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27 April 2018

Manchester City Council
Planning Department
Town Hall
Albert Square
Manchester
M60 2LA

FAO: David Brettell

Dear Sir/Madam

John Dalton House, Qbic Hotels, Manchester

Environmental Impact Assessment (EIA) Screening Request

On behalf of our Client, Qbic Hotels ("the Applicant"), we request your confirmation that development proposed at John Dalton House, Manchester City Centre (Appendix A - "the Site"), is not of the scale or type to necessitate the need for an Environmental Impact Assessment (EIA) and therefore does not fall under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 ("the EIA Regulations"), guidance or associated case law to require an EIA to be undertaken to accompany the planning application.

The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 require that any proposed development falling within the description of a 'Schedule 2 development' within the meaning of the Regulations, will be subject to an EIA where such development is likely to have 'significant' effects on the environment by virtue of such factors as its nature, size or location (Regulation 4(2)).

The information provided within this Screening Request and its appendices concludes that the Proposed Development is not of a type or scale which would necessitate its categorisation within Schedule 2 of the EIA Regulations with regard to the criteria listed in Schedule 3 (Regulation 5(4)) and therefore does not necessitate an Environmental Impact Assessment to be undertaken.

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1.1 Project Details

Background

The proposals include the reconfiguration and refurbishment of John Dalton House, including new external facades, 2 storey roof top extension and associated change of use from Office (Class B1) to form a 261 suite Hotel (Class C1), with associated restaurant unit (Class A3), basement gym (Class D2), partial retention of existing ground floor commercial uses in situ (Class A3), and provision of associated roof level plant, new lift cores, public realm works including the enhancement of Mulberry Square, new pedestrian entrances to the hotel at ground floor, other access and servicing arrangements and associated works.

The Application Site for the revised proposals, as described in this letter and identified in Appendix A, is 0.259 ha and the Proposed Development has not been substantially altered from that which was previously approved in July 2016 (Application Reference 111925/FO/2016/C1) in terms of use, height, quantum and massing and access and is not substantially different from the existing floorspace currently occupying this previously developed site. The previous submission did not constitute EIA development due to its proposed uses, quantum of development or site area.

The revised parameters are provided in detail within Table 2, the remainder of this letter and Appendix C attached, concluding that an Environmental Impact Assessment should not be required in this instance in accordance with the EIA Regulations.

This request for a Screening Opinion, to Manchester City Council as Local Planning Authority, is submitted in order to take into account the selection criteria for screening Schedule 2 development as detailed in Schedule 3 of the EIA Regulations (2017), confirming that the proposed development does not constitute an EIA development.

Site Description

The Site is currently occupied by an 8 storey office building known as John Dalton House at the intersection of Deansgate and John Dalton Street within the Albert Square Conservation Area. The Site is bound by John Dalton Street to the north, Deansgate to the west, Ridgefield to the East and Mulberry Street to the south (see figure 1 below, referred to throughout this document as the "Site").

The Site covers an area of approximately 0.259 ha and also includes an area of public realm to the rear called Mulberry Square which is currently used for servicing arrangements for John Dalton House, 123 Deansgate and Brazennose House.

The ground floor of John Dalton House is occupied by two Use Class A3 (Restaurant) units; one of which is vacant, with the other operated by Bill's that will be retained in situ as part of the proposals. The estimated existing floorspace at the Site is approximated in Table 1 below.

The Site located centrally within Manchester City Centre and in close proximity to Spinningfields to the west, the Civic Quarter to the east including the Town Hall and Albert Square and the Primary Shopping District and Central Business District to the north and east. A Site Plan is enclosed with this letter at Appendix A for the purposes of identification.

The building is located on the periphery of the Albert Square Conservation Area and is also situated adjacent to the borders of three other Conservation Areas in Manchester City Centre; Parsonage to the north west, Deansgate and Peter Street to the west and St. Ann's Square to the north.

The Site is also in close proximity to the Grade I Listed John Rylands Library to the south west, the Sawyers Arms Public House (Grade II Listed) to the west and 105-113 Deansgate (Grade II Listed) to the north. Due consideration has been given to these assets and the Site's conservation status as detailed in the supporting Heritage Assessment prepared by 5plus Architects.

Table 1 - Existing Development Parameters

Existing Development Site	
Existing Site Area	0.259 ha
Existing Site Conditions	The Site comprises an 8 storey office building known as John Dalton House. The existing Site consists of John Dalton House as office accommodation (C1). The Site also includes land to the rear of John Dalton House currently used as public realm – Mulberry Square.
Existing Building Height	35m A.G.L
Existing Development Footprint	805 sq. m (GEA)
Existing Floorspace Use	**Floorspace (GEA, sq. m)**
Office	6,392 sq. m
Use Class A3 (Restaurant)	738 sq. m
Other	205 sq. m
Total Existing Building Floorspace	**7,335 sq. m.**

1.2 The Proposals

The Proposed Development will refurbish approximately 7,335 sq. m. (GIA) of existing floorspace for hotel use (Use Class C1), including reception, servicing areas and ancillary facilities required for operation and will construct a two storey extension comprising an additional 2,765 sq. m. (GIA), providing space for an additional 58 hotel rooms. In total, the proposals will deliver 10,100 sq. m. of new and converted floorspace (GIA) for hotel use, including ancillary facilities and improved public realm.

