



# **Weston Halls and Pendulum Hotel, Manchester**

## **Environmental Impact Assessment (EIA) Scoping Report**

**Applicant**  
iQ Student Accommodation  
**Our reference**  
03517

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**Turley**

# Contents

|     |                                                  |     |
|-----|--------------------------------------------------|-----|
| 1.  | Introduction                                     | 1   |
| 2.  | Approach to EIA                                  | 5   |
| 3.  | Site Context                                     | 14  |
| 4.  | High Level Development Specification             | 15  |
| 5.  | Technical Topics which are Not Significant       | 19  |
| 6.  | Socio-economics and Human Health                 | 43  |
| 7.  | Built Heritage                                   | 52  |
| 8.  | Townscape and Visual                             | 66  |
| 9.  | Wind Microclimate                                | 77  |
| 10. | Daylight, Sunlight and Overshadowing             | 82  |
| 11. | Solar Glare                                      | 86  |
| 12. | Climate Change                                   | 91  |
| 13. | Approach to the Assessment of Cumulative Effects | 100 |
| 14. | Summary of EIA Scoping Report                    | 117 |

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# Figures and Appendices

**Figure 1.1:** Site Boundary Plan

**Figure 5.1:** Flood Map for Planning figure

**Figure 7.1:** Heritage Asset Plan

**Figure 8.1:** Site Location Plan

**Figure 8.2:** Townscape Designations Plan

**Figure 8.3:** Extract from the Strategic Level City-Wide Urban Characterisation for Core Strategy (2010)

**Figure 8.4:** Townscape Character Areas Plan

**Figure 8.5:** Viewpoint Locations Plan

**Figure 10.1:** DSO Receptors

**Figure 13.1:** Cumulative Project Plan

**Appendix 1.1:** Record of Consultation

**Appendix 2.1:** Preliminary Environmental Management Plan

**Appendix 5.1:** Phase 1 Desk Study

**Appendix 8.1:** Townscape and Visual Assessment Methodology

# 1. Introduction

## Overview

- 1.1 iQ Student Accommodation (the 'Applicant') is preparing an application for full planning permission (the 'Application') for the redevelopment of Weston Halls and Pendulum Hotel for new purpose-built student accommodation (PBSA) (the 'Proposed Development'). The Application will be submitted to Manchester City Council (MCC) as the local planning authority (LPA).
- 1.2 The Applicant has instructed Turley to lead, manage and control the Environmental Impact Assessment (EIA) process for this project in line with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended)<sup>1</sup> (the 'EIA Regulations').
- 1.3 The project team have developed a description of the Proposed Development (a 'High Level Development Specification'), which is outlined in **Chapter 4**. Whilst the Proposed Development continues to be refined and the development principles agreed upon, **Chapter 4** aims to provide factual and sufficient information to inform the EIA Scoping process and the preparation of this EIA Scoping Report.
- 1.4 In line with the above, the area to be considered for the purpose of the EIA (the 'Site') is approximately 0.72 hectares (ha) and is shown in **Figure 1.1**. The Site is considered to represent the maximum extent of all temporary and permanent works that may be required as part of the Proposed Development.

## Request for a Scoping Opinion

- 1.5 To inform the EIA process, in accordance with Regulation 15 of the EIA Regulations, Turley requests a Scoping Opinion from MCC informed by this report.
- 1.6 In line with Regulation 15(2) of the EIA Regulations, this report contains the following:
  - A plan sufficient to identify the land (**Figure 1.1**);
  - A description of the Proposed Development, including its nature, purpose, location, and technical capacity (**Chapter 4**);
  - An explanation of the likely significant effects of the development on the environment (**Technical Chapters 6 – 12**); and
  - Such other information or representations as the person making the request may wish to provide or make.
- 1.7 This report has been prepared in line with common EIA practice, whereby the appointed project team, based on an understanding of the Site and the preliminary understanding of the Proposed Development (as set out in **Chapter 4**), have:

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<sup>1</sup> The Town and Country Planning (EIA) Regulations 2017 No. 571 (as amended).

- Established the existing technical baseline, either through desk-top studies/reviews, surveys, and evaluation of available technical data;
- Identified the topics and effects which are unlikely to be significant, due to the absence of a receptor (due to the location of the Site) or source of an effect due to the nature of the Proposed Development (as defined in **Chapter 4**), or through the commitment to mitigation;
- Identified the effects which are likely to be significant and the sensitive receptors that will be assessed in the ES; and
- Established the methodology for assessing the effects in the ES which are likely to be significant.

1.8 The above is documented in **Chapter 5** and **Technical Chapters 6 – 12**.

1.9 The Scoping Opinion is sought on the breadth of the technical topics and associated effects to be considered within the EIA and reported in the ES, as well as the scope and methodology for assessment.

1.10 In accordance with Regulation 15(4) of the EIA Regulations, it is anticipated that the statutory timescales will be met, and that Turley will be in receipt of a Scoping Opinion no later than five weeks from the date of receipt of this request. Any deviation from this will be subject to a request from MCC and subsequent agreement by the Applicant

1.11 Furthermore, in line with Regulations 28, it is anticipated that MCC will make available this report and their corresponding EIA Scoping Opinion, with accompanying consultee comments where applicable, for public inspection, either through MCC planning portal website or by other means.

## **Definition of EIA**

1.12 The term 'EIA' has the meaning given by Regulation 4 of the EIA Regulations, as '*a process consisting of -*

*(a) the preparation of an environmental statement;*

*(b) any consultation, public and notification required by, or by virtue of, these Regulations or any other enactment in respect of EIA development; and*

*(c) the steps required under regulation 26.'* (consideration of whether planning permission or subsequent consent should be granted).

1.13 Under Regulation 4, Paragraph 2 an EIA must '*identify, describe, and assess in an appropriate manner, in light of each individual case, the direct and indirect significant effects of the proposed development on the following factors -*

*(a) population and human health*

*(b) biodiversity, with particular attention to species and habitats protected under any law that implemented Directive 92/43/EEC<sup>2</sup> and Directive 2009/147/EC<sup>3</sup>;*

*(c) land, soil, water, air and climate;*

*(d) material assets, cultural heritage and the landscape; and*

*(e) the interaction between the factors referred to in sub-paragraphs (a) to (d)'.*

- 1.14 EIA is a procedure that must be followed for certain types of projects before 'development consent' (i.e., planning permission) can be given. The procedure is a means of drawing together, in a systematic way, an assessment of a project's likely significant environmental effects. This helps to ensure that the importance of the predicted effects and the scope for reducing or mitigating them are properly understood by the public and the relevant Local Planning Authority (in this case, MCC) before it makes its decision.
- 1.15 The aim of EIA, as defined by national Planning Practice Guidance (PPG), is to '*protect the environment by ensuring that a local planning authority when deciding to grant planning permission for a project, which is likely to have significant effects on the environment, does so in the full knowledge of the likely significant effects, and takes this into account in the decision making process...*' and '*..also to ensure that the public are given early and effective opportunities to participate in the decision making procedures*'<sup>4</sup>.

## **Requirement for EIA**

- 1.16 The need for an EIA is recognised as the Proposed Development meets the thresholds and criteria within *Schedule 2: 10(b)* as it is above the threshold of 150 dwellings.
- 1.17 Whilst the applicable thresholds are met, this does not determine the requirement for EIA, but requires a subsequent stage to determine "*...likely significant effects on the environment by virtue of factors such as its nature, size or location*", as set out in Regulation 2<sup>5</sup>
- 1.18 At this stage, a number of likely significant effects have been identified. Therefore, an EIA will be undertaken, the outputs of which will be reported in an Environmental Statement (ES). The EIA is being used as a tool to identify and manage the environmental impacts and where possible avoid, reduce or offset them as part of the design process (see further details in **Chapter 2**).

## **Stakeholder Engagement**

- 1.19 Consultation is an important part of the EIA process. It is the responsibility of MCC to undertake the appropriate level of consultation, including the identification of relevant and applicable statutory and non-statutory consultees, required to inform their Scoping Opinion.

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<sup>2</sup> OJ No. L 206, 22.7.1992, p. 7.

<sup>3</sup> OJ No. L 20, 26.1.2010, p. 7.

<sup>4</sup> Department for Levelling Up, Housing & Communities (DLUHC) and Ministry of Housing, Communities & Local Government (MHCLG), PPG, Paragraph 002 Reference ID: 4-002-20140306 [Online].

<sup>5</sup> <https://www.legislation.gov.uk/ukxi/2017/571/regulation/2>.

1.20 It is anticipated that MCC will consult with the following stakeholders during the preparation of their Scoping Opinion:

- MCC (internal technical departments);
- Lead Local Flood Authority;
- Environment Agency;
- Natural England;
- National Highways;
- Historic England; and
- United Utilities.

1.21 In advance of preparing the EIA Scoping Report, consultation with a number of the above consultees has already been undertaken and continues to inform specifics of the design of the Proposed Development, baseline data collection and assessment methodologies. Where this has occurred, a summary is provided within **Appendix 1.1**.

## 2. Approach to EIA

### Objectives

- 2.1 This report supports a formal request for a Scoping Opinion from MCC as to the scope and methodology for assessment to be adopted in the EIA and reported in the ES. It aims to ensure that there is a clear and agreed scope for the EIA, including the relevant baseline studies, that will be required to ensure a robust assessment of likely significant effects.
- 2.2 The Scoping Opinion is sought on the technical breadth of the technical topics considered within the EIA and the specific effects within each of these technical topics (**Technical Chapters 6 – 12**).
- 2.3 The Institute of Sustainability and Environmental Professionals (ISEP)<sup>6</sup> has issued guidance on the interaction of design and EIA as part of the Impact Assessment Guidelines Implementing the Mitigation Hierarchy from Concept to Construction (2024)<sup>7</sup>. The principles of these documents have been adopted for the EIA.

### Iterative Approach to Scoping

- 2.4 Whilst this report seeks to establish the overall framework for the EIA in relation to the technical topics and associated likely significant effects that will be subject to detailed assessment, iterative 're-scoping' will continue as the design and strategy are refined, plans and principles are developed, and additional technical work is completed. Whilst the EIA will be based on the EIA Scoping Opinion (as required by Regulation 18, (4), (a)), it will take account of the continued understanding of environmental effects and development of primary and tertiary mitigation. This iterative 're-scoping' process will continue up until the point when the assessments within the ES are in their first draft, in advance of submission.
- 2.5 Any deviation between the scope of effects considered within this report and the ES will be clearly communicated in the ES. This is in accordance with the PPG<sup>8</sup>, which states that *'...where it becomes evident during the assessment process, for example, when undertaking a baseline survey, that a particular environmental factor is absent or unlikely to be significantly affected by a proposed development, there should be no need for further assessment of that factor even though it was identified in the scoping process.'*
- 2.6 It is requested that such an approach is clearly endorsed within the Scoping Opinion issued by MCC.

### Approach to the Consideration of Alternatives

- 2.7 Schedule 4, Paragraph 2 of the EIA Regulations states that an ES should include:

*"a description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the*

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<sup>6</sup> Previously known as Institute of Environmental Management and Assessment (IEMA).

<sup>7</sup> ISEP (previously IEMA) (2024). IEMA Impact Assessment Guidelines: Implementing the Mitigation Hierarchy from Concept to Construction.

<sup>8</sup> DLUHC and MHCLG, PPG, Paragraph: 038 Reference ID: 4-038-20170728 [Online].

*proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects”.*

- 2.8 The PPG<sup>9</sup> states that “Where alternative approaches to development have been considered, the Environmental Statement should include a description of the reasonable alternatives studied which are relevant to the proposed development and its specific characteristics and provide an indication of the main reasons for the choice made, including a comparison of the environmental effects”.
- 2.9 The EIA Regulations and PPG do not require an Applicant to consider alternatives but instead where reasonable alternatives have been considered by the Applicant, these should be described and an indication of the main reasons for selecting the chosen option, including a comparison of the environment effects, should be provided.
- 2.10 The EIA Regulations and PPG do not identify a specific methodology for the consideration of reasonable alternatives nor any associated criteria. Therefore, the methodology to be adopted will be based on professional experience of similar projects and an understanding of the Proposed Development and its characteristics as well as a focus on the delivery of a proportionate report, in line with PPG.
- 2.11 The consideration of alternatives has followed a two-step approach, with Step 1 completed as part of this report:
- **Step 1:** Consideration of ‘factors’ that constitute alternatives based on the EIA Regulations (i.e., alternative sites, alternative designs, alternative technologies and the ‘do nothing’ scenario) and justification / discussion of their inclusion / exclusion from further reporting; and
  - **Step 2:** Qualitative appraisal of the ‘factors’ brought forward from Step 1 and, where appropriate, a comparison of the environmental effects.

#### **Step 1 – Consideration of Factors**

- 2.12 The relevant factors have been considered to determine the need for further reporting:
- **Alternative sites** – Alternative sites have not been considered by the Applicant as the Site is under the Applicant’s control and is already a suitable location for PBSA (given the existing PBSA use on Site, albeit at a smaller scale than what is proposed). As such, alternative sites will not be taken forward to Step 2.
  - **Alternative designs** – The design of the Proposed Development will evolve in response to stakeholder engagement, technical studies, and environmental constraints and opportunities (where present in an urban context). Therefore, alternative designs will be taken forward to Step 2.
  - **Alternative technologies** – Whilst alternative technologies are available in terms of the construction of the Proposed Development, these are largely dictated by ‘build-ability’ and cost exercises rather than environmental-focused considerations. Furthermore, the Proposed Development is PBSA and given this alternative ‘technologies’ are not considered to be applicable as they would be for other types of development (i.e.

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<sup>9</sup> DLUHC and MHCLG, PPG, Paragraph 041 Reference ID: 4-041-20170728 [Online].

industrial processes or energy generation). As a result of these factors, alternative technologies have not been considered and will not be taken forward to Step 2.

- **‘Do Nothing’ Scenario** – Schedule 4, Paragraph 3 of the EIA Regulations requires an ES to include a description of the relevant aspects of the current baseline environment which are likely to evolve without the implementation of development, subject to the availability of environmental information and scientific knowledge. The assessments of environmental effects presented in the ES<sup>10</sup> will include the determination of the Site’s ‘Future Baseline’, being the likely condition of the Site in the absence of the Proposed Development or other development. As such, the ‘do nothing’ Scenario will be taken forward to Step 2.

2.13 As set out above, alternative designs and the ‘do nothing’ scenario will be taken forward from Step 1 into Step 2 and reported in the ES.

### Study Boundaries for Data Collection

- 2.14 The Site, upon which baseline data has been collected is defined in **Figure 1.1**. As noted in **Chapter 1**, this is considered to be the maximum extent of all permanent and temporary works associated with the components of the Proposed Development (see **Chapter 4**).
- 2.15 Where required, technical specific study areas (informed by relevant best practice and guidance) will be based upon the Site (i.e. radius of searches will be from the Site).

