	Significant
	Not significant		Not significant	
18 Lever Street	Negligible		Negligible	Not significant
	Not significant		Not significant	
19 Red Hill Street	Minor Beneficial		Minor Beneficial	Not significant
	Not significant		Not significant	
20 Baird Street	Negligible		Negligible	Not significant
	Not significant		Not significant	
Cumulative				
Same assessment results as operational phase				
Built Heritage				
Construction Phase				
Grade II listed former Co-operative Warehouse	Minor adverse significance of effect (Not Significant)	A Construction Environmental Management Plan (CEMP) should be prepared and implemented which should include standard construction methods	Minor adverse significance of effect (Not Significant)	Not Significant
All other assets	Neutral Effect (Not Significant)		Neutral Effect (Not Significant)	Not Significant
Operational Phase				
All assets	Neutral Effect (Not Significant)	No mitigation required	Neutral Effect (Not Significant)	Not Significant
Cumulative				

Environmental Receptor	Initial Assessment of Significance of Effect ³	Additional Mitigation	Residual Effect	Significant
All assets	Minor Adverse (Not Significant) to Neutral Effect (Not Significant)	No mitigation required	Minor Adverse (Not Significant) to Neutral Effect (Not Significant)	Not Significant
Archaeology				
Construction Phase				
Archaeological assets - remains of 19th century terraced housing and a timber yard	Slight /moderate Significant (adverse)	Archaeological fieldworks, followed by analysis of the findings and publication and dissemination of the results in line with archaeological practice – to form part of the CEMP	Slight and not significant	Not Significant
Operational Phase				
No operational effects				
Cumulative				
No cumulative effects				
Transport				
Construction Phase				
Driver Delay	Negligible (Not Significant)	Implementation of the CEMP, including: Agreed traffic management measures to restrict construction vehicles in certain locations and routes at certain times of the day;	None (Not Significant)	Not Significant
Pedestrian Delay and Amenity	Negligible (Not Significant)		None (Not Significant)	Not Significant
Fear and Intimidation	Negligible (Not Significant)		None (Not Significant)	Not Significant
Accidents and Safety	Negligible (Not Significant)		None (Not Significant)	Not Significant

Environmental Receptor	Initial Assessment of Significance of Effect ³	Additional Mitigation	Residual Effect	Significant
Severance	Negligible (Not Significant)	Travel Plan initiatives to encourage workers to travel to the site in a sustainable manner; and Considerate construction practices in relation to noise, air and dust and dirt	None (Not Significant)	Not Significant
Operational Phase				
Driver Delay	Negligible (Not Significant)	Implementation of the Travel Plan	None (Not Significant)	Not Significant
Pedestrian Delay and Amenity	Negligible (Not Significant)		None (Not Significant)	Not Significant
Fear and Intimidation	Negligible (Not Significant)		None (Not Significant)	Not Significant
Accidents and Safety	Negligible (Not Significant)		None (Not Significant)	Not Significant
Severance	Negligible (Not Significant)		None (Not Significant)	Not Significant
Cumulative				
No significant cumulative effects will arise as a result of the Proposed Development in combination with other schemes.				
Air Quality				
Construction Phase				
Construction Dust on nearby residential and commercial	High (Significant)	Implementation of Dust Management Plan as part of the CEMP	Negligible (Not Significant)	Not Significant

Environmental Receptor	Initial Assessment of Significance of Effect ³	Additional Mitigation	Residual Effect	Significant
Construction traffic on nearby residential	Negligible (Not Significant)	n/a	Negligible (Not Significant)	Not Significant
Operational Phase				
Development residential	High (Significant)	Ground and first floor windows facing the A665 should be fixed, with mechanical ventilation installed. Air should be drawn from a height greater than then the second floor, ideally roof level	Negligible (Not Significant)	Not Significant
Cumulative				
The Proposed Developments is not introducing any long-term emissions into the local area and is not having an impact on future background emissions				
Noise and Vibration				
Construction Phase				
Construction Noise	Negligible to Moderate Adverse (Not Significant)	Implementation of CEMP (including restrictions on working hours, the implementation of temporary screening (where possible) and best working practices)	Moderate Adverse/ Not Significant	Not Significant
Construction Traffic	Negligible (Not Significant)	Implementation of CEMP (including ensuring engines are turned off when possible)	Negligible/ Not Significant	Not Significant