The hotel will accommodate 261 rooms and will include a number of ancillary features including hotel restaurant, bar and reception area on ground floor, accessed from John Dalton Street and associated back of house facilities. A gym will also be provided at basement level and operated independently from the hotel include its own dedicated entrance point. The Proposed Development can therefore be summarised as follows:

- A 261-bed hotel operated by a high-profile hotelier new to the Manchester hotel market alongside associated food and beverage facilities. A new two-storey rooftop extension will provide 58 of these 261 hotel bedrooms.
- Improvements to the wider landscaping surrounding John Dalton House and ensuring integration with the wider Lincoln Square Landscaping Masterplan.
- Revitalisation of the ground floor frontages to ensure that the building can be appreciated as a whole through its design and inclusion of a new ground floor entrance to upper floors. New lift cores to provide step-free access to the hotel floors above.

- An independent gym unit in the basement area, complete with dedicated access provision.

In summary, the revised proposals offer a similar amount of floorspace to the previously approved scheme, with an additional 2,765 sqm being delivered compared to the existing floorspace. The proposed quantum of development is provided in full in Table 2 below.

There will be an increase in height from 8 storeys to 10 storeys to improve the corner presence of the building on John Dalton Street and Deansgate and allow for additional guest bedrooms in a prime area of the city. This will be generally in keeping with the height and mass of the existing and emerging development context which all range between 5 to 8 storeys, and is proportional to the new 125 Deansgate office building of 12 storeys situated adjacent.

Consistent with the previously approved application (111925/FO/2016/C1), the scheme provides 28 cycle spaces.

Table 2 - Proposed Development Parameters

Measurement	Proposed Development
Proposed Site Area	0.259 ha
Proposed Development	The reconfiguration and external refurbishment of John Dalton House, including new facades treatments to the building, 2 storey roof top extension and associated change of use from Office (Class B1) to form a 261 suite Hotel (Class C1), with associated restaurant unit (Class A3), stand-alone basement gym (Class D2), partial retention of existing ground floor retail use in situ (Class A3), and provision of associated roof level plant, new lift cores, public realm works including the enhancement of Mulberry Square, new pedestrian entrances to the hotel at ground floor, other access and servicing arrangements and associated works
Proposed Development Footprint	Up to 1,100 sq. m (GEA)
Proposed Development Floorspace	Up to 10,100sqm sq. m (GEA)
Proposed Development Height	Up to 35m AGL
Proposed Landscaping / Open Space	A limited amount of permanent landscaping is to be included as part of the proposals as it is intended for the landscaping to complement a comprehensive landscape strategy that is forthcoming for the wider Lincoln Square block.

Note: All areas are approximate and subject to confirmation of design and measured survey.

Construction Phase

Construction impacts would be managed and controlled at each Site through the implementation of an appropriate Construction Management Plan (CMP). During the construction phase, there would be

increases in traffic movement to and from the Site, leading to temporary potential effects relating to local air quality and noise.

Activities may produce dust and noise from handling of building materials and plant movement, and it is expected that temporary increases in traffic and noise. Mitigation within the CMP is expected to include the use of dust sheeting and damping-down to suppress particulate emissions.

During refurbishment, the works will be largely internal, naturally attenuating potentially adverse noise effects. Best practice measures including dust sheeting and waste management procedures are anticipated to be implemented through the CMP to control potentially adverse effects. Effects during the construction phase of development would be temporary in nature and controlled according to best practice measures.

Materials, components and techniques used during construction of the Proposed Development are likely to be readily available, reliable, durable and easily maintained or replaced.

The Site is in the vicinity of a number of committed developments that are expected to come forward in the short to medium term. Full details of committed development and the wider existing and future planning and regeneration context are provided at Appendix C of this document.

Depending upon the timing of the construction phase of nearby committed developments, there may be potential cumulative impacts to the surrounding area in terms of construction traffic and associated noise and air quality emissions. Liaison between various contractors will seek to ensure that disruption caused by site works will be minimized.

Operational Phase

The Proposed Development would be located within the existing Site boundary, as shown in Appendix A.

The Site will house some outdoor areas in the form of external refuse, cycle store and additional back of house facilities plus the redevelopment of public realm areas in Mulberry Square. The proposed operational uses may give rise to temporary influxes of pedestrian and vehicular traffic but are not considered out-of-keeping with the city centre context.

During operation, light spillage and noise emissions from the Proposed Development are not expected to be out of character with the city centre environment. Servicing plant is proposed, which may emit some noise. A Noise Statement prepared by Hann Tucker is to be submitted in support of the application, which will detail appropriate noise levels and mitigation measures in light of any identified impact on nearby or introduced sensitive receptors.

The Proposed Development is not expected to lead to overshadowing effects as it largely involves internal refurbishment with a two storey roof extension. In addition, the proposed hotel is located within a city block adjacent to commercial buildings whilst being physically set back from the road on both Deansgate and John Dalton Street, mitigating negative impacts on surrounding property with regards to daylight or sunlight.

The Proposed Development would not be expected to lead to any significant impacts in relation to air quality during the operational stage. It is considered that air quality in the local area will only be adversely affected by increases to traffic flows as a result of the proposed development. In light of the above, air quality is not considered to be a significant consideration for the Proposed Development.

The proposals involve additional parking facilities of 5 spaces within Mulberry Square to the rear of John Dalton House. Additionally, the Site is well-served by public transport options within a central location and significant increases in traffic to the Site are not expected. The potential for impact on surrounding highway network as a result of the influx of people, trips, servicing and deliveries will be mitigated through relevant supporting technical documents submitted with the forthcoming application.