### Assessment Against a Consistent Baseline Environment

2.16 Schedule 4, Paragraph 3 states that an ES should include:

*“A description of the relevant aspects of the current state of the environment (baseline scenario)...”*

- 2.17 Likely significant effects as a result of the Proposed Development will be described in the ES in relation to the deviation from the baseline environment within the Site and / or relevant technical study areas.
- 2.18 For most technical topics and associated effects, the baseline environment will comprise the existing environmental characteristics and conditions based on surveys undertaken and information / data available at the time of the technical assessments. Deviation from this approach is noted under ‘Assessment Scenarios’ below.
- 2.19 The data used to inform the baseline conditions for the technical assessments reported in the ES (for those technical topics ‘scoped in’, see **Technical Chapters 6 – 12** for more details) will vary depending upon the timing of the survey or the date when data sources will have been accessed. It is anticipated that the baseline conditions will largely be based on data accessed or surveys / studies completed in 2025. Where relevant and robust, other data obtained from third parties may be older than 2025, though may still be appropriate and

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<sup>10</sup> It is not deemed necessary to consider the future baseline of environmental topics scoped out of the ES given that the Proposed Development is not expected to generate likely significant effects in relation to these topics.

relevant to the baseline scenario if there have been no notable changes or is the latest available information.

- 2.20 A consolidated list of baseline data sources will be provided as part of the ES. The origin of all data, the dates of surveys and the dates when data sources have been accessed will be clearly outlined alongside any limitations and assumptions.

### **Consideration of Future Baseline**

- 2.21 Schedule 4, Paragraph 3 states that an ES should include:
- 2.22 *“...an outline of the likely evolution thereof without implementation of the development as far as natural changes from the baseline scenario can be assessed with reasonable effort on the basis of the availability of environmental information and scientific knowledge.”*
- 2.23 As required by the EIA Regulations, the ES will report the future baseline scenario. This will consider potential changes to the Site and study area assuming no further development and the continuation of the existing management regime.

### **Identification of Sensitive Receptors**

- 2.24 Schedule 4, Paragraph 4 states that an ES should include:
- “A description of the factors specified in regulation 4(2) likely to be significantly affected by the development: population, human health, biodiversity (for example fauna and flora), land (for example land take), soil (for example organic matter, erosion, compaction, sealing), water (for example hydromorphological changes, quantity and quality), air, climate (for example greenhouse gas emissions, impacts relevant to adaptation), material assets, cultural heritage, including architectural and archaeological aspects, and landscape.”*
- 2.25 Informed by baseline information and data, a series of receptors or receptor groups are identified, which are subject to likely significant effects arising from a project. These receptors are then subject to detailed assessment within the EIA.
- 2.26 Details of the receptors which are considered likely to be affected at this stage are set out in **Technical Chapters 6 – 12.**

### **Defining Mitigation and how this will be Controlled**

- 2.27 Schedule 4, Part 7 of the EIA Regulations states that an ES should include:
- ‘a description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment and, where appropriate, of any proposed monitoring arrangements (for example the preparation of a post-project analysis). That description should explain the extent, to which significant adverse effects on the environment are avoided, prevented, reduced or offset, and should cover both the construction and operational phases’.*
- 2.28 Through the EIA process different types of mitigation have been / will be identified and developed and these are defined as:

- **Primary mitigation** – modifications to the location or design of the Proposed Development made during the pre-application phase that are an inherent part of the project;
- **Secondary mitigation** – actions that will require further activity in order to achieve the anticipated outcome and secured by planning condition / and or obligation; and
- **Tertiary mitigation** – actions that would occur with or without input from the EIA feeding into the design process. These include actions that will be undertaken to meet other existing legislative requirements or actions that are considered to be standard practices used to manage commonly occurring environmental effects.

- 2.29 The assessment of the effects of the Proposed Development within the ES will be based on the information contained within a development specification, which will include primary and tertiary mitigation. Examples of primary mitigation include the surface water drainage strategy. Examples of tertiary mitigation include the adoption of best practice measures that can be controlled via a Construction Environmental Management Plan (CEMP), or measures required by legislative requirements (e.g., the Construction (Design and Management) Regulations 2015<sup>11</sup>)).
- 2.30 Primary and tertiary mitigation known at this stage is set out in the Preliminary Environmental Management Plan (PEMP) provided as **Appendix 2.1**.
- 2.31 Within the ES, following the conclusion of the likely significant effects based on the Proposed Development (inclusive of primary and tertiary mitigation), any further mitigation (secondary mitigation) to reduce an adverse effect or enhance a beneficial one will be identified.
- 2.32 Secondary or tertiary mitigation measures are only considered appropriate if there is a high level of confidence in their mechanism for implementation (by the Applicant or third party).
- 2.33 The ES will be supported by an Environmental Management Plan (EMP) which will detail all mitigation identified within the EIA process (including EIA Scoping) and will form Volume 3 of the ES (see 'Format of the ES'). This document will define all the environmental requirements of the Proposed Development to ensure that the impacts concluded through the EIA process can be relied upon. The EMP can be extracted by MCC to support the preparation of appropriate planning conditions / obligations attached to any planning permission, where necessary.

#### **Consideration of Off-site Mitigation**

- 2.34 Off-site improvements / mitigation, if required, will be considered as 'secondary mitigation' and appropriately considered within the assessment of residual effects within the ES. It is considered appropriate that secondary mitigation does not need to be within the Site as any impact will be assessed and controlled as part of a separate approval process for such works, which will be subject to its own protocols to understand any environmental issues.
- 2.35 Where appropriate, the EIA will consider such works as far as reasonably possible to identify any potential secondary effects and report these within the ES. The level of assessment will be based on the information available on the form, extent, and scale of such works.

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<sup>11</sup> Construction (Design and Management) Regulations 2015 No. 51.

## **Information to Inform the Assessments within the ES**

- 2.36 The technical assessments reported in the ES will be based on a series of detailed plans and overarching description of the Proposed Development, captured as part of the 'Development Specification' to be provided as part of the ES. The Development Specification will provide sufficient information to meet the requirements of the EIA Regulations and to inform the technical assessments undertaken as part of the EIA and reported in the ES.

## **Assessment Scenarios**

- 2.37 The EIA will assess the likely effects arising from the Proposed Development, taking account of demolition, site preparation / enabling works, earthworks, remedial works and construction (collectively referred to as 'construction') and operational stages.
- 2.38 The following scenarios will be assessed where relevant to each technical topic (and likely significant effects):
- Peak construction – this will vary across technical topics and will not be attributed to a specific year, rather it will be determined at what point the worst-case effect could occur. This will be clearly defined within the technical assessments reported in the ES; and
  - Operation – this will consider environmental effects associated with the full operation of the Proposed Development, once completed.
- 2.39 All scenarios will be considered against the existing baseline conditions as defined above (see 'Assessment Against a Consistent Baseline Environment') and considering relevant guidance.

## **Approach to Defining Level of Effect and Significance**

- 2.40 The method for assessment of effects (i.e. assessment criteria) will vary somewhat across technical topics, owing to the presence of specific technical guidance prepared in isolation but the assessment of likely significant effects (and specifically the conclusions) will be based on a singular common approach.
- 2.41 A stepped approach will be adopted to define effects for the construction and / or operational stages of the Proposed Development, as outlined below. The steps comprise the following, which are discussed further below:
- Step 1: Define environmental sensitivity;
  - Step 2: Define magnitude of change;
  - Step 3: Define level of effect; and
  - Step 4: Conclude on significance.
- 2.42 The method for assessing the level of effect varies between technical topics but in principle will be based on:

- **The environmental sensitivity (or value, importance, etc.) of a receptor** – including aspects such as adaptability, tolerance to change or recoverability from a change; and
  - **The magnitude of change (or impact) from the baseline conditions** – including aspects such as probability / likelihood of occurrence, geographical extent, complexity, duration, frequency and reversibility (i.e. temporary or permanent).
- 2.43 Sensitivity (or value, importance, etc.) will be assessed on a scale of high, medium, low and negligible and the magnitude of change (or impact) will be assessed on a scale of large, medium, small and negligible.
- 2.44 Where relevant, other factors such as feedback from stakeholders, relevant legislation, international / national / regional / local standards and guidance and the inter-relationship between effects will also be considered.
- 2.45 The interpretation and use of the above will be set out within the assessment methodology of each technical topic within the ES.
- 2.46 The assignment of the level of effect will be based on professional judgement with the support of the matrix below (**Table 2.1**), which is seen as a tool to assist with the process. Whilst the matrix within **Table 2.1** provides ranges, this is to guide the competent expert and a definitive level of effect will be provided, where possible, for each effect.

**Table 2.1: Matrix to support determining the level of effect**

| Magnitude of change (or impact) | Sensitivity (or value, importance, etc.) |                   |                   |                     |            |
|---------------------------------|------------------------------------------|-------------------|-------------------|---------------------|------------|
|                                 |                                          | High              | Medium            | Low                 | Negligible |
| Large                           |                                          | Major             | Moderate to Major | Minor to Moderate   | Negligible |
| Medium                          |                                          | Moderate to Major | Moderate          | Minor               | Negligible |
| Small                           |                                          | Minor to Moderate | Minor             | Negligible to Minor | Negligible |
| Negligible                      |                                          | Negligible        | Negligible        | Negligible          | Negligible |

- 2.47 The terms set out in **Table 2.1** used to define the level of effects identified are described as follows and these can be 'beneficial' or 'adverse'<sup>12</sup>:
- **Major effect** – where the Proposed Development is likely to cause a considerable change from the baseline conditions and the receptor has limited adaptability, tolerance or recoverability or is of the highest sensitivity;
  - **Moderate effect** – where the Proposed Development is likely to cause either a considerable change from the baseline conditions at a receptor that has a degree of

<sup>12</sup> And 'neutral' where relevant for townscape and visual (see **Chapter 8: Townscape and Visual**) to align with topic specific guidance.

adaptability, tolerance or recoverability or a less than considerable change at a receptor that has limited adaptability, tolerance or recoverability;

- **Minor effect** – where the Proposed Development is likely to cause a small, but noticeable change from the baseline conditions on a receptor that has limited adaptability, tolerance or recoverability or is of the highest sensitivity or a considerable change from the baseline conditions at a receptor which can adapt, is tolerant of the change and / or can recover from the change; and
- **Negligible** – where the Proposed Development is unlikely to cause a noticeable change at a receptor, despite its level of sensitivity or there is a considerable change at a receptor that is not considered sensitive to a change.

- 2.48 For some technical topics, relevant guidance or the nature of the effect requires that differing criteria or scales for determining the level of effect be used. For consistency within the ES, the final 'level of effect' will be reported using the terminology and conclusions set out above. This enables the conclusions of assessments across all technical topics to be understood for the decision-making process, along with allowing robust analysis and appraisal as part of the assessment of cumulative effects.
- 2.49 For each effect, a binary judgement will be made as to whether the effect is 'Significant' or 'Not Significant'. This determination will be based on professional judgement and / or relevant guidance and standards, where applicable. Significance will only be concluded for residual effects (i.e. following the identification of secondary mitigation or enhancement).
- 2.50 Effects will also be described in line with the requirements of the EIA Regulations (i.e. as direct or indirect; short (<1 year), medium (1 – 10 years) or long-term (10+ years); permanent or temporary).
- 2.51 Summary of effect tables that outline the likely significant effects, receptors, residual level of effect and whether this is considered to be 'Significant' or 'Not Significant' will be provided at the end of each Technical Chapter within the ES.
- 2.52 Cumulative effects will be considered as a single co-ordinated assessment as outlined in **Chapter 13**.

### **Format of the ES**

- 2.53 The ES will comprise four volumes:
- **Volume 1: Primary Report and Supporting Graphics;**
  - **Volume 2: Technical Appendices to the Primary Report;**
  - **Volume 3: Environmental Management Plan; and**
  - **Volume 4: Non-Technical Summary.**

## Competent Expertise

- 2.54 Regulation 18, Paragraph 5(a) of the EIA Regulations requires the ES to be prepared by competent experts.
- 2.55 The EIA will be led by Turley. ISEP has awarded Turley the EIA Quality Mark in recognition of our technical quality and commitment to improvement in practice.
- 2.56 All technical assessments within the EIA will be undertaken by a suitably qualified project team, inclusive of a thorough technical review to assure technical credibility, followed by a subsequent procedural review by the EIA co-ordination team and EIA Project Director.
- 2.57 In line with the EIA Regulations, all contributors to the EIA are competent experts in EIA and this will be demonstrated in the ES with an overview of each key expert's qualifications, professional accreditations, and experience.



## Interaction of the ES with Other Application Documents and Plans

- 2.58 The Application will be accompanied by a number of documents and plans, some of which will inform the ES and will be appended to the ES as supporting technical evidence (included as part of **Volume 2**). Other documents and plans will form standalone 'Application Documents' and where they contain information of relevance to the EIA, this will be summarised in the ES to ensure sufficient and robust data is included.
- 2.59 At this stage, the following documents are anticipated to be included as appendices to the ES in Volume 2:
- Heritage Statement; and
  - Townscape and Visual Impact Assessment.

## 3. Site Context

### Overview

- 3.1 This Chapter summarises the location of the Site and its wider setting. Technical baseline information is provided in **Chapter 0** (for those topics for which no likely significant effects are identified) and in **Technical Chapters 6 – 12** (for those technical topics for which likely significant effects have been identified).

### Location

- 3.2 As seen in **Figure 1.1**, the Site is bound by Charles Street to the north; a hotel and a ground-level parking lot to the west; Drover Lane, and Faraday Tower and George Begg Building (both buildings associated with The University of Manchester (hereafter referred to as 'UoM')) to the south; and Sackville Street to the east.

### Immediate / Wider Context

- 3.3 To the north of the Site beyond Charles Street is a multi-storey car park ('Charles Street Multi-Storey Car Park') which separates the Site from the Manchester Oxford Road-Manchester Piccadilly railway line, residential apartments and the wider City Centre. A bus stop is located along Charles Street, with services to West Didsbury and the Manchester Royal Infirmary.
- 3.4 To the west, beyond the hotel and ground-level parking, lie Princess Street (A34), further PBSA premise, commercial buildings, and the River Medlock. Another bus stop is also located along Princess Street (A34), with regular services through the City Centre and to East Didsbury.
- 3.5 To the south of the Site are educational facilities associated with UoM, including the George Begg Building and John Garside Building. The A57 motorway (Mancunian Way Ring Road) is located approximately 160m south.
- 3.6 Further educational facilities associated with UoM such as Pariser Building, The Masdar Building and Renold Building are located further to the east of the Site across Sackville Street.