Environmental Receptor	Initial Assessment of Significance of Effect ³	Additional Mitigation	Residual Effect	Significant
Construction Vibration	Moderate Adverse (Significant)	Based on assumptions regarding use of CFA piling Implementation of CEMP	Short-term localised moderate impacts (Not Significant)	Not Significant
Operational Phase				
Operational Traffic	Negligible (Not Significant)	No mitigation required beyond the proposed no car parking	Negligible /Not Significant	Not Significant
Operational HVAC	Minor Adverse (Not Significant)	Use of acoustic attenuators, enclosures and louvres with sizing and performance established during the design phase	Negligible/Minor/Not Significant	Not Significant
Operational Commercial Activity	Minor Adverse (Not Significant)	Use of appropriate acoustic design to the building fabric	Negligible / Not Significant	Not Significant
Vibration from Metrolink	Negligible (Not Significant)	No specific mitigation is required	Negligible / Not Significant	Not Significant
Proposed residential receptors	Substantial (Significant)	Appropriate glazing and ventilation scheme	Negligible / Not Significant	Not Significant
Cumulative				
No material increase in noise level at the various receptor locations				
Geology				
Construction Phase				
Demolition workers and Off-site users of buildings:	Major adverse and significant	Pre-demolition asbestos survey and removal as necessary	Negligible and not significant	Not Significant

Environmental Receptor	Initial Assessment of Significance of Effect ³	Additional Mitigation	Residual Effect	Significant
Exposure to asbestos in demolished building materials				
Demolition workers and Off-site users of buildings: Exposure to asbestos in residual Made Ground	Major adverse and significant	Use of PPE by ground workers and dust suppression measures	Negligible and not significant	Not Significant
Operational Phase				
Building and occupants: Instability of structure due to settlement	Moderate adverse and significant	Site investigation to provide data that will be used by professionals to design foundations correctly	Negligible and not significant	Not Significant
Metrolink Tunnel and other nearby current/future developments with basements: Instability due to construction activities and basement structure	Major adverse and significant	Site investigation to provide data that will be used by professionals to design foundations to avoid impacts.	Negligible and not significant	Not Significant
Building and occupants: Ground gas risk	Moderate adverse and significant	Site investigation to provide data that will be used by professionals to design gas protection measures as necessary.	Negligible and not significant	Not Significant
Cumulative				
No inter-project effects relating to contamination have been identified				

Environmental Receptor	Initial Assessment of Significance of Effect ³	Additional Mitigation	Residual Effect	Significant
Stability of the proposed building and that of neighbouring buildings and infrastructure	Minor and not significant	n/a	Minor and not significant	Not Significant
Water Environment				
Construction Phase				
Receiving Public Sewer Contamination of run-off	Moderate adverse significance (Significant)	Adherence to good environmental site practices. These will be detailed in the Construction Environmental Management Plan (CEMP)	Negligible and Not Significant	Not Significant
Risk to construction workers	Moderate to major adverse significance (Significant)	Surface water flow paths will be established and groundwater levels monitored to establish the risk of surface water inundating excavations. Suitable measures including pumping/dewatering will be employed as necessary. Health and Safety Plan should include localised hazards such as flooding to excavations, working near to or within existing and new drainage features as well as adequate and safe access to and egress from the site both for workers on site and emergency	Beneficial moderate significance (beneficial significant)	Significant (Beneficial)

Environmental Receptor	Initial Assessment of Significance of Effect ³	Additional Mitigation	Residual Effect	Significant
		services plus the potential for contamination of flood water		
Operational Phase				
Risk of Surface Water Flooding to Site Occupants and Employees	Negligible significance (not significant in EIA terms)	No mitigation is required beyond the implementation of measures designed into the scheme	Negligible significance and not significant	Not Significant
Increase in Foul Flows	Negligible significance (not significant in EIA terms)	No mitigation is required	Negligible significance and not significant	Not Significant
Increase in potable water demand	Negligible significance (not significant in EIA terms)	No mitigation is required	Negligible significance and not significant	Not Significant
Cumulative				
Demand on water supply	Negligible significance (not significant in EIA terms)	No mitigation is required	Negligible significance and not significant	Not Significant
Ecology				
Construction Phase				
Ephemeral/Short Perennial Vegetation	Neutral and not significant	No mitigation is required	Neutral and not significant	Not Significant
Demolition of Existing Building	Neutral and not significant	No mitigation is required	Neutral and not significant	Not Significant
Rochdale Canal SBI	Neutral and not significant	No mitigation is required	Neutral and not significant	Not Significant