Technical documents to be submitted in support of scheme and the recommendations contained in the technical reports will seek to ensure that potential adverse effects will therefore be controlled and mitigated through implementing best practice measures.

1.3 Need for a Screening Opinion

The need for a Screening Opinion has been considered in light of:

- The requirements of the Town and Country Planning (England) (Environmental Impact Assessment) Regulations 2017(the "EIA Regulations").
- European legislation under Directive 2011/92/EU.
- National Planning Practice Guidance (March 2014)[1].

The EIA Regulations outline thresholds for what are described as "Schedule 1" and "Schedule 2" Projects. EIA is mandatory for Schedule 1 projects. EIA is required for Schedule 2 projects if, in the opinion of the determining authority, they are likely to give rise to "significant effects" on the environment.

In determining whether the Proposed Development constitutes EIA development, consideration should be had for the following:

- If the Proposed Development is of a type listed in Schedule 1;
- If not, whether it is listed in Schedule 2;
- If so, whether it is of more than local significance, located in an environmentally sensitive area or likely to give rise to unusually complex and potentially hazardous effects; and/or
- It meets any of the relevant thresholds and criteria set out in Schedule 2.

Schedule 1 Projects

An EIA is mandatory for projects listed in Schedule 1 of the EIA Regulations. The Proposed Development is not of a type listed in Schedule 1.

Schedule 2 Projects

The EIA Regulations state that the Proposed Development may be considered to be Schedule 2 development under Category 10 'Infrastructure Projects,' of the EIA Regulations.

Subsection 10 (b) relates to 'Urban development projects' and states that development should be screened for the need for EIA if: (i) the development includes more than 1 hectare of urban development which is not dwellinghouse development; (ii) the development includes more than 150 dwellinghouses; or, (iii) the overall area of development exceeds 5 hectares.

[1] http://planningguidance.planningportal.gov.uk/blog/guidance/environmental-impact-assessment

Although the Proposed Development does not exceed the relevant screening thresholds set out in Schedule 2 10 (b) part (i) of the EIA Regulations the Proposed Development is being screened to provide a robust understanding of the anticipated environmental effects prior to submission.

As set out in this letter and in Appendix B, it is not considered that it requires an EIA as significant effects on the environment are not anticipated. Paragraph 18 of National Planning Practice Guidance makes it clear that there are no simple formulaic approaches that allow the definition of Schedule 2 projects, stating that:

"While it is not possible to formulate criteria or thresholds which will provide a universal test of whether or not an assessment is required, it is possible to offer a broad indication of the type or scale of development which is likely to require an assessment. It is also possible to provide an indication of the sort of development for which an assessment is unlikely to be necessary".

The Proposed Development has been assessed against the EIA screening criteria and a checklist of potential effects, having regard for Schedule 3 of the EIA Regulations, and the National Planning Practice Guidance, in order to provide certainty that an EIA does not need to be considered.

Consideration of EIA Screening Criteria

Characteristics of Development

The characteristics of the development have been considered above and with particular regard to the following aspects, as detailed in Appendix C attached to this letter:

- Size of the Development;
- Cumulation with Other Developments;
- Use of Natural Resources, including:
  - Production of Waste;
  - Pollution and Nuisances; and
  - Risk of Accidents.
- Location of Development, including:
  - Existing Land Use;
  - Historic Land Use;
  - Abundance, Quality and Regenerative Capacity of Natural Resources; and
  - Absorption Capacity of the Natural Environment.

For any given development proposal, the more environmentally sensitive the location, the more likely it is that the effects will be significant and will require an assessment. Certain designated sites are defined in the EIA Regulations as sensitive areas and the thresholds and criteria of the second column of the table in Schedule 2 are not applied. Paragraph 032 (Reference ID: 4-032-20140306) of the National Planning Practice Guidance states that all developments in, or partly in, such areas should be screened for EIA.

There are no 'sensitive' sites adjacent or in close proximity to the Site that would be affected as to require an EIA.

Appendix B provides a summary of the proposals in relation to the EIA criteria with regard to the impact of the development during construction and operational phases concluding that the Proposed

Development, either independently or cumulatively, does not meet the tests of Schedules 1, 2 or 3 and therefore an EIA does not need to be considered.

Table 3: Screening Assessment Summary

	Criteria	Discussion	EIA likely to be required?
EIA Regulations	Schedule 2 of the EIA Regulations	Proposals are for hotel and commercial floorspace on a site area of approximately 0.26 ha. The area of the development does not exceed 1.0 hectare of urban development which is not dwellinghouse development and does not exceed thresholds within part (i) of Schedule 2 10(b). Additionally, the site does not have an overall area of development exceeding 5 hectares, therefore falling below thresholds within part (iii) of Schedule 2 10(b). Therefore, the proposals do not exceed the thresholds under Schedule 2 10 (b) Urban Development Projects.	×
	Does the site lie within or adjacent to a "sensitive area"	No, the closest sensitive area is the Scheduled Monument 'Remains of eastern wall of the Roman fort', approximately 500m to the south of the Site.	×
National Planning Practice Guidance	Scale of development compared to the previous use.	The proposals include the reconfiguration and refurbishment of John Dalton House and 2 storey roof top extension The proposals involve a change of use from the existing office use to hotel uses. The height of 35m will remain broadly the same as the previously consented scheme (111925/FO/2016/C1) and the existing building. The existing floorspace across the Site area is 7,335sqm sq. m. (GEA) and the Proposed Development floorspace will repurpose the site and provide 10,100 sq. m (GEA) in total once delivered. Overall, the scale of the Proposed Development is in-keeping with the existing use and urban surroundings.	×