### Existing Uses

- 3.7 The Site currently comprises Weston Hall, an existing, operational student accommodation development of approximately 500 beds and Pendulum Hotel, a hotel with 117 rooms and a conference centre. The Site has no on-site parking or vehicular access.

## 4. High Level Development Specification

### Overview of Site Preparation and Construction

- 4.1 Temporary fencing / hoarding will be erected around the perimeter of the Site at the outset of demolition where works are proposed. This will be on a phased basis.
- 4.2 Access during the demolition, enabling and construction stage will be from Charles Street. Inbound construction traffic is expected to travel off Mancunian Way onto Sackville Street then onto Charles Street and the Site. On egress from the Site, traffic is expected to turn left onto the A34 and then join the Ring Road via the westbound on ramp. A maximum of 62 daily vehicle movements are anticipated at the peak of construction. Outside of the peak construction stage, approximately 30 daily vehicle movements are anticipated.
- 4.3 The existing Weston Halls and Pendulum Hotel on Site will be demolished. The demolition of the existing Weston Halls and Pendulum Hotel on Site will be phased (Phase A and Phase B).
- 4.4 Utilities (where applicable) and below-ground services / structures (where applicable) will be retained.
- 4.5 The demolition of the buildings will likely comprise the following general practices:
  - Internal 'soft-strip' exercise, with all waste arisings removed from the building and segregated into allocated skips for appropriate processing/recycling/disposal;
  - Any hazardous materials (including asbestos, if present) will be removed, handled and disposed of in line with appropriate guidance and regulations;
  - Demolition works will be undertaken using mechanical demolition techniques (i.e. no form of explosive demolition will be required) from the highest point downward. All waste arisings will be separated into allocated skips to maximise material recycling;
  - Where required appropriate fencing/exclusion zones will be identified and implemented by the appointed contractor;
  - Removal of all Site vegetation; and
  - Removal of floor slabs, foundations, and other areas of hardstanding.
- 4.6 In the event that contamination is identified, a programme of mitigation or remediation work will be carried out as part of the enabling works in line with a Remediation Strategy approved by the regulators and MCC.
- 4.7 There is currently a basement in the existing building. At this stage there is the potential for a basement in Phase B of the Proposed Development, subject to the cut and fill exercise. Excavation works will be required for foundation design, utilities and drainage run and attenuation and sprinkler tanks. An element of cut and fill will likely be required to create development plateau levels.
- 4.8 Given the demolition proposed, there is likely to be a net exportation of waste off Site.

- 4.9 Given the existing use of the Site, the existing utilities will be utilised to serve the Site. Utilities may require upgrading and re-routing to facilitate the increase in massing of the Proposed Development. Any diversion or reinforcement of utilities will happen as part of the enabling works and any off-Site works will be the responsibility of the utility provider.
- 4.10 As a worst case, it is assumed that construction of the Proposed Development will require piled foundations.
- 4.11 The use of a tower crane/s will be required to facilitate the construction of the Proposed Development. The tower crane/s will be braced back to the structure/s, where necessary. These will be used to move load out materials, erect the superstructure, façade and roofing.
- 4.12 The proposed construction works will be carried out by a competent contractor that will comply with current legislation<sup>13</sup>. Furthermore, the proposed works will be carried out in accordance with current good environmental practice and guidance for construction. This will be captured by the Construction Environmental Management Plan (CEMP) for the project, the Contract Documents and method statements and risk assessments issued by the Contractor ahead of the works. The site security arrangements for the Proposed Development during the construction stage will be in line with the requirements set out in the Construction (Design and Management) Regulations 2015 and appropriate levels of security (personnel / CCTV) will be provided. All construction activities will be in accordance with the Considerate Constructors Scheme.
- 4.13 During construction, either a central compound and/or a number of satellite compounds will be required for the contractor and appointed subcontractors. At this stage it is unknown whether the compound for both phases of development will be within the Site, however this isn't anticipated to substantially change the Site boundary.
- 4.14 Construction working hours<sup>14</sup> (noisy work) will be 07:30 to 18:00 Monday to Friday; 08:30 to 14:00 on Saturday; and no noisy work on Sundays and Bank Holidays. Operations outside of these hours will be agreed with MCC.

## **Proposed Development**

- 4.15 The Proposed Development is for up to 2,700 purpose built student accommodation units (Use Class Sui Generis) and associated amenity facilities, including cycles stores.
- 4.16 The Proposed Development will be a maximum height of up to 50 storeys (up to 191.850m AOD).
- 4.17 The buildings have been located to reinforce the street frontages along Charles and Sackville Street and positioned to the north and east of the Site. This creates a generous south-facing landscape space. The Proposed Development is split into two phases, each with a tower and adjoining lower-level buildings.

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<sup>13</sup> This includes the Health and Safety at Work etc. Act 1974; the Control of Pollution Act 1974; and Construction (Design and Management) Regulations 2015.

<sup>14</sup> Manchester City Council. Tackle a noise problem – Noise from building sites. Available at: [Noise from building sites | Tackle a noise problem | Manchester City Council](#) [Accessed: 12/08/2025].

- 4.18 The Phase A tower, which will be up to 50-storeys, will be located to the south-east side of the Site. Lower-level buildings will also be provided as part of Phase A adjacent to Charles Street and Sackville Street (anticipated to range from 9 – 18 storeys).
- 4.19 The Phase B tower will be up to 33-storeys in height and located in the north-west corner of the Site. Lower-level buildings will also be provided as part of Phase B adjacent to Charles Street (anticipated to range from 9 – 25 storeys).
- 4.20 At this stage, no parking is anticipated to be provided. Vehicular, pedestrian and cyclist access to the Site will be from Charles Street, with refuse/servicing access from both Charles Street and Sackville Street. Drop off / pick up on move in and out days will be from Charles Street. The Move-In/Move-Out Strategy will be a managed system where drivers book arrival slots.
- 4.21 The Proposed Development will be operational 24 hours a day / 7 days a week.
- 4.22 The proposed landscaping will be organised into two distinct spaces, defined by the change in level at the Site. The northern section will be private in character, offering a network of both active and quiet areas. The area will be framed by planting and light-dappled trees offering both structure and a sense of enclosure. A lower woodland edge is proposed approximately 3m beneath the main garden and will be accessible via both stepped and levelled pathways. The area will include wildflower planting and small woodland trees and will accommodate an informal looping route around the Site, creating opportunities for temporary uses and flexible activities.
- 4.23 The proposed surface water drainage will not increase the runoff rate compared to the existing Site, will be designed in accordance with the National standards for sustainable drainage systems<sup>15</sup>, and will include a 45% climate change allowance in accordance with the latest allowances defined by DEFRA<sup>16</sup>. Sustainable Drainage Systems (SuDS) will be incorporated into the surface water drainage network, in accordance with CIRIA 753 – The SuDS Manual where practical.
- 4.24 All lighting installations will meet Institute of Lighting Professionals (ILP) Guidance Notes for the Reduction of Obtrusive Light 2021<sup>17</sup>.
- 4.25 Waste types will include general refuse, pulpable recycling, mixed recycling and food waste. It is assumed that waste collections will occur on a weekly collection by a private contractor.
- 4.26 The energy strategy will respond to emission reduction targets set out in Building Regulations and aspirations set out within MCC development framework by means of both passive and active measures. The development will incorporate a fabric first passive energy approach that exceeds the thermal properties set out within the Building Regulations Part L. Energy efficiency measures will be incorporated through building services to reduce the

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<sup>15</sup> National standards for sustainable drainage systems (SuDS).

<https://www.gov.uk/government/publications/national-standards-for-sustainable-drainage-systems/national-standards-for-sustainable-drainage-systems-suds>.

<sup>16</sup> For which the Irwell Management Catchment is a 45% allowance on the rainfall intensities.

<sup>17</sup> Institute for Lighting Professionals (2021). Guidance Note 01/21 for the Reduction of Obtrusive Light.

carbon footprint below the passive improvement stage, using all electric heat generation plant with no combustion, heat recovery systems and high efficacy controllable lighting.

### **Timescales**

- 4.27 Demolition, Site preparation and construction of the Proposed Development is anticipated to commence in 2027, with Phase A construction being completed over 3.5 years and opening for the Academic Year 2030/31. Phase B construction is anticipated to commence in 2030, being completed over 3.5 years and opening for the Academic Year 2033/34.

## 5. Technical Topics which are Not Significant

### Introduction

- 5.1 As part of the EIA process and based on the information available to date, there are several technical topics for which a further detailed assessment as part of the EIA is not justified and these topics (and related effects) will not be reported within the ES (i.e., 'scoped out').
- 5.2 The technical topics for which no likely significant environmental effects have been identified are:
- Archaeology;
  - Transport;
  - Air Quality;
  - Noise and Vibration;
  - Water Environment;
  - Ground Conditions and Contamination;
  - Biodiversity;
  - Lighting;
  - Major Accidents and/or Disasters; and
  - Waste.
- 5.3 The technical topics listed above are considered in turn below in this Chapter, with a factual evidence base provided. Where mitigation has been used to inform this judgement, the identified mitigation has been captured within the PEMP provided in **Appendix 2.1**.
- 5.4 The other technical topics outlined within this EIA Scoping Report also identify effects that are unlikely / not significant. These are reported in **Chapters 6 – 12**.

### Archaeology

#### Technical Baseline

- 5.5 Baseline data has been gathered for all heritage assets within the Site and a 250m buffer, from Historic England and the Manchester Historic Environment Record (HER) maintained by the Greater Manchester Archaeological Advisory Service (GMAAS). An archaeological desk-based assessment is being produced to support the detailed application.
- 5.6 There are no designated heritage assets recorded within the Site. There is one non-designated heritage asset recorded by the HER within the Site - the site of New Garratt Print Works (HER ref 19094.1.0). There is a further non-designated heritage asset recorded

adjacent to the northern boundary of the Site - the site of Old Garratt Print Works (HER ref 19093.1.0).

- 5.7 These buildings are shown on the Bancks & Co's plan of Manchester 1832<sup>18</sup>, which shows the River Medlock flowing through the Site. The 'Old Garret Print Works' (HER ref 19093.1.0) is depicted on the northern bank of the river at the junction of two unnamed roads in the east of the Site, and another 'Print Works' (HER ref. 19094.1.0) is depicted on the southern bank of the river. The river forms the boundary between the township of Manchester and the township of Chorlton upon Medlock.
- 5.8 On Joseph Adshead's illustrated maps of the township of Manchester 1851<sup>19</sup>, the northern half of the Site is shown with various warehouses and places of business, industrial buildings and residential houses fronting Brook Street to the west, Charles Street to the north and Zara Street to the east, with the river still flowing through. There are warehouse buildings shown at the location of the Old Garret Print Works; however, they are not labelled as such. The viaduct (List Entry Number 1200837) is also depicted to the north of the Site.
- 5.9 The river was culverted in the late 1960s to early 1970s when the entirety of the Site was cleared of the historic buildings to construct the buildings currently extant on the Site. The level of truncation that the construction of the Pendulum Hotel and Weston Hall would have had on any archaeological evidence within their footprints is unknown due to the presence of lower ground floors within each building, which are known to be to a depth of c.3m below ground level across much of the Site, and the unknown depth of the archaeological remains, especially the waterwheel pit(s).
- 5.10 There is a potential that areas which have been subject to less truncation by modern development may include archaeological remains associated with the late 18th and 19th century buildings. Due to the historic course of the River Medlock the Site has the potential to include waterlogged deposits with archaeological interest.

### **Effects Unlikely/Not Significant**

#### ***Impact on archaeological and palaeoenvironmental remains***

- 5.11 Direct effects of the Proposed Development may arise from construction of the proposed building and associated groundworks. Demolition and construction activities are likely to result in direct impacts on archaeology where intrusive ground works interact with known or potential archaeological deposits.
- 5.12 There is potential within the Site for the remains of 18<sup>th</sup> and 19<sup>th</sup> century buildings and structures related to the New Garratt Print Works (HER ref 19094.1.0), the Old Garratt Print Works (HER ref 19093.1.0) and other residential, warehouse and industrial buildings which were shown on historic mapping to be present within the Site until their clearance in the late 1960s ahead of the construction of the current buildings.

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<sup>18</sup> Bancks & Co. 1832 *Plan of Manchester and Salford*. Available at: <https://www.digitalcollections.manchester.ac.uk/view/PR-C-00017-00070-MANCHESTER-00056/1>

<sup>19</sup> J. Adshead 1851 *Township of Manchester no.7: Oxford Ward (part 2)*. Available at: <https://www.digitalcollections.manchester.ac.uk/view/PR-C-00017-00070-MANCHESTER-00022/7>

- 5.13 There is potential within the Site for waterlogged deposits in the former course of the River Medlock which was present within the Site until it was culverted in the late 1960s for the construction of the current buildings.
- 5.14 The heritage significance of these remains is likely to be up to moderate, deriving from their potential to yield evidence of past human activity worthy of expert investigation<sup>20</sup> and to inform the research objectives for the industrial period as identified in the North West Regional Research Framework<sup>21</sup>.
- 5.15 The Proposed Development may result in an up to total loss of archaeological and palaeoenvironmental remains which may be present within the Site. The level of truncation from the construction of the extant buildings across the Site is unknown, however, it is considered that the presence of a lower ground floor to a depth of c.3m below ground level across much of the western half of the Site is likely to have removed all but the deepest archaeological remains. There may also be 20<sup>th</sup> century demolition layers or construction levelling deposits overlying the archaeological and palaeoenvironmental remains which would reduce the likelihood of the Proposed Development impacting those remains.
- 5.16 There is likely less truncation in the eastern half of the Site, as the lower ground floor does not extend to this side. There are also small areas outside of the footprint of the existing buildings which may have had less truncation. The proposed buildings are largely to be located within the footprint of the existing buildings, except for two small areas along the northern boundary where the proposed western building extends to the north of the footprint of Weston Halls. Whilst the construction methodology is currently unknown, it is likely that the proposed buildings will have piled foundations, along with the associated utility trenches, which have localised below-ground impacts.
- 5.17 Therefore, the impact on archaeological and palaeoenvironmental remains, specifically New Garratt Print Works; Old Garret Print Works; other surviving 18<sup>th</sup> and 19<sup>th</sup> century buildings; and waterlogged deposits from original course of River Medlock are not considered to be significant and will not be considered further in the EIA or reported in the ES. These impacts (which are not considered to be significant) will be assessed in a desk-based assessment to be submitted as part of the Application. Further evaluation or mitigation may be required to confirm the presence or absence of archaeological remains, their function, date, and heritage significance, which would be agreed with GMAAS.