Environmental Receptor	Initial Assessment of Significance of Effect ³	Additional Mitigation	Residual Effect	Significant
Ashton Canal SBI	Neutral and not significant	No mitigation is required	Neutral and not significant	Not Significant
Operational Phase				
Rochdale Canal SBI	Neutral and not significant	No mitigation is required	Neutral and not significant	Not Significant
Ashton Canal SBI	Neutral and not significant	No mitigation is required	Neutral and not significant	Not Significant
Cumulative				
Since the Proposed Development is predicted to have a neutral effect on features of ecological interest, it is concluded that there would be no inter-project cumulative effects.				
TV Interference				
Construction Phase				
Effects during construction are likely to be less noticeable during construction because there will be less physical obstruction of the signal whilst the Proposed Development is incomplete				
Operational Phase				
Terrestrial Television	Minor Adverse and Not Significant	Restoration of the baseline television service	Minor Adverse and Not Significant	Not Significant
Satellite Television	Minor Adverse and Not Significant	Restoration of the baseline television service	Minor Adverse and Not Significant	Not Significant
Cumulative				

Environmental Receptor	Initial Assessment of Significance of Effect ³	Additional Mitigation	Residual Effect	Significant
Inter-relationship effects are inherently covered within the scheduled television baseline reception survey and any mitigation implemented as a result of the Proposed Development in isolation				
Wind Microclimate				
Construction Phase				
Construction Site Users	Negligible (Not Significant),	n/a	Negligible (Not Significant)	Not Significant
Operational Phase				
Thoroughfare locations where wind conditions are suitable for walking use	Minor-moderate adverse (not significant)	n/a	Minor-moderate adverse (not significant)	Not Significant
	Major Adverse (significant) effect by western corner of Proposed Development	Trees and soft landscaping within the public realm; 50% porous wind breaks on the Proposed Development	Negligible (not significant)	Not Significant
Wind conditions at entrance locations	Negligible (Not Significant)	n/a	Negligible (Not Significant)	Not Significant
Wind conditions at level 2 terrace	Major Adverse (significant) effect by western perimeter of terrace	Glass screens in balustrades around perimeter of level 2 terrace	Negligible (Not Significant)	Not Significant
Wind conditions at the public realm	Negligible (Not Significant)	n/a	Negligible (Not Significant)	Not Significant
Cumulative				

Environmental Receptor	Initial Assessment of Significance of Effect ³	Additional Mitigation	Residual Effect	Significant
Local Thoroughfares	Minor-moderate adverse (not significant)	n/a	Minor-moderate adverse (not significant)	Not Significant
	Major Adverse (significant) effect by western corner of proposed development	Trees and soft landscaping within the public realm; 50% porous wind breaks on the Proposed Development	Negligible (not significant)	Not Significant
Building Entrances	Negligible (Not Significant)	n/a	Negligible (Not Significant)	Not Significant
Public realm	Negligible (Not Significant)	n/a	Negligible (Not Significant)	Not Significant
Level 2 Terrace	Major Adverse (significant) effect by western perimeter of terrace	Glass screens in balustrades around perimeter of level 2 terrace	Negligible (Not Significant)	Not Significant
Daylight, Sunlight and Overshadowing				
Construction Phase				
Demolition of the existing structures	Negligible significance of effect (not significant)	n/a	Negligible significance of effect (not significant)	Not Significant
Construction of the new building	Negligible significance of effect (not significant)	n/a	Negligible significance of effect (not significant)	Not Significant
Operational Phase				
Daylight Effects: Ibis Hotel	Minor adverse (not significant)	n/a	Minor adverse (not significant)	Not Significant

Environmental Receptor	Initial Assessment of Significance of Effect ³	Additional Mitigation	Residual Effect	Significant
Daylight Effects: Quantum Apartments	Moderate-minor adverse (not significant)	n/a	Moderate-minor adverse (not significant)	Not Significant
Daylight Effects: 1 Adair Street	Minor adverse (not significant)	n/a	Minor adverse (not significant)	Not Significant
Daylight Effects: Land at Portugal Street East	Negligible (not significant)	n/a	Negligible (not significant)	Not Significant
Sunlight Effects: Quantum Apartments	Negligible significance of effect (not significant)	n/a	Negligible significance of effect (not significant)	Not Significant
Sunlight Effects: Land at Portugal Street East	Negligible (not significant)	n/a	Negligible (not significant)	Not Significant
Cumulative				
Developments considered as part of baseline assessment and results are as per assessments above.				
Socio-Economics				
Construction Phase				
Direct and Induced Employment	Intermediate beneficial, significant	Providing the opportunity for local labour resources to be used where possible, including encouraging recruitment through local press and job centres; and, Encouraging products and services to be procured locally.	Intermediate beneficial and significant	Significant (beneficial)
Operational Phase				