	Criteria	Discussion	EIA likely to be required?
	Whether the types of impact are of a markedly different nature	The Site is currently predominately under utilised as vacant office accommodation within a city centre location. The change of use to include hotel, ancillary food and beverage offer, with independent basement gym will not create markedly different impacts compared to the current or previously approved commercial use. The main change in comparison to the existing use is that residential elements have been introduced through hotel rooms. It is considered that, given the scale of this residential element, the proposed development will be in keeping with their surroundings, which comprises a dense urban environment with a variety of uses.	×
	Potential for a high level of contamination to exist	The proposals involve the re-use of the existing buildings and no ground intrusive works are proposed. Risks associated with the construction process will be mitigated through implementation of a robust CMP, which will also detail any measures relating to asbestos removal.	×
	Development of sites not previously intensively developed if site area is more than 5 hectares	The Site area is less than 5ha and has been previously intensively developed.	×
	Development of sites not previously intensively developed if it would provide a total of more than 10,000m^2 of new commercial floorspace	There will be less than 10,000 sq. m. of new commercial floor space as part of this development and the Site has previously been intensively developed. The proposals will result in an extension of 2,765 sq. m. of new hotel floorspace.	×
	Whether there would be significant urbanising effects in a previously non-urbanised area	The Site is located in a central Manchester location and a substantially urbanised area. It is a previously developed site and has been identified for regeneration as denoted from its previous consent (111925/FO/2016/C1). It forms a key site within the major regeneration initiative relating to the development plots adjacent to Lincoln Square.	×

The following documents are anticipated to be submitted in support of the application:

- Planning application form and ownership certificates;
- Planning application red-line boundary plan prepared by 5Plus;
- Existing plans, sections and elevations prepared by 5Plus;
- Proposed elevations, plans and sections prepared by 5Plus;
- Proposed CGIs prepared by 5Plus;
- Design and Access Statement Addendum including Waste and Servicing Strategy prepared by 5Plus (Section 3.18 and Appendix B superseded by John Dalton House Public Realm Update);
- Planning Statement prepared by 5Plus;
- Statement of Community Consultation prepared by 5Plus;
- Transport Statement and Travel Plan prepared by Travel Plan Services;
- Noise Survey prepared by Hann Tucker;
- Ventilation Strategy prepared by Cundall;
- Construction and Logistics Management Plan prepared by Buro Four;
- Heritage Assessment prepared by 5Plus;
- Environmental Standards Statement and Energy Strategy prepared by Cundall;
- Tree Constraints Report prepared by Amenity Tree Care;
- Phase 1 Ecological Assessment prepared by Penny Anderson Associates;
- Manchester City Council Waste Management Proforma;
- TV Reception Survey prepared by Gtech Surveys;
- Crime Impact Statement prepared by Greater Manchester Police Design for Security Team; and
- John Dalton House Public Realm (Update) by Layer Landscape Architecture.

Summary

The Proposed Development involves the reconfiguration and refurbishment of John Dalton House including new facades, 2 storey roof top extension and associated change of use from Office (Class B1) to form a 261 suite Hotel (Class C1), with associated restaurant unit (Class A3), basement gym with dedicated access (Class D2), partial retention of existing ground floor retail use in situ (Class A3), and provision of associated roof level plant, new lift cores, public realm works including the enhancement of Mulberry Square, new separate pedestrian entrances to the hotel and gym at ground floor, other access and servicing arrangements and associated works.

Appendix B attached to this report provides a comprehensive assessment of the scheme in accordance with the EIA Screening Checklist, including the characteristics and location of development.

We would be grateful if you could provide a Screening Opinion for the Proposed Development within the statutory timescales and look forward to your response. If you have any queries, or require any further information, please contact me on 01612280211 or iburnett@5plusarchitects.com in the first instance.

5plus architects

Yours faithfully

Ian Burnett
5plus Architects

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Appendix A – Site Location Plan



Figure 1 - Site Location Plan

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Appendix B – EIA Screening Checklist

Characteristics of Development

1.1 Size of Development

The proposals are for a site area, identified in Appendix A, of approximately 0.259ha and the EIA Regulations state that the Proposed Development may be considered to be Schedule 2 development under Category 10 'Infrastructure Projects,' of the EIA Regulations (2017).

Sub-section 10 (b) relates to 'Urban development projects' and states that development should be screened for the need for EIA if: (i) the development includes more than 1 hectare of urban development which is not dwellinghouse development; (ii) the development includes more than 150 dwellinghouses; or, (iii) the overall area of development exceeds 5 hectares.

The Proposed Development comprises approximately 1.01 ha of non-dwellinghouse development, and does not exceed the relevant screening thresholds set out in Schedule 2 10 (b) part (i) of the EIA Regulations.

Whilst this indicates that the Proposed Development should not be screened for the need for EIA; this letter and its appendices certifies for absolute clarification that an EIA is not required. Significant effects on the environment are not anticipated as a result of the Proposed Development due to its characteristics, location and potential for impact on human health or the natural environment.

Will the development be out of scale with the existing environment?

The site lies within a central Manchester location in a heavily urbanised environment in Manchester City Centre to the east of Spinningfields; Manchester's primary business quarter.