## Transport

### Technical Baseline

- 5.18 The Site is located in Manchester city centre, currently operating as a c.500 bed PBSA (Weston Hall) and 117 bed hotel (Pendulum Hotel). The Site has no on-site parking or vehicular access and is bounded by Charles Street to the north (two-way traffic) and Sackville Street to the west (one-way northbound with southbound cycle lane). On-street parking is

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<sup>20</sup> Planning Practice Guidance: Historic Environment, Paragraph: 006 Reference ID: 18a-006-20190723, Available at: <https://www.gov.uk/guidance/conserving-and-enhancing-the-historic-environment>

<sup>21</sup> The North West England Regional Research Framework, 2020. Available at: <https://researchframeworks.org/nwrf/>

available on Sackville Street (pay & display with 2-hour maximum stay) and Charles Street has a Single Yellow line with waiting restrictions between 0800-2000 hours.

- 5.19 Baseline traffic information has been established through GMTU/MCC/DfT regular monitoring counts for the A34 Princess Street, supplemented by on-site observations of highway network characteristics and TRICS database analysis (versions 7.11.4 and 8.25.6) for existing land use trip generation. The A34 Princess Street carries 6,964 vehicles per day (Annual Average Daily two-way flow) including 191 HGVs (including buses). Traffic trends analysis demonstrates a general reduction over time due to improved public transport provision, reduced car parking availability from development of former car park sites, and behavioural changes including working from home patterns and increased online shopping. Post-COVID traffic levels remain significantly below 2019 levels, and for this reason no growth factors have been applied to baseline traffic flows as future traffic levels are not expected to rise.
- 5.20 Based on TRICS analysis, current land uses generate 191 two-way vehicle movements per day (93 arrivals, 97 departures) and 5 HGV movements per day (3 arrivals, 2 departures). The hotel component generates proportionally more traffic per bedroom than student accommodation, particularly for taxi movements and servicing activities. Five-year accident data (to June 2025) from TfGM shows zero recorded accidents on Sackville Street and 4 'slight' severity accidents on A34 Princess Street at junctions with Charles Street (3 accidents) and Sackville Street (1 accident). This represents a low accident rate of less than one per year, reflecting the 20mph speed limit that applies to all roads within the Inner Relief Road.
- 5.21 The Site benefits from excellent sustainable transport links with Piccadilly Rail Station (national rail services), Metrolink light rail and numerous bus services within 5-10 minutes walk, representing the highest category of GM Accessibility Levels. The area has appropriate pedestrian and cycling infrastructure including footways to appropriate standards, controlled crossing points, 20mph speed limits that reduce intimidation effects compared to 30mph zones, Advance Cycle Stoplines at signal junctions, on-street cycle parking on Charles Street, and a Starling Hire Bike station on Princess Street. There is also an on-street disabled parking bay on Sackville Street adjacent to the Site.

### **Effects Unlikely/Not Significant**

#### ***Predicted construction and operational traffic***

- 5.22 Access during the demolition, enabling and construction stage will be from Charles Street. Inbound construction traffic is expected to travel off the Inner Relief Road, Mancunian Way onto Sackville Street then onto Charles Street and the Site. On egress from the Site traffic is expected to turn left to head west and join the A34 Princess Street before joining Mancunian Way via the westbound on-ramp. A maximum of 62 daily vehicle movements are anticipated at the peak period of construction. Outside of the peak period construction traffic is more typically forecast at approximately 30 daily vehicle movements a day. We expect that there could be typically 2 articulated HGVs per day 40 rigid HGVs and 20 van type arrivals during the busiest period. We do not propose to have contractor parking on site.
- 5.23 TRICS analysis for the proposed PBSA development (up to 2,700 beds) indicates 275 two-way vehicle movements per day (135 arrivals, 140 departures) and 6 HGV movements per day (3 arrivals, 3 departures). When deducting the existing land use generation (191 movements/day), the net operational increase is 84 two-way vehicle movements per day

with zero net HGV increase. This net increase reflects that hotels typically generate more vehicle activity per bedroom than student accommodation. Traffic distribution is expected to be 70% via Charles Street (given the Site's frontage and two-way traffic capacity) and 30% via Sackville Street (primarily for drop-off, pick-up and use of on-street parking bays).

***Relevant criteria used when considering the 'significance' of environmental effects from traffic***

- 5.24 The evaluation follows the ISEP (formerly IEMA) 'Guidelines for the Environmental Assessment of Traffic and Movement'<sup>22</sup>, which identifies potential traffic-related environmental effects as severance of communities, road vehicle driver and passenger delay, non-motorised user delay, non-motorised amenity, fear and intimidation on and by road users, road user and pedestrian safety, and hazardous/large loads.
- 5.25 ISEP guidance provides screening rules to identify when traffic effects warrant further detailed assessment: Rule 1 suggests including highway links where traffic flows will increase by more than 30% (or HGV flows increase by more than 30%), and Rule 2 suggests including highway links of high sensitivity where traffic flows increase by 10% or more. These rules provide guidance on when the potential for environmental effects may arise and require further evaluation, with each effect having its own specific assessment criteria. Given the urban commercial context, no highway links are considered of high sensitivity.

***Environmental effects arising from construction stage traffic***

- 5.26 Construction traffic increases on the A34 Princess Street represent less than 1% increase in total traffic (62/6964) and 21% increase in HGV flows (40/191) during the busiest construction period and for much of construction these flows are notably lower. These increases are well below the ISEP screening thresholds and, when considered against the specific criteria for each environmental effect including factors such as the existing urban context, baseline traffic volumes, and the temporary nature of construction activities, will not result in significant environmental impacts. The existing road network already accommodates significant traffic volumes and the modest additional flows will not materially affect severance, delay, amenity, safety or other environmental effects.
- 5.27 A Construction Environmental Management Plan (CEMP) will provide mitigation covering construction vehicle routing to avoid sensitive routes, safety training for drivers and banksmen, environmental mitigation measures including noise mitigation and dust suppression, street cleaning, and communication and consultation with the council and neighbouring properties.
- 5.28 As such, construction transport effects are not considered significant and will not be considered further in the EIA or reported in the ES.

***Environmental effects arising from operational stage traffic***

- 5.29 The operational traffic increases represent a small percentage of existing traffic flows, with the A34 Princess Street experiencing less than 1% increase (30/6,964) and local streets estimated to be well below the ISEP screening thresholds based on observed traffic levels. When considered against the specific assessment criteria for each environmental effect, including the existing urban commercial context, established traffic patterns, excellent sustainable transport accessibility and the modest scale of increase, these traffic changes will not result in significant environmental impacts. The Proposed Development represents a

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<sup>22</sup> [iema-report-environmental-assessment-of-traffic-and-movement-rev07-july-2023.pdf](#)

change in land use intensity rather than a fundamental change in transport character, with the area already accommodating similar levels of activity through the existing hotel and student accommodation uses.

- 5.30 Mitigation measures will include a Framework Travel Plan developed into a detailed Travel Plan prior to occupation with a dedicated Travel Plan Co-ordinator responsible for implementation and monitoring. The Applicant will operate a cycle hire scheme providing 'Free to Hire' bikes available to students on an unlimited basis. A Student Move-In/Move-Out Strategy will be implemented prior to occupation, developed from a Framework Strategy into a detailed Implementation Plan submitted to MCC prior to occupation.
- 5.31 As such, operational transport effects are not considered significant and will not be considered further in the EIA or reported in the ES.

## Air Quality

### Technical Baseline

- 5.32 The Site is situated within the Greater Manchester Combined Authority (GMCA) Air Quality Management Area (AQMA)<sup>23</sup>. The GMCA are responsible for reporting air quality monitoring on behalf of the 10 Local Authorities of the Greater Manchester area, including Manchester City Council (MCC), in which the Site is situated.
- 5.33 Traffic emissions from Sackville Street and Charles Street are expected to be minimal, given the assumed low vehicle flows along these routes. Higher pollutant concentrations may occur in proximity to the A34 Princess Street and the A57(M), where traffic volumes are likely to be significantly greater.
- 5.34 Although the Manchester Piccadilly to Manchester Deansgate railway line, which according to the LAQM TG.22 guidance, has a high number of diesel locomotives. However, as the site is more than 30m of the railway tracks and the background annual mean NO<sub>2</sub> concentration is below 25µg/m<sup>3</sup> there is no requirement to assess the emissions as part of the assessment.
- 5.35 Monitoring of NO<sub>2</sub>, particulate matter with an aerodynamic diameter of less than 10µm (PM<sub>10</sub>) and particulate matter with an aerodynamic diameter of less than 2.5µm (PM<sub>2.5</sub>) concentrations is undertaken by MCC in the vicinity of the Site. The closest monitoring location is MA72NO, which is an urban background monitor, and this recorded 24.0µg/m<sup>3</sup> in 2024. This is located approximately 245m south-east of the proposed development boundary.
- 5.36 Predictions of NO<sub>2</sub>, PM<sub>10</sub> and PM<sub>2.5</sub> concentrations on a 1km by 1km grid basis have been produced by the Department for Environment, Food and Rural Affairs (DEFRA)<sup>24</sup>. These maps cover the entire of the UK to assist Local Authorities (LAs) in their "Review and Assessment" of air quality. Review of data for the grid square containing the Site indicated pollutant concentrations are below the relevant criteria.
- 5.37 There are several student residential receptors, and commercial receptors, located in the vicinity of the Site, including Vita Student Circle Square - Student Accommodation

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<sup>23</sup> DEFRA ([https://uk-air.defra.gov.uk/aqma/details?aqma\\_ref=36#1132](https://uk-air.defra.gov.uk/aqma/details?aqma_ref=36#1132)) [Accessed: 05/09/2025]

<sup>24</sup> DEFRA Local Air Quality Management webpages (<http://laqm.defra.gov.uk/review-and-assessment/tools/background-maps.html>) [Accessed: 05/09/2025].

Manchester on Noble Way and Fletcher House - iQ Student Accommodation Manchester on Fairfield Street.

- 5.38 There are no ecologically sensitive areas located within 1km of the Site.

### **Effects Unlikely/Not Significant**

#### ***Nuisance and disturbance as a result of dust from demolition and construction activities***

- 5.39 Demolition and construction activities have the potential to result in nuisance and or adverse health effects due to dust deposition arising from on-site construction activities, resulting in the soiling of surfaces; visible dust plumes and elevated PM<sub>10</sub> concentrations as a result of dust generating activities on-site. It is anticipated that dust and particulate matter emission produced during construction activities would be controlled through the implementation of a CEMP. This CEMP will be informed by the Institute of Air Quality Management<sup>25</sup> (IAQM) guidance and would include prevention measures, such as screening stockpiles of materials, deployment of windbreak netting and dampening exposed soils as appropriate and set out requirements for ongoing monitoring and liaison with the local community, and MCC. Non-Road Mobile Machinery (NRMM) will be those with electric powertrains, specifically battery-electric and hybrid-electric systems, where possible.
- 5.40 These tertiary mitigation measures are considered an integral part of the Proposed Development and considered as part of the Environmental Management Plan and are already defined in the PEMP.
- 5.41 Therefore, nuisance and disturbance as a result of dust from construction activities to existing residential receptors is not considered to be significant and will not be considered further in the EIA or reported in the ES.

#### ***Impact of pollutants from road traffic on users of the Proposed Development***

- 5.42 The Proposed Development is currently situated in an AQMA, and therefore proposed sensitive receptors (i.e. the future PBSA users) may be exposed to elevated pollutant levels. Given the urban context of the Site and the fact the Proposed Development is within an AQMA, it will be necessary for the Proposed Development to include appropriate façade specification and ventilation strategy, to ensure internal air quality conditions are achieved. Although the specifics of this is yet unknown, such measures are commonly used with urban schemes such as this. This primary mitigation is an integral part of the Proposed Development design.
- 5.43 Therefore, the impact of pollutants on proposed receptors will be suitably mitigated and is considered to be not significant. This will not be considered further in the EIA or reported in the ES.

#### ***Changes to pollutant concentrations resulting from traffic generated by the Proposed Development during construction***

- 5.44 As per **Chapter 4**, construction vehicles will travel off Mancunian Way, onto Sackville Street, and then onto Charles Street to access the Site. This route is strategically planned to manage the flow of heavy vehicles and minimise disruption to surrounding areas. The use of a main thoroughfare like Mancunian Way helps to funnel traffic away from smaller, residential

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<sup>25</sup> Institute of Air Quality Management (2024). Guidance on the Assessment of Dust from Demolition and Construction. Available at: [Construction-Dust-Guidance-Jan-2024.pdf](#) [Accessed: 04/09/2025].

streets. Upon leaving the Site, vehicles will turn left onto the A34 and then join the Ring Road via the westbound on-ramp. This route is also designed to direct construction traffic onto major roads, thereby reducing the impact on local traffic and air quality. Although it is acknowledged the development may exceed the IAQM criteria for when a detailed assessment of vehicle emissions is required, this does not conclude a significant effect is likely. Construction traffic would be temporary (over a 3.5-year period) and therefore reversible upon completion of the construction stage. Furthermore, construction traffic will vary throughout the construction stage, with greater traffic levels associated with various construction activities. With the implementation of a Construction Travel Plan (to be secured by planning condition), this will ensure construction vehicles take a route which minimises exposure to sensitive receptors, as set out in **Chapter 4**. These tertiary mitigation measures are considered an integral part of the Proposed Development.

- 5.45 Therefore, changes to pollutant concentrations during construction are not considered to be significant and will not be considered further in the EIA or reported in the ES.

***Changes to pollutant concentrations resulting from traffic and building emissions generated by the Proposed Development during operation***

- 5.46 During operation, no parking will be provided on Site so vehicle movements will be minimal and are not expected to exceed IAQM criteria of 100 vehicle movements per day.
- 5.47 The Proposed Development will utilise an all-electric heating system, eliminating on-site combustion.
- 5.48 Therefore, it is concluded that there will be no long-term air quality impacts from the operational stage.

**Noise and Vibration**

**Technical Baseline**

- 5.49 The baseline acoustics environment has not been subject to a baseline noise survey; however, the noise environment of the Site is likely to be mainly influenced by road traffic on Princess Street and Sackville Street. Although the A57(M) is located to the south of the Site, due to the setback and intervening buildings, it will have less of an influence. Noise from the railway line to the north, and plant associated with the surrounding uses will also be of consideration.
- 5.50 A baseline noise survey will be undertaken at positions representative of proposed receptor locations, to establish noise levels from the existing sources above. The survey will be undertaken at various heights representative of the development, where possible, to capture noise from the A57(M), which although further away, may have some influence at higher levels of the Proposed Development where intervening buildings provide less screening.

**Effects Unlikely/Not Significant**

***Noise and vibration during demolition and construction activities***

- 5.51 Noise and vibration emissions are typically produced during demolition and construction activities, which can result in annoyance and disturbance to nearby receptors. Noise and vibration will be controlled through the implementation of a CEMP (to be secured by

planning condition). The CEMP will be informed by British Standard 5228 Part 1<sup>26</sup> and 2<sup>27</sup> and will include mitigation measures, such as low noise emission plant, localised screening, siting equipment away from receptors, and set out requirements for ongoing monitoring and liaison with the local community, and MCC. These measures would reduce the noise level experienced at the receptor. These tertiary measures are considered an integral part of the Proposed Development and considered as part of the Environmental Management Plan and are already defined in the PEMP.