Environmental Receptor	Initial Assessment of Significance of Effect ³	Additional Mitigation	Residual Effect	Significant
Population	Intermediate beneficial, significant	None	Intermediate beneficial and significant	Significant (beneficial)
Housing	Minor beneficial, not significant	None	Minor beneficial, not significant	Not Significant
Direct Employment	Minor beneficial, not significant	None	Minor beneficial, not significant	Not Significant
Primary Education provision	Neutral, not significant	None	Neutral, not significant	Not Significant
Secondary Education Provision	Neutral, not significant	None	Neutral, not significant	Not Significant
Open Spaces	Neutral, not significant	None	Neutral, not significant	Not Significant
Crime and Disorder	Minor adverse, not significant	Ensure surveillance of gaps between buildings and clearly define the use of external spaces to avoid criminal misuse or abuse; Design rainwater pipes to prevent use as climbing aids; Install street and open space lighting	Minor adverse, not significant	Not Significant
Cumulative				

Environmental Receptor	Initial Assessment of Significance of Effect ³	Additional Mitigation	Residual Effect	Significant
Construction employment	Intermediate beneficial, significant	None	Intermediate beneficial and significant	Significant (beneficial)
Housing Provision	Major beneficial, significant	None	Major beneficial, significant	Significant (beneficial)
Population impacts	Major beneficial, significant	None	Major beneficial, significant	Significant (beneficial)
Direct employment opportunities	Intermediate beneficial, significant	None	Intermediate beneficial and significant	Significant (beneficial)
Deprivation	Intermediate beneficial, significant	None	Intermediate beneficial and significant	Significant (beneficial)
School provision	Negligible (not significant)	None	Negligible (not significant)	Not Significant
Crime and Disorder	Negligible (not significant)	None	Negligible (not significant)	Not Significant
Human Health				
Construction Phase				
Air Quality related effects on human health	Minor adverse and not significant	Implementation of CEMP	Minor adverse and not significant	Not Significant
Operational Phase				
Air Quality	Intermediate adverse and Significant	Develop and implement a stakeholder communications plan that includes community engagement before work commences on site;	Minor, adverse and not significant	Not Significant

Environmental Receptor	Initial Assessment of Significance of Effect ³	Additional Mitigation	Residual Effect	Significant
		Record all dust and air quality complaints, identify cause(s), take appropriate measures to reduce emissions in a timely manner, and record the measures taken; Plan site layout so that machinery and dust causing activities are located away from receptors, as far as is possible; and, Ensure vehicles entering and leaving sites are covered to prevent escape of materials during transport. Windows on the A665, Great Ancoats side of the building should be fixed		
Healthcare provision	Minor adverse and not significant	None	Minor adverse and not significant	Not Significant
Cumulative				
Healthcare provision	Minor neutral and not significant	Mitigate any pressure on health services by following the guidance in Circular 5/2005, planning obligations under Section 106 of the Town and Country Planning Act 1990	Minor neutral and not significant	Not Significant
Climate Change				
Construction Phase				

Environmental Receptor	Initial Assessment of Significance of Effect ³	Additional Mitigation	Residual Effect	Significant
Effects on Climate Change	Neutral, not significant	Measures included within a CEMP	Neutral, not significant	Not Significant
Vulnerability to Climate Change	Intermediate adverse, significant	Measures included within a CEMP	Neutral, not significant	Not Significant
Operational Phase				
Effects on Climate Change	Neutral, not significant	No additional measures	Neutral, not significant	Not Significant
Vulnerability to Climate Change	Neutral, not significant	No additional measures	Neutral, not significant	Not Significant
Cumulative				
Intra-project cumulative effects				
Construction: Effects on Climate Change	Neutral, not significant	Measures included within a CEMP	Neutral, not significant	Not Significant
Construction: Vulnerability to Climate Change	Neutral, not significant	Measures included within a CEMP	Neutral, not significant	Not Significant
Operation: Effects on Climate Change	Neutral, not significant	None	Neutral, not significant	Not Significant
Operation: Vulnerability to Climate Change	Neutral, not significant	None	Neutral, not significant	Not Significant
Inter project cumulative effects				
Construction: Effects on Climate Change	Neutral, not significant	CEMPs produced for all individual developments	Neutral, not significant	Not Significant

Environmental Receptor	Initial Assessment of Significance of Effect ³	Additional Mitigation	Residual Effect	Significant
Construction: Vulnerability to Climate Change	Insufficient information to assess			
Operation: Effects on Climate Change	Neutral, not significant	No additional mitigation other than embedded mitigation within the design	Neutral, not significant	Not Significant
Operation: Vulnerability to Climate Change	Insufficient information to assess			

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