The proposals will comprise conversion of the existing building for a hotel, gym and associated uses and works. The new build element of the proposals, will be consistent with regard to scale and massing of the existing building, the previously consented scheme, and adjacent existing and consented developments, comprising 10 storeys in total.

On this basis, it is considered that the proposals will be appropriate with regard to the scale, height, or massing of the existing buildings on site and the surrounding urban environment.

Will it lead to further consequential development or works (e.g. new roads, extraction of aggregate, and provision of new water supply, generation or transmission of power, increased housing and sewage disposal)?

It will not. Off-site infrastructure that would serve the Site is largely in place and the proposal would only like require certain infrastructure upgrade works, subject to consultation with utility providers.

1.2 Cumulation with other existing or approved development

Are there potential cumulative impacts with other existing development or development not yet begun but for which planning permission exists?

A number of projects either benefit from extant Planning Permission within the surrounding area, are under construction or are awaiting determination. Appendix C contains a list of major schemes within 200m of the site, generated by searching Manchester City Council's planning register.

It is expected that cumulative effects of the Proposed Development will be controlled through the implementation of a Construction Management Plan (CMP) for each development during the construction phases and each individual development will be subject to their own mitigation measures in relation to the respective operational phases.

During the operational phase of John Dalton House, it is not anticipated that the proposals will give rise to significant cumulative effects. The quantum of development proposed is compatible with other nearby current and committed developments and the site's city centre location.

As identified within this EIA Screening request, a significant amount of public transport options are available within the local area, primarily through St. Peter's Square Metrolink located 550m from the Site and Deansgate, where local bus services operate to and from. This level of public transport provision will alleviate the pressures on the local highway network by providing alternative non-car modes of transport to and from the Site.

In summary, it is anticipated that some cumulative impact would be likely with regards to air quality, noise and traffic effects during construction on a temporary basis. Permanent positive cumulative effects are expected in terms of socio-economic indicators and the impact on designated and non-designated heritage assets will be generally beneficial.

The additional technical assessments that have been undertaken in support of the JDH planning application consider, where appropriate, the cumulative impact of the proposals on surrounding areas.

Should the application for this development be regarded as an integral part of a more substantial project? If so, can related developments which are subject to separate applications proceed independently?

The Proposed Development comprises a stand-alone planning application and can come forward independently.

1.3 Use of natural resources

Will construction or operation of the development use natural resources such as land, water, materials or energy, especially any resources which are non-renewable or in short supply?

• Land (especially undeveloped or agricultural land)?
• Water?
• Minerals?
• Aggregates?
• Forests and timber?
• Energy including electricity and fuels?
• Any other resources?

The Proposed Development would involve the use of building materials during construction and the use of typical hotel-related materials during operation. However, these resources are not expected to be required in significant quantities nor are in short supply. The operational Proposed Development will also use energy to heat, light and air to regulate the building and certain non-renewable resources will be consumed indirectly through electricity and gas usage.

An Environmental Standards Statement and Energy Statement prepared by Cundall will be submitted in support of the application to ensure that the Proposed Development efficiently uses natural resources where possible. These supporting documents outline the strategies that will be put in place to minimise the use of natural resources through encouraging efficient use and retention of energy, water and minimisation of waste.

1.4 Production of waste

Will the development produce wastes during construction or operation or decommissioning?

• Spoil, overburden or mine wastes?
• Municipal waste (household and/or commercial)?
• Hazardous or toxic wastes (including radioactive)?
• Other industrial process wastes?
• Surplus product?
• Sewage sludge or other sludges from effluent treatment?
• Construction or demolition wastes?
• Redundant machinery or equipment?
• Contaminated soils or other material?
• Agricultural wastes?
• Any other solid wastes?
• Liquid or solid wastes in suspension?

Some waste products are likely to be produced during construction phase. Waste materials associated with the strip-out works will be recycled where possible and managed in line with best practice. The types and volumes of waste relating to the construction and refurbishment phases are to be managed and disposed of in accordance with the relevant legislation. A Construction Management and Logistics Plan will be submitted in support of the planning application, outlining the principles of this best-practice approach for waste minimisation that any named contractor would be required to adhere to.

Any contaminated soil or materials present on site may need to be treated in situ or appropriately disposed off-site. This will be undertaken in accordance with all relevant

legislation. It is not considered that these issues are significant, unusual, complex, or of any more than local importance.

A Waste Management Strategy will be provided with the application within the Design and Access Statement to explain how waste will be managed during the operational phase of the development, including appropriate provision for recycling.

1.5 Pollution and nuisances

Will the development release pollutants or any hazardous, toxic or noxious substances to air?

Emissions from:-

- **Combustion of fossil fuels from stationary or mobile sources?**
- **Production processes?**
- **Materials handling including storage or transport?**
- **Construction activities including plant and equipment?**
- **Dust or odours from handling of materials including construction materials, sewage and waste?**
- **Incineration of waste?**
- **Burning of waste in open air (e.g. slash material, construction debris)?**
- **Any other sources**

The Proposed Development is not anticipated to give rise to the release of pollutants hazardous, toxic or noxious substances beyond that expected for the construction and operation of a development of this nature.

Construction activities may produce minor amounts of dust and noise from the handling of building materials and plant movements. These would be temporary in nature and controlled through the implementation of best practice measures, such as dust sheets and damping down. Refurbishment works on John Dalton House will generally be contained internally within the building's structure. Other construction phase effects will be controlled and managed through the implementation of a CMP, and it is expected that the main contractor will be registered with the Considerate Contractors Scheme.