- 5.52 In regard to noise produced by vehicles associated with demolition and construction, it is currently anticipated there would be a maximum of 62 daily vehicle movements during peak construction, reducing to 30 daily vehicle movements outside of this peak period. In accordance with DMRB LA111<sup>28</sup>, an increase in the basic noise level (BNL) of 3 dB may result in a moderate impact at the nearest receptors. This equates to a doubling in traffic on a road. As the demolition and construction period will be short term, and road traffic will already exist on these roads, a significant impact is unlikely. Furthermore, a Construction Travel Plan (to be secured by planning condition) will be formulated to ensure construction vehicles take a route which minimises exposure to sensitive receptors, as set out in **Chapter 4**. These tertiary mitigation measures are considered an integral part of the Proposed Development.
- 5.53 Therefore, noise and vibration during demolition and construction activities is not considered to be significant and will not be considered further in the EIA or reported in the ES.

***Impact of existing noise on future users of the Proposed Development***

- 5.54 Noise from road and rail traffic, as well as plant noise, may cause an impact on the Proposed Development. As part of the development design, a suitable façade design specification will be formulated to ensure proposed receptors will be adequately protected, following the guideline noise levels within BS 8233<sup>29</sup>, and agreed with MCC. This will include an appropriate glazing and ventilation specification, as required, and take account of the source with most influence on the façade of interest. This is standard practice for all residential buildings in a city centre.
- 5.55 Therefore, the impact of noise on future users of the Proposed Development will be suitably mitigated and is considered to be not significant. This will not be considered further in the EIA or reported in the ES.

***Impact of noise generated by the Proposed Development on existing and proposed sensitive receptors***

- 5.56 During operation, the only noise sources as a result of the Proposed Development are likely to be road traffic and plant. No parking will be provided on Site so vehicle movements will be minimal. Although there may be periods at the beginning and end of term when traffic levels would be elevated, due to students arriving and leaving campus, when considered over an

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<sup>26</sup> British Standard 5228-1: 2009+A1:2014. Code of practice for noise and vibration control on construction and open sites - Noise

<sup>27</sup> British Standard 5228-2: 2009+A1:2014. Code of practice for noise and vibration control on construction and open sites - Vibration

<sup>28</sup> Design Manual for Roads and Bridges (DMRB) LA 111 Noise and Vibration. May 2020.

<sup>29</sup> British Standard 8233:2014. Guidance on sound insulation and noise reduction for buildings.

18-hour period ( $L_{A10,18\text{hour}}$ ), as is required for noise assessments, the traffic levels would still be minimal.

- 5.57 Therefore, only noise from plant will be a concern. Plant noise limits will be established based on background sound levels captured during baseline surveys, following the guidance of BS 4142<sup>30</sup>. These limits will be agreed with MCC and integrated into the development design to ensure that plant noise does not give rise to significant effects on existing and proposed receptors.
- 5.58 Therefore, the impact of noise on existing and proposed sensitive receptors will be suitably mitigated and is considered to be not significant. This will not be considered further in the EIA or reported in the ES.

***Impact of vibration on existing and proposed sensitive receptors***

- 5.59 There are no sources of vibration in close proximity to the Site, in which this may be a concern. The Proposed Development, once operational, will also not produce vibration.
- 5.60 The impact of vibration on existing and proposed sensitive receptors during operation is therefore not considered to be significant and will not be considered further in the EIA or reported in the ES.

**Water Environment**

**Technical Baseline**

- 5.61 The Site is occupied by an existing hotel building which takes up a large part of the footprint of the existing site area. The existing Site catchment consists of roofs, external hardstanding and soft landscaping.
- 5.62 The River Medlock can be seen in **Figure 5.1** and is routed along the southern boundary of Site. The Medlock meanders generally in a westerly direction over the width of the Site and is culverted along the southern boundary. The river is culverted between the A6 London Road and the A34 Princess Street.
- 5.63 Based on the Environment Agency's Flood Map for Planning<sup>31</sup>, the Site is located in Flood Zone 2 as shown in Error! Reference source not found. which is defined as having a medium risk of flooding from rivers and seas, with an Annual Exceedance Probability (AEP) of flooding between 0.1% and 1%.
- 5.64 The existing Site is also defined as having a low risk of surface water flooding which is primary due to low lying areas of the existing site. Small pockets of external surface water flooding are highlighted within the flood risk maps for planning
- 5.65 The risk of groundwater flooding for the Site is deemed to be unlikely
- 5.66 There is a risk of flooding from reservoirs as with a large part of Manchester City Centre

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<sup>30</sup> British Standard 4142:2014+A1:2019. Methods for rating and assessing industrial and commercial sound.

<sup>31</sup> Environment Agency (2025) Flood Map for Planning. Available at: <https://flood-map-for-planning.service.gov.uk> [Accessed: 18<sup>th</sup> September 2025].

### ***Flood Risk Vulnerability & Flood Zone Compatibility***

- 5.67 Annex 3 of the NPPF defines the type and nature of different development classification in the context of their flood risk vulnerability. The existing hotel building would be defined as more vulnerable under the definition of 'Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs, and hotels.'

### ***Flood Risk Assessments: Climate Change Allowances***

- 5.68 The Site lies within the Irwell Management Catchment, as defined by the Department for Environment, Food and Rural Affairs (Defra) Peak Rainfall Climate Change Allowances map<sup>32</sup>.
- 5.69 A full summary of flood risk to the site based on EA flood risk data and the SFRA is available below in **Table 5.1**.

**Table 5.1: Summary of Flood Risk**

| Source Of Flooding      | Risk to the Site |
|-------------------------|------------------|
| FLUVIAL (RIVER)         | Medium           |
| PLUVIAL (SURFACE WATER) | Low              |
| TIDAL                   | Negligible       |
| RESERVOIR               | Low-Medium       |
| GROUNDWATER             | Low              |
| INFRASTRUCTURE          | Low              |

### ***Effects Unlikely/Not Significant***

- 5.70 The Proposed Development falls within the category of more vulnerable under the definition of 'Buildings used for dwelling houses, student halls of residence, drinking establishments, nightclubs, and hotels.'
- 5.71 More Vulnerable development is appropriate in Flood Zone 2 and does not require an exception test.
- 5.72 As noted in the baseline section the existing Site lies within the Irwell Management Catchment which defines the climate change allowances to be applied to rainfall intensity and peak river flow.
- 5.73 The Proposed Development is considered to have a minimum lifetime of 100 years, as it is a residential development, meaning that the use of the 2070s epoch applies. To comply with the guidance, the surface water drainage system will be designed based on a 45% climate change allowance to the 1% annual exceedance rainfall event and designed to ensure there is no increase in flood risk elsewhere and that the development is designed to mitigate surface water flooding.
- 5.74 Floor levels will be set to ensure that they provide suitable freeboard above the 2080s central allowance of 35% which is applicable to more vulnerable developments.

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<sup>32</sup> Defra (2025) Climate Change Allowances. Available at: [Climate change allowances for peak rainfall](#) [Accessed: 18<sup>th</sup> September 2025].

### ***Impacts on water quality during construction***

- 5.75 The CEMP for the Proposed Development will be prepared and then implemented during the construction stage. This will set out any temporary surface water management that would need to be put in place by the contractor during construction and define how surface water will be collected, treated and discharged including pollution prevention devices.
- 5.76 A flood risk activity permit (FRAP) will need to be applied for through the Environment Agency (EA) for activities within 8m of a main river. The EA will expect to see measures in place for any requirements to surface water management during construction.
- 5.77 Examples of temporary surface water management techniques to control water quality during construction are:
- Filter drains or bunds to the perimeter of the site to capture surface water run-off from leaving the Site;
  - COSHH requirements including bunds around material storage areas and spill kits; and
  - Silt traps for surface water run-off prior to off-site disposal.
- 5.78 Although the specific mitigation is unclear at this time, it is clear that mitigation can occur and resolve potentially occurring effects. Therefore, impacts on water quality during construction is not considered to be significant and will not be considered further in the EIA or reported in the ES.

### ***Increased risk of flooding during construction***

- 5.79 The CEMP for the Proposed Development will be prepared and then implemented during the construction stage. This will set out any temporary surface water management that would need to be put in place by the contractor during construction and define how surface water will be collected, treated and discharged including pollution prevention devices.
- 5.80 A flood risk activity permit (FRAP) will need to be applied for through the Environment Agency (EA) for activities within 8m of a main river. The EA will expect to see measures in place for any requirements to surface water management during construction to mitigate flood risk. The Bespoke Permit will identify all risks associated with the works and define appropriate mitigation measures for all receptors that could be at risk.
- 5.81 Examples of temporary surface water management techniques to control water quality during construction are:
- Filter drains or bunds to the perimeter of the site to prevent surface water run-off from leaving the site uncontrolled;
  - Given the nature of a construction site there will likely be unmade permeable ground following demolition and removal of existing hardstanding areas. Some surface water could be expected to natural percolate over time; and
  - Some standing water may be tolerated on the site over more intense storm durations.
- 5.82 The duration of the works will be limited compared to the lifetime of the development. Therefore the associated flood risk over the relatively short lifetime of the construction stage

means that the flood risk during construction would only be based on present day without the need to factor in the effects of climate change.

- 5.83 Therefore, the risk of flooding during construction is not considered to be significant and will not be considered further in the EIA or reported in the ES.

***Increased risk of flooding during operation***

- 5.84 With respect to flood risk from rivers and sea, although the Site is located in Flood Zone 2 it is recognised that the existing Hotel building is located almost entirely within Flood Zone 2 and would be classified as the same flood risk vulnerability as the Proposed Development as “More Vulnerable”.
- 5.85 The Manchester Salford and Trafford Strategic Flood Risk Assessment (2011)<sup>33</sup> provides advice on mitigation measures to be incorporated into the scheme design such as raising of floor levels 600mm above the 1% AEP plus climate change allowance.
- 5.86 The Design Team will engage with both the Environment Agency and the Lead Local Flood Authority to agree mitigation measures appropriate for the Proposed Development which will inform the levels strategy, finished floor levels and place of safety in the event of a breach of the flood defences, without which these stakeholders, as Statutory Consultees will have the power to lodge an objection to the development.
- 5.87 In addition, the Proposed Development will be designed to ensure surface water flooding is not increased at the Site, or elsewhere, accounting for climate change. The Proposed Development will also take into account the National Standards for Sustainable Drainage Systems when developing the surface water drainage design. With respect to climate change allowances, the Proposed Development will be designed with the resilience to cope with increases in precipitation frequency and intensity which may give rise to increased incidences of surface water flooding events.
- 5.88 The drainage strategy for the Proposed Development will be the primary means to control the quality and quantity of surface water runoff from the Proposed Development in line with National Standards for SuDS and local policy requirements. The strategy will consider the options available for the management of surface water runoff in line with the drainage hierarchy, which will include minimising at source (i.e., using sustainable drainage systems (SuDS)) through to attenuation and discharge to the River Medlock if possible.
- 5.89 The drainage strategy for the Proposed Development will be designed so that any additional demand for foul water drainage associated with a new resident population at the Site will be adequately accommodated, thereby avoiding incidences of foul water flooding. This will be undertaken in consultation with United Utilities who typically comment on new developments at the planning application stage and who will need to be consulted with for existing sewer capacity assessments and any new drainage connections.
- 5.90 To support this, a Flood Risk Assessment and Drainage Strategy will be submitted with the planning application.

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<sup>33</sup> JBA Consulting (March 2011). Available at: [Strategic Flood Risk Assessment \(SFRA\) | Manchester City Council](#) (Accessed 18<sup>th</sup> September 2025)

- 5.91 In view of the above, the design of the Proposed Development will ensure inherent design measures to safeguard against the risk of fluvial flooding as well as surface water flooding risks. The design of the Proposed Development will assess the effects at the Site and elsewhere, accounting for climate change.
- 5.92 Therefore, the risk of flooding during operation is not considered to be significant and will not be considered further in the EIA or reported in the ES.

#### ***Increased potable water demand***

- 5.93 The Site is currently operational as a PBSA development/hotel, and therefore there will be some potable water usage already, that the Proposed Development will present an uplift to.
- 5.94 The Site is located in the Manchester City Centre where the potable water network is very likely to have a capacity for new development. This will be confirmed with United Utilities as the design progresses and estimated utility demands have been confirmed with the design team. Given the City Centre location, access to potable water is likely easily accessible. Once utility information has been obtained, further review of connection to local potable water network can be undertaken. Risk to contamination to the potable water supply is low as a standard water connection will be undertaken following the New Roads & Street Works Act 1991.
- 5.95 Therefore, the increased potable water demand is not considered to be significant and will not be considered further within the EIA and reported within the ES.

### **Ground Conditions and Contamination**

#### **Technical Baseline**

- 5.96 A Phase 1 Desk Study<sup>34</sup> (**Appendix 5.1**) has been completed for the Site and provides a full discussion of the contamination and geotechnical risks on-Site. A summary of the findings is presented below.

#### ***Geology***

- 5.97 The Site is noted to be underlain with sandstone of the Chester Formation of the Sherwood Sandstone Group.
- 5.98 The Phase 1 Desk Study notes of a fault (East Manchester Fault) located approximately 40m north-east of the Site.
- 5.99 Historical ground investigation (presented within **Appendix 5.1**) has recorded Made ground deposits of silty and sandy clay with brick pieces by the eastern Site boundary, present to the full depth of 6.25mbgl (likely due to an infilled basement or the re-routed River Medlock). A BGS Historical Borehole Record (dated 1944) is located approximately 90m south of the Site and records deposits of brown clay down to 3.05m where rockhead of a soft red sandstone is encountered.
- 5.100 No significant geological hazards are identified within the Envirocheck Report (within **Appendix 5.1**).

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<sup>34</sup> Solmek (2025). Phase 1: Desk Study. Weston Hall, Manchester. iQ Student Accommodation. September 2025.

### ***Hydrology and Hydrogeology***

- 5.101 The geology beneath the Site is classified as a Principal Aquifer. The overlying drift is classified as a Secondary Aquifer – Undifferentiated.
- 5.102 The groundwater vulnerability at the Site is classified as Secondary Superficial Aquifer – low vulnerability.

### ***Coal mining***

- 5.103 The Site does not lie within a Development High Risk Area defined by the Coal Authority but lies within a Coal Mining Reporting Area.
- 5.104 The Coal Mining Search Report (Appendix D of **Appendix 5.1**) notes that the Site is situated in an area where no seams have been worked within the likely zone of physical influence on the surface. The report concludes that given the absence of shallow coal seams within influencing distance to the surface and the Site's location outside a Development High Risk Area, no further investigation into historical coal mining is required.

### ***Contamination***

- 5.105 The report notes that the ground conditions on-Site are likely to be made ground comprising areas of both topsoil and hardstanding, with surface deposits expected to be underlain by further made ground (likely to consist of construction / demolition waste).
- 5.106 Made ground is assumed to be deepest at the southern Site boundary, as well as the possible infilled riverbed of the River Medlock that curves around the Site. Historic UMIST tunnels have also been recorded on-Site (Appendix G of **Appendix 5.1**); however, the infilling and current route of the river is currently unknown.
- 5.107 The drift deposits on-Site are likely to comprise glacial till (clay) deposits overlying a sandstone, siltstone and mudstone bedrock.

### ***Radon***

- 5.108 Radon is a natural radioactive gas which enters buildings from the ground. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average concentration is at or above the Action Level of 200 becquerels per cubic metre.
- 5.109 The Phase 1 Desk Study notes that the Site is in an area where less than 1% of homes are at or above the Action Level. Therefore, no radon protection measures will be required for the new buildings or extensions on the Site.

### ***Unexploded Ordnance***

- 5.110 Zetica online unexploded ordnance (UXO) mapping<sup>35</sup> shows the Site to be at moderate risk from UXO.
- 5.111 With the Site having undergone redevelopment several times post WWII (given the existing student accommodation and hotel and conference centre on-Site), it is considered unlikely that UXO would be encountered.

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<sup>35</sup> Risk Maps. Available at: <https://zeticauxo.com/guidance/risk-maps/>

## Effects Unlikely/Not Significant

### ***Potential release of existing ground contamination and accidental release of new contamination during construction and operation***

- 5.112 As set out above and in **Appendix 5.1**, whilst there is a moderate risk of contamination on Site, this is not complex contamination and will be remediated prior to construction.
- 5.113 Risks to human health during construction are required to be managed under the Health and Safety at Work Act and are typically mitigated by applying good working practices set out in the CEMP. Site workers will be made aware of the possibility of encountering contamination through toolbox talks and good standards of personal hygiene, including welfare facilities on-site and the use of appropriate levels of personal protective equipment (PPE), will be enforced by the Principal Contractor as per CDM<sup>36</sup> requirements. This will be included in the CEMP, to be secured by planning condition.
- 5.114 There is also the potential for accidental spillages during the construction stage. The management of waste and potential pollutants used on-site will be controlled through the CEMP, which will detail the required mitigation measures. This will include best practice measures, including (where applicable): bunded storage; designated wheel washing areas; settling basins; covering stockpiles of materials to prevent dust and runoff; dampening exposed soils as appropriate; and set out requirements for ongoing monitoring and liaison (with the local community, the Environment Agency and MCC as appropriate).
- 5.115 Overall, the potential release of existing ground contamination and accidental release of new contamination is not considered to be significant and will not be considered further in the EIA or reported in the ES.

### ***Potential release of hazardous ground gases during construction and operation***

- 5.116 The Site is in an area where less than 1% of homes have radon concentrations above the Action Level. Therefore, radon protection measures would not be required for new homes on the Site and the effect is not considered to be significant and will not be considered further in the EIA or reported in the ES.

### ***Risk of unexploded ordnance (UXO) during construction and operation***

- 5.117 An online search has shown that the Site may have a moderate risk of UXO, due to its location in Manchester City Centre which was affected by air raids during WWII. However, the Site has undergone development post WWII hence it is considered unlikely that any UXO is present on the Site. A geotechnical desk study prior to construction will determine if a UXO risk assessment by specialists is required. In the event that a risk assessment by UXO specialists is required and conducted, the necessary tertiary mitigation measures will be present within the risk assessment.
- 5.118 Tertiary mitigation measures (at medium risk of UXO areas) include a UXO specialist on-site and Site-specific Unexploded Ordnance awareness briefings to all personnel conducting intrusive works.
- 5.119 Nevertheless, any risk mitigation required as part of any future developments will be assessed as part of the Construction Design and Management Regulations 2015 and will be

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<sup>36</sup> The Construction (Design and Management) Regulations 2015

incorporated into the Construction Phase Plan, Method Statements and Health and Safety Plans and the Construction Environmental Management Plan (CEMP).

- 5.120 UXO poses a risk during construction, when the ground has the potential to be disturbed, but is not a potential risk during operation of the Proposed Development.
- 5.121 The risk is therefore not considered significant during construction and operation and will not be considered further in the EIA or reported in the ES.

***Encountering unstable ground conditions during construction and operation***

- 5.122 It is assumed that ground stability during construction will be assessed and managed through the Principal Contractor. This will include all necessary groundworks being implemented in order to provide suitable construction platform(s) (i.e. removal of any compressible/unstable ground encountered) during enabling works and/or construction, in line with relevant standards and building regulations including CIRIA Report C572: Treated ground engineering properties and performance; British Research Establishment document FB75: Building on Fill – Geotechnical Aspects and BS 6031:2009: Code of Practice for Earthworks. These measures will be documented within the CEMP.
- 5.123 It is assumed that any unstable ground encountered during construction will be dealt with at the time of construction, and that no effects of unstable ground will be present during operation of the Proposed Development.
- 5.124 The risk associated with unstable ground during construction and operation is therefore not considered significant and will not be considered further in the EIA or reported in the ES.

**Biodiversity**

**Technical Baseline**

- 5.125 The Site is comprised of hardstanding and buildings, with limited vegetation including mown grass and shrubs. The Site is subject to anthropogenic disturbance, with light pollution at all hours and little connectivity to diverse habitat in the wider environment.
- 5.126 There are no internationally designated sites within 10km, nationally designated sites within 5km, and locally designated sites within 2km of the Site. The Ashton Canal Site of Biological Importance (SBI) and Rochdale Canal Stott's Lane to Ducie Basin SBI are located to the northeast of the Site (approximately 500m) and separated from the Site by existing urban development with no habitat connectivity. The River Medlock runs adjacent to the south of the Site.

**Effects Unlikely/Not Significant**

***Disturbance to designated sites, habitats and protected species***

- 5.127 As set out above, there are two non-statutory designated sites (both waterways) and the River Medlock which could potentially be affected by debris and dust pollution during demolition and construction, albeit the two SBIs are separated by existing urban development. As set out under 'Water Environment' and 'Air Quality' above, a number of measures will be implemented through the CEMP to avoid pollution to waterways and dust.

- 5.128 The Site contains limited habitat for wildlife. The habitat to be removed is considered to be of low value and will be replaced with features of higher value, including trees and wildflower planting, as set out in **Chapter 4**.
- 5.129 The Site offers some limited suitable nesting habitats for birds, however due to the heavy urban disturbance on the Site the features are considered to be suboptimal and unlikely to be used. If nesting birds are found to be present during demolition and construction, a general licence issued by Natural England will be sought. This will be confirmed in the CEMP.
- 5.130 There are minimal nearby commuting features for bats, and the 24 hour lighting and noise disturbance at the Site is considered likely to negate any commuting potential outside of rare occurrences for more disturbance resistant common pipistrelle species. Bat roosting surveys will be undertaken to identify the presence of roosting features. Should a bat roost be identified during the development works, an ecologist will be notified and development works paused for further surveys and a licence obtained (if surveys confirm this is required). This will be set out in the CEMP.
- 5.131 No other protected species are likely to be present on Site.
- 5.132 Overall, effects to designated sites, habitats and protected species are not considered to be significant and will not be considered further in the EIA or reported in the ES.

## Lighting

### Technical Baseline

- 5.133 There are some lighting installations on-Site, associated with the existing Weston Hall building / use (as a student accommodation), Pendulum Hotel and the on-Site conference centre.
- 5.134 In the surrounding area, there is street lighting along Charles Street (to the north) and Sackville Street (to the east), along with lighting associated with vehicles using these roads. The surrounding developments (in particular, the nearby education facilities, hotel and existing car parking spaces) will also produce some lighting from external lighting and interiors being lit.
- 5.135 Given the city centre location of the Site, it is likely that the area surrounding the Site would be classified as an 'E4' Environmental Zone (high ambient brightness) lighting environmental zone<sup>37</sup>, which would result in some light spill onto the unlit Site.

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<sup>37</sup> NLIPI (2007). What are lighting environmental zones? Available at: <https://www.lrc.rpi.edu/programs/NLPIP/lightingAnswers/lightPollution/environmentalZones.asp> [Accessed: 08/09/2025].

## Effects Unlikely/Not Significant

### ***Disturbance due to obtrusive light during construction***

5.136 Light pollution (or obtrusive light) comprises any adverse effects of artificial lighting including glare<sup>38</sup>, light trespass<sup>39</sup>/spill<sup>40</sup> and sky glow<sup>41</sup>, occurring as a result of temporary construction activities associated with the Proposed Development. The nature of the effect and its significance is relative to the existing baseline conditions (i.e. lighting environment experienced by existing receptor) and general proximity to potential light sources, where the greatest effect is felt by receptors adjacent to, or in close proximity to a light source (i.e. within 50m).

5.137 Lighting will be required during construction activities in order to provide a safe working environment, however this will be within the context of a high-brightness City Centre area. Nonetheless, potential adverse effects arising from temporary construction lighting will be controlled through a series of best practice measures, in line with lighting industry standards and guidance including the CIE publication 'Technical Report Document 129'<sup>42</sup> and BS EN 12464-2:2014<sup>43</sup>, incorporated as part of a CEMP. The following measures are proposed in order to control Light Spill, Glare and Sky Glow effects and thus manage light pollution:

- Where practicable, construction lighting in the Site would be designed to comply with Environmental Zone E4 in accordance with the ILP Guidance Note GN01<sup>44</sup>;
- Illuminance levels arising from temporary lighting to be designed in accordance with BS EN 12464-2: 2014 and CIE 129;
- Placement of temporary lighting required to ensure safe working conditions and to maintain security, to have due regard of sensitive receptors (i.e. occupied residential premises);
- Lighting to be directed so as avoid unnecessary Light Spill outside of construction areas and to ensure that the light distribution is toward the task area;
- Lighting to be switched off when not required for safe working conditions and Site security;
- Use of light shields/baffles to control upward light to within the maximum 15% set out in the ILP Guidance Note GN01, where possible;

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<sup>38</sup> The uncomfortable brightness of the light source against a dark background which results in dazzling the observer, which may cause nuisance to a specific receptor.

<sup>39</sup> The spilling of light beyond the boundary of a property, which may cause nuisance to others.

<sup>40</sup> The unwanted spillage of light onto adjacent areas which may affect sensitive receptors (particularly residential properties and ecological sites).

<sup>41</sup> The direct upward spill of light into the sky, which can cause a glowing effect and is often seen above cities when viewed from a dark area.

<sup>42</sup> CIE - Technical Report Document 129 (1998) Guide for Lighting Exterior Work Areas.

<sup>43</sup> British Standards (2014) BS EN 12464-2 – Lighting of Work Places – Part 2: Outdoor Work Places.

<sup>44</sup> Institute of Lighting Professionals (ILP) (2021) Guidance Notes for the Reduction of Obtrusive Light (GN01).

- Lighting to be kept at 0° tilt to avoid Sky Glow, where practicable; and
- Light dimming and automatic switch off would be used (where appropriate).

5.138 These tertiary mitigation measures will be identified within the CEMP to be adopted and continually managed as part of the EMP. This is considered to be an integral part of the Proposed Development and will be submitted to MCC by the contractor, for approval prior to commencement of construction activities.

5.139 Given the above, disturbance to nearby residents due to obtrusive light during construction is considered unlikely to be significant and will not be considered further in the EIA or reported in the ES.

#### ***Disturbance to residential receptors due to obtrusive light during operation***

5.140 Operational lighting will be required for the Proposed Development to ensure a safe environment. However, obtrusive operational lighting can have adverse effects on sensitive receptors (principally in relation to nuisance to residents) located in close proximity to the Site).

5.141 The nearest residential properties are located to the west of the Site along Princess Street (A34) at circa 40m away. Other residential receptors are also located along Granby Row to the north.

5.142 Obtrusive light can be avoided through appropriate lighting design in line with best practice, guidance and standards, including but not limited to: ILP's PLG04<sup>45</sup>; ILP Guidance Note GN01<sup>46</sup>; British Standard 5489-1:2020<sup>47</sup>; BS EN 13201-2 – Road lighting<sup>48</sup>, and BS EN 12464-2 – Lighting of Work Places<sup>49</sup>. Measures to mitigate effects from obtrusive light, as set out in the identified guidance, include the selection of the correct type of luminaire, the use of shields, hoods (as required), as well as the design and positioning of lights (e.g. power, orientation, and height of the luminaire).

5.143 Overall, when considering the City Centre location and baseline lighting, disturbance to nearby residents due to obtrusive light during operation are considered unlikely to be significant and will not be considered further in the EIA or reported in the ES.

### **Major Accidents and/or Disasters**

#### **Technical Baseline**

5.144 The Site does not fall within any consultation distances for which the Health and Safety Executive (HSE) need to be consulted for.

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<sup>45</sup> Institute of Lighting Professionals (ILP) PLG04 Guidance on Undertaking Environmental Lighting Impact Assessment (2013)

<sup>46</sup> ILP Guidance Note 01/21 The Reduction of Obtrusive Light (2021)

<sup>47</sup> British Standard (2020). 5489-1:2020 Design of road lighting. Lighting of roads and public amenity areas. Code of practice.

<sup>48</sup> BS EN 13201-2:2015 Road Lighting Performance Requirements (2016)

<sup>49</sup> BS EN 12464-2:2014 Light and Lighting – lighting of work places. Outdoor work Places (2014)

5.145 There are four Control of Major Accident Hazard (COMAH) sites<sup>50</sup> within 3 miles (approximately 4.8km) of the Site as follows:

- Evonik Chemicals Limited, a lower tier COMAH site. Activities at this site include chemical manufacture/production and/or disposal (general);
- Tennants Distribution Limited, a lower tier COMAH site. Activities at this site include chemical installations (distribution);
- Calor Gas Limited, a lower tier COMAH site. Activities include fuel storage or distribution; and
- Kinaxia Logistics and Fulfillment Limited, a lower tier COMAH site. Activities include wholesale and retail storage and distribution (excluding fuel).

5.146 None of the above listed COMAH sites are located within 1km of the Site.

#### **Effects Unlikely/Not Significant**

5.147 As detailed within Schedule 4, Paragraphs 5 and 8 of the EIA Regulations, there is the requirement to consider the risk of major accidents and/or disasters relevant to the Proposed Development.

5.148 Although there is the potential for a wide range of major accidents and disasters that could occur, the probability, likelihood and frequency is very low, often due to the management of a risk under established legislative requirements or during the design process.