During operation, the Proposed Development may lead to potential noise effects due to the introduction of a new sensitive receptor in an existing commercial context. To mitigate such anticipated effects, a Noise Assessment will be submitted as part of the application detailing how the Proposed Development will mitigate any impacts caused by noise for both on and off site nearby sensitive receptors.

No significant increases in heat energy or electromagnetic radiation are anticipated from the Proposed Development.

Is there a potential risk from:-

- **Leachates?**
- **Escape of wastes or other products/by-products that may constitute a contaminant in the environment?**

The Proposed Development is not anticipated to generate a risk from leachates or the escape of products/by-products that may constitute a contaminant in the environment, as there are no ground works proposed. Risks associated with spillages of contaminants during the construction phase will be managed through the details in a CMP.

Will the development cause noise and vibration or release of light, heat, energy or electromagnetic radiation?

• From operation of equipment e.g. engines, ventilation plant, crushers?
• From industrial or similar processes?
• From blasting or piling?
• From construction or operational traffic?
• From lighting or cooling systems?
• From sources of electromagnetic radiation (effects on nearby sensitive equipment as well as people)?
• From any other sources?

The construction phase of the development will generate increased levels of noise and vibration from the refurbishment and reconfiguration of the existing building, plant operation and construction activities. This will be temporary in nature and will be controlled in line with requirements set out in the CMP, to be prepared by the Contractor and submitted prior to commencement of development, in line with the outline version of the CMP submitted with the application. On this basis, best practice construction methods will be employed to reduce any potential construction phase impacts to an acceptable level.

No significant increase in heat energy or electromagnetic radiation is anticipated from the Proposed Development. An Energy Assessment and Environmental Standards Statement have been undertaken in order to inform the design of the Proposed Development, thereby ensuring efficient retention of heat energy.

The Proposed Development would result in some light spillage associated with the building's uses. However, this would not be significantly out of character with the urban surroundings and will be designed to avoid adverse light spillage.

Will the development lead to risks of contamination of land or water from releases of pollutants onto the ground or into surface waters, groundwater, coastal waters or the sea?
• From handling, storage, use or spillage of hazardous or toxic materials?
• From discharge of sewage or other effluents (whether treated or untreated) to water or the land?
• By deposition of pollutants emitted to air, onto the land or into water?
• From any other sources?
• Is there a risk of long term build-up of pollutants in the environment from these sources?

The Site is located within a heavily urbanised environment. The proposed uses are not contaminative land uses so are not likely to lead to the pollution of ground, air or water.

The demolition and construction phase of proposals poses the highest risk of contamination to land or water from the release of pollutants. This can occur by accidental spillages where a pollutant linkage exists or through poor construction management and insufficient surveying of the existing structure. Best practice construction management techniques will be employed on site to prevent accidental spillage that may cause contamination. A detailed CMP would be compiled in consultation with the statutory authorities and implemented on site during all construction works to minimise risk of contamination of land or water.

Once constructed and operational, the Proposed Development would produce commercial and residential waste in line with the uses proposed. The intended quantum and nature of the proposed uses is not anticipated to pose a risk of significant pollution.

1.6 Risk of accidents, having regard in particular to substances and technologies used

Will there be a risk of accidents during construction or operation of the development which could have effects on people or the environment?
• From explosions, spillages, fires etc. from storage, handling, use or production of hazardous or toxic substances?
• From events beyond the limits of normal environmental protection e.g. failures of pollution control systems?
• From any other causes?
• Could the development be affected by natural disasters causing environmental damage (e.g. floods, earthquakes, landslip etc.)?

Although there is a risk of accidents associated with all construction projects, the Proposed Development is unlikely to pose an abnormally high risk in relation to explosions or spillages of hazardous substances or natural disasters such as floods.

Construction practices will be controlled by the submission of a detailed CMP prior to commencement of development to mitigate the risk of accidents occurring during the construction phase. The site is located in Flood Zone 1 and therefore is unlikely to be affected by natural disasters such as flooding.

Will the development involve use, storage, transport, handling or production of substances or materials which could be harmful to people or the environment (flora, fauna, water supplies)?
• Use of hazardous or toxic substances?
• Potential changes in occurrence of disease or effect on disease carriers (e.g. insect or water borne diseases)?
• Effect on welfare of people (e.g. change of living conditions)?
• Effects on vulnerable groups (e.g. the elderly)?

The construction phase of development will give rise to an increased risk of accidental spillage of hydrocarbon based fuels and lubricants stored on Site. However, best practice construction methods will be detailed within the CMP and complied with by the appointed contractors, minimising the risk of accidental spillage and any associated effects on water courses, water supplies and flora and fauna.

The development would not involve the use, storage, transport, handling or production of substances or materials that would be harmful to people or the environment.

Once constructed and operational, the Proposed Development would only produce post-consumer waste associated with hotel uses. The quantum and nature of the proposed uses is not anticipated to pose a risk of significant pollution and the planning application is supported by a Waste Management Strategy (contained within the Design and Access Statement Addendum) that proposes appropriate measures to ensure adequate recycling facilities are provided.

1.7 Risks to human health

Will the development give rise to potential impacts in relation to human health during the demolition, construction or operational phases of development with regard to air quality, water contamination or other environmental changes?