5.149 The EIA Regulations do not specify the need for the consideration of natural disasters; however, for completeness these have been considered.

5.150 The factors that have been considered include the understanding of the likelihood of a risk event occurring, the consequence of such an event and the mitigation identified to control / manage risks to be 'As Low As Reasonably Practicable' (ALARP). ALARP describes the level to which stakeholders (such as the HSE) expect to see risks controlled, taking account of being 'reasonably practicable' (i.e. weighing a risk against the effort, time and money needed to control it).

5.151 The probability, frequency and likelihood of natural disasters arising from climatic occurrences (i.e. hurricanes) are considered to be very low due to the natural climatic condition of the UK within the global climate system. Specific geological events (e.g. earthquakes, tsunamis, volcanic incidents) are also considered to be very low due to the general absence of required geological conditions (i.e. area of tectonic plate interaction) within or in close proximity to the UK. Although earthquakes have occurred within the UK, the magnitude of such events has generally been low. Overall, risks are considered to be ALARP.

5.152 Following a qualitative appraisal of major accidents and/or disasters that were relevant to the Proposed Development, the following have been considered further and are presented in **Table 5.2**. Based on the evidence provided within **Table 5.2**, the likelihood of events with a

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<sup>50</sup> Public information on establishments subject to COMAH 2015. Available at: <https://notifications.hse.gov.uk/COMAH2015/Search.aspx>

significant consequence is considered to be ALARP and will not be considered further in the EIA or reported in the ES.

**Table 5.2: Appraisal of major accidents and/or disasters**

| Major Accidents and/or Disasters                                                         | Appraisal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
|------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Major accidents associated with COMAH sites                                              | Considering the distance between the Site and COMAH sites and, the risk posed to these by the construction or operation of the Proposed Development is considered to be ALARP.                                                                                                                                                                                                                                                                                                                                                                                                                             |
| Major accidents during construction works                                                | With respect to construction activities on-Site, good practice working measures will be put in place as part of the CEMP in line with the Construction (Design and Management) Regulations 2015 <sup>51</sup> and other health and safety regulations. With these measures in place, risks associated with construction works are considered to be ALARP.                                                                                                                                                                                                                                                  |
| A major accident caused by ground subsidence and associated structural/building collapse | All earthworks and foundation design will be in accordance with relevant industry guidance, including but not limited to CIRIA Report C572: Treated ground engineering properties and performance <sup>52</sup> , British Research Establishment document FB75: Building on Fill - Geotechnical Aspects <sup>53</sup> and British Standard 6031:2009: Code of Practice for Earthworks <sup>54</sup> , thereby negating the probability and likelihood of any significant effect. Therefore, risks associated with ground subsidence and associated structural/building collapse is considered to be ALARP. |
| Major flood event caused by an extreme weather event                                     | As described under 'Flood Risk and Drainage', the Site is largely located within Flood Zone 2 (i.e. a medium risk of flooding from rivers and seas).<br><br>Overall, it was concluded that the risk of flooding is not considered to be ALARP.                                                                                                                                                                                                                                                                                                                                                             |
| Major accidents on the local road network                                                | The risk of accidents on the road network is considered under 'Transport' above.<br><br>The management of the road network and the enforcement of stringent safety standards during the construction and operational stages reduces the risk, both in terms of the frequency and likelihood to a low level. With such measures in place, the risk is considered to be ALARP.                                                                                                                                                                                                                               |

<sup>51</sup> The Construction (Design and Management) Regulations 2015. Available at: <https://www.legislation.gov.uk/uksi/2015/51/contents>

<sup>52</sup> CIRIA (2002). Report C572: Treated ground engineering properties and performance.

<sup>53</sup> British Research Establishment (2015). FB75: Building on Fill - Geotechnical Aspects. 3rd Edition.

<sup>54</sup> British Standard (2009). 6031:2009: Code of Practice for Earthworks.

| Major Accidents and/or Disasters                           | Appraisal                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
|------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Accidents arising from fire, arson, vandalism or terrorism | <p>The risks associated with technological failures and accidents will be reduced through appropriate design of the Proposed Development, including the use of fire alarms.</p> <p>Targeted acts of vandalism, arson or terrorism cannot be fully mitigated, but the adoption of appropriate security measures at the construction and operational stages, such as security lighting and on-Site security, will help to minimise the likelihood of such events occurring.</p> <p>The required emergency producers/practices (i.e. Fire Emergency Evacuation Plan (FEEP)) or apparatus/instruments (i.e. smoke detectors/sprinklers) required by law for the uses as part of the Proposed Development will be in place. In addition, the buildings will be designed, in line with Building Regulations Approved Document B: Fire Safety, with appropriate fire preventative measures (i.e. fire doors, extinguishers etc.) and all external façades and materials will meet the necessary fire resistance standards set out within Building Regulations and by law.</p> <p>Given this, the potential risks are considered to be ALARP.</p> |
| Major accident as a result of UXOs                         | <p>The risk of UXO is considered under 'Ground Conditions and Contamination', which concludes the risk is considered to be ALARP.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

- 5.153 Based on the evidence provided within **Table 5.2**, effects related to the risk of major accidents and/or disasters are not considered to be significant and will not be assessed within the EIA or reported on in the ES.

## Waste

### Technical Baseline

- 5.154 The Site currently comprises the existing Weston Halls student accommodation and Pendulum Hotel and there is likely to be existing waste generating uses on-site associated with the student accommodation and hotel use.

### Effects Unlikely/Not Significant

#### ***Waste generation during demolition and construction***

- 5.155 Sources of waste during the construction stage are assumed to relate to demolition materials from the demolition of the existing buildings on-Site and construction materials (including packaging). If required, the remedial solution may require removal of hazardous substances<sup>55</sup> which will require specialist removal. All such works will be undertaken by an appointed contractor and disposed of by the contractor in line with relevant regulations and legislation requirements.

<sup>55</sup> The Hazardous Waste (England and Wales) Regulations 2005, No. 894.

- 5.156 Any waste considered to be hazardous, arising from demolition or remedial activities, will be handled, processed and removed from the Site by suitability qualified contractors, all being undertaken in line with The Hazardous Waste (England and Wales) Regulations 2005.
- 5.157 It is anticipated that generic waste produced during demolition and construction would be controlled through the implementation of a CEMP, secured by planning condition. The CEMP will be informed by the waste provisions of the Environmental Protection Act 1990<sup>56</sup> and the Environmental Protection (Duty of Care) Regulations 1991<sup>57</sup> and will set out the principles and legal requirements relating to waste, including any hazardous waste that is encountered and required to be exported off-site for disposal.
- 5.158 The CEMP will also describe how materials will be managed efficiently and disposed of legally during construction. It will also outline the aims, objectives and on-going management responsibilities, including management practices, to be implemented during the construction stage, and will set targets for the reduction, diversion from landfill and reuse of waste.
- 5.159 Therefore, the effects of waste generated during demolition and construction on waste facilities is considered unlikely to be significant and will not be considered further in the ES.

#### ***Waste generated during operation***

- 5.160 Waste generated during the operational stage is anticipated to include generic waste streams arising from the residents.
- 5.161 British Standard (BS) 5906:2005 Waste Management in Building – Code of Practice suggests that the weekly waste arisings from an ‘domestic’ use is equal to the number of dwellings x [(70 litres x average number of bedrooms) + 30]. On this basis, the Proposed Development would be considered to generate approximately 270,000 litres (l) (circa 270m<sup>3</sup>) a week, approximately 14,040,000 l (circa 14,040m<sup>3</sup>) per annum (assuming 52 weeks per year). It should be noted that this does not take account of any waste arising reused, recycled or diverted from landfill by another means.
- 5.162 Nevertheless, the Proposed Development will be designed in order to take account of appropriate provision for waste storage and handling facilities/areas, inclusive of areas for segregation of waste and recycling. In addition, it is assumed that all waste storage/handling facilities will be designed in accordance with British Standard (BS) 5906:2005 Waste Management in Building – Code of Practice<sup>58</sup>. The Application will include a Waste Management Strategy which will set out the principles, strategy and targets for the management and storage of waste and maximise recycling, in accordance with MCC established policy.
- 5.163 Therefore, effects related to operational waste generation on waste facilities are considered unlikely to be significant and will not be considered further in the ES.

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<sup>56</sup> Environmental Protection Act 1990 No. 43 Available at:  
<https://www.legislation.gov.uk/ukpga/1990/43/contents>

<sup>57</sup> Environmental Protection (Duty of Care) Regulations 1991 No. 2839. Available at:  
<https://www.legislation.gov.uk/uksi/1991/2839/made#:~:text=The%20duty%20requires%20such%20persons,person%20or%20to%20a%20person>

<sup>58</sup> BSI (2005). BS 5906:2005. Waste management in buildings. Code of practice. 30 December 2005.

## 6. Socio-economics and Human Health

### Technical Baseline

- 6.1 The Site is located within the local authority of Manchester, which is defined for the purposes of the assessment of socio-economic and human health effects as the 'Local Impact Area'. Manchester is situated within the wider Greater Manchester area, which forms the 'Wider Impact Area' for the purposes of the assessment.
- 6.2 The Office for National Statistics' (ONS) 2023 Business Register & Employment Survey (BRES) estimated that as of 2023, Manchester accommodated a total of 457,000 workforce jobs, which is approximately 31% of the 1.48 million jobs recorded in the Greater Manchester (GM) area<sup>59</sup> as a whole<sup>60</sup>. Some 9,000 people were employed in the construction sector in Manchester; this equates to 2% of total employment, which is lower than the sector's proportionate contribution to the total workforce in GM (5%). Key employment sectors in Manchester include professional, scientific & technical services (accommodating 64,000 jobs, 14% of employment); health (53,000, 12%); business administration & support services (50,000, 11%); and education (42,000, 9%).
- 6.3 Over the year April 2024 – March 2025, the average economic activity rate amongst the working-age (aged 16-64) resident population of Manchester was the same as recorded in GM (both at 75%); the rates in both areas were, however, lower than England as a whole (79%)<sup>61</sup>. Working-age employment rates were lower locally (69%) than the GM (72%) and national (76%) rates. However, it is noted that Manchester also accommodates a larger proportionate population of full-time students aged 16 and older (c. 78,800, accounting for 18% of this age-group locally) than the wider GM area (9%) and England (8%)<sup>62</sup>.
- 6.4 As of July 2025, there were circa 25,700 people claiming out-of-work benefits in Manchester principally for the reason of being unemployed<sup>63</sup>, accounting for 6.3% of working-age residents, a higher proportion than in GM as a whole (5.0%) and nationally (4.1%). Analysis of ONS data regarding Jobseeker's Allowance (JSA) claimants<sup>64</sup> – a subset of the overall claimant count – indicates that 140 people were specifically seeking employment in construction-related trades in Manchester in July 2025, rising to c. 595 at the scale of GM.
- 6.5 The NHS 'Find a GP' online search tool<sup>65</sup> identifies numerous GP surgeries which are accessible from the Site, the closest being The Doc's Surgery (c. 0.3 miles travel distance). A further 7 GP surgeries are identified within a one-mile radius of the Site<sup>66</sup>.

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<sup>59</sup> 'Greater Manchester' is consistent with the ten local authority districts comprising the Greater Manchester Combined Authority (GMCA).

<sup>60</sup> ONS via Nomis (2025) Business Register and Employment Survey: 2023.

<sup>61</sup> ONS via Nomis (2025) Annual Population Survey: April 2024 – June 2025

<sup>62</sup> ONS via Nomis (2025) Census 2021: TS066 - Economic activity status

<sup>63</sup> ONS via Nomis (2025). Claimant Count: July 2025

<sup>64</sup> ONS via Nomis (2025). Jobseeker's allowance: July 2025

<sup>65</sup> NHS (2025). 'Find a GP' [Online]. Available at: <https://www.nhs.uk/service-search/find-a-gp>

<sup>66</sup> Other surgeries identified within one-mile travel distance are: Vallance Medical, Brunswick Medical Practice, Cornbrook Medical Practice – Boundary Surgery, Ancoats Urban Village Medical Practice, City Health Centre, The Arch Medical Practice and New Islington Medical Practice.

- 6.6 As outlined in NHS Healthy Urban Development Unit (HUDU) guidance<sup>67</sup>, the Royal College of GPs recommends that a ratio of one GP (assumed FTE) per 1,800 registered patients is a suitable benchmark to consider the capacity of primary healthcare facilities<sup>68</sup>. Application of this ratio to the current staff and patient numbers at the surgeries identified above<sup>69</sup> suggests that, apart from Ancoats Urban Village Medical Practice, all are operating over their indicative capacity; the identified surgeries currently provide an aggregate of one GP per c. 2,975 patients. Ancoats Urban Village Medical Practice would appear to have indicative capacity to accommodate an additional 2,617 patients based on this measure.
- 6.7 The Office for Health Improvement & Disparities' (OHID) Public Health Outcomes Framework<sup>70</sup> (PHOF) provides an overview of health outcomes and determinants of physical and mental health in Manchester and GM in comparison to nationally. Key indicators are summarised as follows:
- Average male (75.2 years) and female (79.9 years) life expectancies in Manchester are lower than across GM as a whole (respectively 77.5 and 81.3 years). However, the GM figure for both men and women is lower than recorded nationally (respectively 79.3 and 83.2 years).
  - The adult overweight rate (including obesity) in Manchester (61%) is lower than the rate both in GM (67%) and nationally (65%). Childhood obesity (Year 6) is, however, notably higher in Manchester (27%) than in GM (24%) and nationally (22%).
  - Adult physical activity<sup>71</sup> rates in Manchester (65%) are slightly higher than in GM (64%), but slightly lower than recorded nationally (67%).
  - Hospital admissions for alcohol-related conditions are higher in Manchester than in GM and nationally.
  - The proportion of children (aged under 16) in relative low-income families is almost twice as high in Manchester (41%) than in England as a whole (22%).
  - The suicide rate in Manchester (14.2 per 100,000 residents) is higher than in England as a whole (10.7 per 100,000).

## Proposed Scope of Assessment

- 6.8 The below sets out the proposed scope of assessment based on an understanding of the characteristics of the Site, surrounding area and the Proposed Development (**Chapter 4**). Where environmental effects are considered unlikely to be 'significant', an appropriate evidence base has been provided to justify the 'scoping out' of these effects ensuring the EIA and ES only assess those effects considered 'likely' to be significant, at this stage.

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<sup>67</sup> Healthy Urban Development Unit (2009) HUDU Planning Contribution Model: Guidance Notes

<sup>68</sup> Note that this is only an indicative measure of healthcare capacity, and cannot account for site-specific factors, such as the floorspace, age, quality and configuration of individual facilities.