Any potential impacts on human health during the construction phase of the development would be mitigated through the submission and approval of a Construction Environmental Management Plan prior to the commencement of development on site. This will seek to mitigate the impact of airborne particles through methods such as site hoarding, controlled demolition, dampening down of surface materials, managing site deliveries and sweeping roads both on and off site.

Similarly, minimising the risk of accidental spillage and any associated effects on water courses or water supplies will be controlled through implementation of an approved CMP No groundworks are proposed due to the nature of the refurbishment proposals.

During the operational phase of development, the potential impacts to human health will be derived from a marginal increased in traffic movements to and from the site and changes to air quality.

In order to mitigate the impact from traffic movements on and around the site, a Transport Assessment will be undertaken and submitted with the application to detail the sustainable location of the development, which has informed a Framework Travel Plan that seeks to outline and promote the sustainable transport options available to guests, residents and visitors.

1.8 Other Characteristics

Potential physical changes (topography, land use, changes in waterbodies etc.) from construction, operation or decommissioning of the development.
• Clearance of existing land, vegetation and buildings?
• Will the development cause permanent or temporary change in land use, landcover or topography including increases in intensity of land use?
• Creation of new land uses?
• Pre-construction investigations e.g. boreholes, soil testing?
• Construction or demolition works?
• Temporary Sites or housing for construction workers?
• Above ground buildings, structures or earthworks including linear structures, cut and fill or excavations?
• Underground works including mining or tunnelling
• Reclamation works?
• Dredging?
• Coastal structures (seawalls, piers)?
• Offshore structures?
• Production and manufacturing processes?
• Facilities for storage of goods or materials?
• Facilities for treatment or disposal of solid wastes or liquid effluents?
• Facilities for long term housing of operational workers?
• New road, rail or sea traffic during construction or operation?
• New road, rail, air, waterborne or other transport infrastructure including new or altered routes and stations, ports, airports etc?

• Closure or diversion of existing transport routes or infrastructure leading to changes in traffic movements?
• New or diverted transmission lines or pipelines?
• Impounding, damming, culverting, realignment or other changes to the hydrology of watercourses or aquifers?
• Stream crossings?
• Abstraction or transfers of water from ground or surface waters?
• Changes in waterbodies or the land surface affecting drainage or run-off?
• Transport of personnel or materials for construction, operation or decommissioning?
• Long term dismantling or decommissioning or restoration works?
• Ongoing activity during decommissioning which could have an impact on the environment?
• Influx of people to an area either temporarily or permanently?
• Introduction of alien species?
• Loss of native species or genetic diversity?
• Any other changes?

The proposals comprise the refurbishment and rooftop extension of an existing building on a brownfield site. The land coverage and intensity of use will be marginally increased compared the existing site quantum.

No industrial processes are required either during construction or operation and no dredging or other coastal works are proposed given the location of the development. There will be no storage or disposal of trade goods, materials or effluents.

Given the scale of development and uses proposed, there will be increased amounts of transport of personnel and materials during both construction and operational phases of the development, leading to an influx of people to the area both temporarily and permanently. This influx would however be controlled during construction through a CMP and during operation through a Framework Travel Plan informed by the Transport Assessment prepared for the development.

Both documents will seek to encourage the use of sustainable transport modes during each phase to limit the impact on the surrounding highway network. Sustainable transport options to travel to the Site are considered to be excellent given the close proximity of the Site to St. Peter’s Square and nearby bus services.

Location of the Development

1.9 Existing and approved land use

Are there existing land uses on or around the location which could be affected by the development, e.g. homes, gardens, other private property, industry, commerce, recreation, public open space, community facilities, agriculture, forestry, tourism, mining or quarrying?

The Site comprises previously-developed urban land, currently in use as office accommodation, and is situated within an urban location surrounded by a mix of typical urban land uses.

During the construction period, it is anticipated that there will be some disruption to surrounding areas but this will be mitigated through adhering to the recommendations in the Construction Management and Logistics Plan to be submitted with the application and developed further by the appointed contractor.

Generally, during operation, the Proposed Development will provide a positive contribution to the surrounding area by bringing active economic uses back to the Site and surrounding area, which supports economic regeneration initiatives.

Are there any areas on or around the location, which are occupied by sensitive land uses e.g. hospitals, schools, places of worship, community facilities, which could be affected?

There are no nearby schools, hospitals or community facilities that could be affected by the development.

Surrounding land uses generally comprise residential, retail or commercial office units. It is therefore considered the proposed uses are compatible with existing uses adjacent to the site and that any potentially adverse construction and operational effects can be appropriately managed.

Is the development located in a previously undeveloped area where there will be loss of greenfield land?

The Proposed Development would be accommodated entirely on previously developed land with no loss of greenfield land.

1.10 Relative abundance, quality and regenerative capacity of natural resources in the area

Are there any areas on or around the location which contain important, high quality or scarce resources which could be affected by the development?

- **Groundwater resources**
- **Surface waters**
- **Forestry**
- **Agriculture**
- **Fisheries**
- **Tourism**

The Environment Agency has classified the Site as predominantly falling within Flood Zone 1, which means it is within an area at low risk of flooding from rivers or the sea without flood defences.

There are no natural resources related to forestry, agriculture, or fisheries in close proximity to the Site. The Site and immediate surroundings are not considered to be permanent tourist destinations.

1.11 Absorption capacity of the natural environment

Are there any other areas on or around the location which are important or sensitive for reasons of their ecology?
• Wetlands, watercourses or other waterbodies
• The coastal zone
• Mountains, forests or woodlands
• Nature reserves and parks

The Site is not designated for its ecological interest and is not covered by any statutory or non-statutory designation.

The Site is not located within an area at risk of flooding, nor within a Groundwater Source Protection Zone (SPZ) or a Nitrate Vulnerable Zone (NVZ).

Are there any areas on or around the location which are used by protected, important or sensitive species of fauna or flora e.g. for breeding, nesting, foraging, resting, overwintering, migration, which could be affected?

The site is not designated for its ecological interest. There are no areas designated as being of natural importance at the European or national level within 1km of the Site. There are no internationally or nationally designated sites located within the proposed survey area or within a 2km buffer surrounding the site.

An Ecological Assessment has been prepared and will be submitted as part of the detailed application. Consistent with the previously approved scheme, it is anticipated that there will be limited impact on the above as part of this application.

Are there any inland, coastal, marine or underground waters on or around the location which could be affected?

No - the Environment Agency has classified the site as falling within Flood Zone 1, which means it is within an area at low risk of flooding from rivers or the sea without flood defences.

Are there any groundwater source protection zones or areas that contribute to the recharge of groundwater resources?

The Site is not located within a Groundwater Protection Zone (GPZ) nor does the site currently contribute to the recharge of groundwater resources.

During construction, best practice construction methodology will be employed in order to minimise any release of pollutants during the demolition and construction phases of the Proposed Development, as detailed in a CMP.

Are there any areas or features or high landscape or scenic value on or around the location which could be affected?

The Site is located within the Albert Square Conservation Area and adjacent to the St Ann’s Square Conservation Area to the north.

The application will be supported by a Heritage Assessment that assesses the proposals in relation to their impact on nearby Listed Buildings and Conservation areas.

It is considered in the Assessment that the Proposed Development will result in an improvement on the setting of these designated historical assets.

Are there any routes or facilities on or around the location which are used by the public for access to recreation or other facilities, which could be affected?

The Site is located within a highly urbanised area and is accessible by the general public on foot. During the construction period a CMP will be in place to ensure that pedestrian amenity is not compromised on the footpaths surrounding the Site.

Are there any transport routes on or around the location which are susceptible to congestion or which cause environmental problems, which could be affected?

The scale of traffic generated by the Proposed Development is unlikely to materially affect adjoining transport routes in a manner that would create any significant levels of additional congestion or environmental problems.

A Transport Statement and Framework Travel Plan have been submitted in support of the detailed Planning Application. The Framework Travel Plan sets out initiatives to encourage residents and employees of the development to make sustainable transport choices and will be supported by design features of the development.

The site is located within the Manchester City Centre AQMA. It is considered that the Proposed Development would not result in an increase in environmental problems and long term air quality improvement goals will naturally improve air quality over time due to improvements in accessibility and quality of sustainable transport measures.

Is the development in a location where it is likely to be highly visible to many people?

The Proposed Development will be visible within its immediate, local context and this is fully considered within the Design and Access Statement submitted in support of the application. The design of the Proposed Development has been developed following extensive pre-application discussions with Manchester City Council during both 2016 and 2018.

The level of visual impact is not expected to be significant beyond the immediate context due to the scale of the development, the surrounding urban grain, low lying topography and adjoining high density cityscape. The Site is therefore generally visually screened on all sides beyond immediate frontages.

Are there any areas or features of historic or cultural importance on or around the location which could be affected?

There are no statutorily listed buildings within the Site; however, the Grade I Listed John Rylands Library sits adjacent to the site and there are two Grade II Listed Buildings within the vicinity of the Site.

The supporting documentation will include detailed design and heritage appraisals which demonstrate how features of historic or cultural importance on or around the Site are properly addressed and the heritage values of the wider area will be protected and sustained as a consequence of the Proposed Development.

Is the location of the development susceptible to earthquakes, subsidence, landslides, erosion, flooding or extreme or adverse climatic conditions e.g. temperature inversions, fogs, severe winds, which could cause the development to present environmental problems?

The Environment Agency has classified the site as falling predominantly within Flood Zone 1 which means it is within an area at low risk of flooding from rivers or the sea without flood defences.

In addition, the site is not at risk from any of the other hazards mentioned above.

Is the proposed location such that the size of the development might cause interference with vital broadcasting services?

The height of the Proposed Development will generally be consistent with the existing building currently in situ on Site, the previously consented scheme and the neighbouring existing and committed developments.

However, there will be an increase in height as a result of the proposed two storey extension to the existing building. A TV Reception and Impact Report will be prepared and submitted with the application to demonstrate that, consistent with the previously consented scheme, the Proposed Development will not have a perceptible impact on the surrounding area in relation to broadcasting services.

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Appendix C - Committed Developments and Wider Planning & Regeneration Context

Map No.	Project	Reference number	Description	Approved	On site?
1	125 Deansgate	110078/FO/2015	Erection of basement plus ground plus 11 storey office building with flexible retail units at ground floor level.	11 December 2015	Yes
2	Brazennose House	111805/FO/2016	Demolition of structures and development of a new office building with ground floor retail uses, basement car parking and public realm.	04 July 2016	No
3	Commercial Union House	114164/FO/2016	External alterations to existing office building comprising facade alterations and associated service, access, and plant works.	06 January 2017	Yes
4	Heron House	114867/VO/2016	Elevational alterations to existing office building and ground floor extension	28 April 2017	Yes