<sup>69</sup> NHS Digital (2025) General Practice Workforce: July 2025

<sup>70</sup> Office for Health Improvement & Disparities (2025) Public Health Outcomes Framework: Manchester / GM

<sup>71</sup> A physically active person is defined as one who undertakes a minimum of 150 minutes of moderate physical activity per week (e.g. brisk walking; cycling for travel or leisure; playing individual or team sports; gym exercises; gardening).

### **Effects Unlikely/Not Significant**

- 6.9 The following effects are considered unlikely to be significant and therefore will not be considered further within the EIA or reported in the ES. A factual evidence base has been provided below to support this. Where mitigation has been used to inform this judgement, the identified mitigation has been captured within the Preliminary Environmental Management Plan (PEMP) provided in **Appendix 2.1**.

### ***Access to primary healthcare facilities***

- 6.10 Strong, vibrant, sustainable and cohesive communities require good quality, accessible public services and infrastructure. Access to primary healthcare facilities (e.g. GP services) has a direct beneficial effect on human health and is vital towards ensuring that health outcomes and priorities are achieved.
- 6.11 It is anticipated that the uplift of circa 2,200 new PBSA apartments resulting from the Proposed Development (which will deliver a total of up to 2,700 bedspaces, replacing the existing c. 500 bedspaces in Weston Halls) will accommodate a net uplift of 2,200 residents (and up to 2,700 in total). As outlined within HUDU guidance<sup>72</sup>, the Royal College of GPs recommend a ratio of 1,800 registered patients per (assumed full-time equivalent, FTE) GP is suitable for the planning and commissioning of primary healthcare services. This therefore suggests that the Proposed Development could generate an uplift in demand for just over one GP in the locality.
- 6.12 Whilst likely to generate an adverse effect, in the context of supply in Manchester the scale of effect is considered to be small in magnitude and therefore is not anticipated to be significant.
- 6.13 Therefore, access to primary healthcare facilities for Proposed Development residents and patients at existing local healthcare facilities will not be considered further in the EIA or reported in the ES.

### ***Social cohesion and inclusive design***

- 6.14 Developments should connect with existing communities (e.g. through layouts and access points which avoid physical barriers and severance) and land-uses and spaces should encourage social interaction, taking into account principles of inclusive and age-friendly design.
- 6.15 The Site is currently occupied by students within existing PBSA bedspaces in Weston Hall and guests at Pendulum Hotel. The nature of PBSA means that residents naturally live on short-term contracts, and therefore construction will commence at a point in the academic year to result in minimal impact on and displacement of existing residents. As such, construction works will be conducted once all existing residents have vacated the building. All construction activities will be in accordance with the Considerate Constructors Scheme, meaning that measures will be put in place so as to far as possible minimise health and environmental disturbances (e.g. noise and air quality impacts) and any other loss of amenity for local residents and businesses.
- 6.16 The Site's location to the south east of Manchester City Centre on Sackville Street and within a short travel distance to the Oxford Road corridor (which already accommodates a high density of higher/further education-related facilities and housing and other services for

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<sup>72</sup> NHS Healthy Urban Development Unit (2009) HUDU Planning Contribution Model: Guidance Notes

students) will enable coherent integration with existing residential and commercial areas and transport links. The local provision of commercial, leisure and other amenity spaces will therefore be accessible for future Site users (i.e. residents, workers and visitors).

- 6.17 Landscaping / open space will be provided including garden and terrace. Student amenity space will also be provided. Overall, these features will contribute to the amenity of residents by delivering spaces to socialise.
- 6.18 Therefore, social cohesion and inclusive design for Proposed Development residents, visitors and workers and the existing local communities is not considered to be significant and will not be considered further in the EIA or reported in the ES.

#### ***Crime reduction and community safety***

- 6.19 Sites should be kept secure during demolition and construction to ensure that potential for crime and anti-social behaviour is minimised. Once operational, developments should incorporate design elements and site management measures to help 'design out' crime, to help people feel secure, again minimising the potential for crime and anti-social behaviour.
- 6.20 Site security arrangements during the construction stage will be in line with the requirements set out in the Construction (Design and Management) Regulations 2015<sup>73</sup> and appropriate levels of security (personnel / CCTV) will be provided.
- 6.21 The design of the Proposed Development will be informed by 'Secure by Design' principles and appropriate design. Once operational, site management measures (including appropriate lighting and digital entry systems at each building) will be implemented to ensure that the potential for crime and anti-social behaviour is minimised, and the Proposed Development will have on-site security staff present 24 hours a day.
- 6.22 Therefore, crime reduction and community safety for Proposed Development residents, visitors and workers and the existing local communities is not considered to be significant and will not be considered further in the EIA or reported in the ES.

#### ***Access to healthy food***

- 6.23 Access to healthy and nutritious food can improve diet and prevent chronic diseases related to obesity. Healthy food options should be available and easily accessible to those using and working at new developments to enable and promote healthy lifestyles.
- 6.24 Numerous existing healthy food options will also be accessible from the Site; a wide range of options in terms of supermarkets and food stores are located along the Oxford Road corridor and in Manchester City Centre and surrounds. Local provision includes SPAR Princess Street (accessible in under 5 minutes' walk from the Site), and a large ALDI supermarket is also located within a 20-minute walk (under one mile travel distance) to the north-east from the Site at Urban Exchange Retail Park.
- 6.25 Therefore, access to healthy food for the Proposed Development residents is not considered to be significant and will not be considered further in the EIA or reported in the ES.

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<sup>73</sup> Secretary of State (2015). Construction (Design and Management) Regulations 2015.

### ***Access to active and sustainable travel options***

- 6.26 Active travel and sustainable travel options should be accessible to those living and working at and otherwise using new developments to enable and promote healthy and sustainable lifestyles, through facilitating physical activity and zero / low emissions transport, such as walking, cycling and public transport options.
- 6.27 The Proposed Development is located within a short walking distance to Oxford Road, a main corridor for Manchester's bus network; it is therefore possible to access direct and connecting services to the rest of the city, GM and beyond. Manchester Piccadilly Station is also located within a 5-10minute walk (c. 0.4 miles travel distance) to the north east of the Site, enabling travel to a wide range of local and national destinations. The train station also has a Metrolink tram stop, which provides links across GM and numerous local bus routes are also accessible from the station.
- 6.28 The Oxford Road corridor is also well-served by active travel infrastructure and accommodates one of city's primary north-south cycle routes. The Proposed Development will encourage travel by foot and bike by enhancing public realm within the Site and coherent connections to adjacent blocks. There will be no vehicle parking delivered on Site, further encouraging uptake of active travel. In terms of provision for disabled parking, the current intention is for the on-street parking surrounding the Site – which includes a disabled bay – to be used. Cycle parking will be provided on site.
- 6.29 The Proposed Development's location will therefore result in good access to active travel and sustainable travel options for the residential population and will also be accessible to all others working and visiting the Site.
- 6.30 Whilst likely to generate a beneficial effect through enhancing the number of residents, workers and visitors for whom active and sustainable travel options are available and through contributing towards an improved environment for existing local communities, the scale of effect is not anticipated to be significant.
- 6.31 Therefore, access to active and sustainable travel options for Proposed Development residents, visitors and workers and existing local communities will not be considered further in the EIA or reported in the ES in the context of the topic of socio-economics and human health.
- 6.32 It should be noted that a technical assessment of effects relating to active and sustainable travel options has also been conducted through the consideration of the topic of Transport (see **Chapter 5**).

### ***Access to open space and sports and recreation facilities***

- 6.33 Providing secure, convenient and attractive open / green space, public amenity space and facilities for sports and leisure activities can lead to increased levels of physical activity and reduce levels of heart disease, strokes and other ill-health problems that are associated with both sedentary occupations and stressful lifestyles. There is also a growing body of evidence that access to open spaces and facilities for exercise is important in helping to maintain and/or improve mental health<sup>74</sup>.

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<sup>74</sup> NHS Healthy Urban Development Unit (2019) Rapid Health Impact Assessment Tool (4<sup>th</sup> Edition)

- 6.34 There are no existing open spaces which will be lost due to the Proposed Development. As set out above, the Proposed Development will deliver new high quality public realm and open space and recreation facilities.
- 6.35 A range of existing sports and recreation facilities and open spaces are located within a 10 – 15 minute walking distance from the Site – including gyms, indoor and outdoor sports courts and pitches (e.g. Sugden Sports Centre) and public green and open space (e.g. Mayfield Park) – which will be available to future Site residents for fitness, leisure and relaxation purposes.
- 6.36 Therefore, access to open space and sports and recreation facilities for the Proposed Development residents is not considered to be significant and will not be considered further in the EIA or reported in the ES.

#### ***Access to training opportunities***

- 6.37 Employment and income are key determinants of personal and societal socio-economic and physical and mental health and wellbeing, whilst unemployment is known to be a significant contributor to poverty, illness and a reduction in personal and social esteem. New development can improve people's access to training opportunities; for example, through delivering apprenticeships and other employment and training programmes during the construction stage and on-Site once operational.
- 6.38 The Proposed Development could deliver opportunities for people to access training (such as apprenticeships and/or placements during construction and at on-Site employment uses, which will be dependent on construction contractors and the Proposed Development's future occupiers).
- 6.39 It is, however, considered that these are likely to comprise only a limited proportion of the total jobs supported during the construction and operational stages. As such, whilst a beneficial effect which could help meet local needs for apprenticeship opportunities, their delivery is anticipated to be of a scale which would be unlikely to be significant.
- 6.40 Therefore, access to training opportunities for the labour force will not be considered further in the EIA or reported in the ES.

#### ***Employment generated during the operational stage***

- 6.41 Sustained employment, such as that provided by the operation of businesses and other services, is a key determinant of societal socio-economic health, and provides wider physical and mental health benefits for the worker. Unemployment is known to be a significant contributor to poverty, illness and a reduction in personal and social esteem, and therefore the reduction in unemployment is often held as a key economic objective. New development can improve people's access to employment opportunities, for example, through the opening of new work opportunities at on-site occupiers once operational.
- 6.42 The operations of the Proposed Development will deliver new employment opportunities, for example, associated with building management (e.g. concierge, maintenance, cleaning and security).
- 6.43 It is, however, understood that the number of jobs created will be small in scale relative to recent employment trends locally. As such, whilst a beneficial effect which could contribute towards creating employment opportunities, their delivery is anticipated to be of a scale which is unlikely to be significant.

- 6.44 Therefore, employment generated during the operational stage for the labour force is not considered to be significant and will not be considered further in the EIA or reported in the ES.

#### Effects Likely/Significant

- 6.45 **Table 6.1** outlines the effects (and associated receptor[s]) that are considered to be likely and significant and therefore will be assessed within the EIA and reported in the ES.

**Table 6.1: Potential Likely Significant Effects and Sensitive Receptors**

| Effect               | Receptor(s)                      | Applicable Stage(s) |
|----------------------|----------------------------------|---------------------|
| Employment generated | Labour force                     | Construction        |
| Provision of PBSA    | Students requiring accommodation | Operation           |

#### Assessment Methodology of Effects Likely/Significant

- 6.46 The following background surveys/studies have been/will be completed.

**Table 6.2: Background Surveys/Studies**

| Survey/Study/Analysis/<br>Evaluation                                                                                               | Overview                                                                                                  | Date of Completion    |
|------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------|-----------------------|
| <b>Completed</b>                                                                                                                   |                                                                                                           |                       |
| Desk-based study of publicly accessible socio-economic and human health data                                                       | Data obtained to understand prevailing socio-economic and human health conditions                         | September 2025        |
| <b>Pending</b>                                                                                                                     |                                                                                                           |                       |
| Further desk-based study of publicly accessible socio-economic and human health data related to effects scoped into the assessment | Data obtained to understand prevailing socio-economic and human health conditions                         | October/November 2025 |
| Economic impact modelling                                                                                                          | Exercise to determine net additional economic impact, thereby informing the magnitude of relevant effects | October/November 2025 |

- 6.47 Appropriate study areas will be defined, which – in the absence of formal guidance – will be based on an understanding of relevant local and wider economic geographies and a consideration of the extent to which socio-economic and human health effects are likely to be contained therein. A local impact area will be defined to cover the administrative area of Manchester, with a wider impact area defined to cover the Greater Manchester area. These

are established geographical areas that also reflect existing patterns of labour force containment, recorded by the 2021 Census<sup>75</sup>.

- 6.48 Best practice and methodological guidance will be drawn upon as appropriate to inform key elements of the assessment, including the Additionality Guide<sup>76</sup> and Institute of Sustainability and Environmental Professionals (ISEP) guidance for the effective scoping of human health<sup>77</sup> and determining significance in EIA<sup>78</sup>. Net additional economic impacts of employment will be presented, accounting for a range of economic additionality factors such as leakage<sup>79</sup>, displacement<sup>80</sup> and multiplier effects<sup>81</sup>. Provision of PBSA will be considered in the context of current supply and demand for bedspaces in Manchester.
- 6.49 The sensitivity of receptors will be determined by way of observed change in receptors locally compared to local, regional and national trends. Through observation of a receptor's capacity for change relative to wider comparator areas and/or national standards, the sensitivity of receptors locally will be observed. Consideration will also be given to the priority attributed to specific receptors in strategy and policy terms, particularly in the case of qualitative receptors and those where quantitative evidence is not available. The assignment of sensitivity will be based on professional judgement.
- 6.50 Once the sensitivity of the receptor has been identified, the change attributable to the Proposed Development will be benchmarked against the observed rate of change in the corresponding social, economic or health-related baseline. This will allow a relative assessment of the magnitude of change that is attributable to the Proposed Development to be conducted.
- 6.51 The assessment of likely significant effects to sensitive receptors will consider the sensitivity of the receptor (on a scale of high, medium, low and negligible) and the magnitude of change (on a scale of large, medium, small and negligible) to determine the level of effect on a scale of major, moderate, minor and negligible. Significant effects will be determined following this through professional judgment.

## Limitations and Assumptions

- 6.52 To ensure transparency within the EIA process, the following limitations and assumptions have been identified:
- The assessment is desk-based and therefore reliant on data and information obtained from a variety of official published sources (such as the ONS's 2021 Census<sup>82</sup> and BRES<sup>83</sup>). No further verification of these sources will be undertaken (unless otherwise

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<sup>75</sup> ONS via Nomis (2025) Census 2021

<sup>76</sup> Homes & Communities Agency (2014) Additionality Guide (4th Edition)

<sup>77</sup> ISEP (2022) Effective Scoping of Human Health in Environmental Impact Assessment

<sup>78</sup> ISEP (2022) Determining Significance for Human Health in Environmental Impact Assessment

<sup>79</sup> The measure of the extent to which impacts (such as employment) will occur outside of the defined local and wider impact areas.

<sup>80</sup> The measure of the extent to which the Proposed Development will lead to existing businesses or employees within the defined local and wider impact areas relocating activities to the Proposed Development, as opposed to the attraction of new investment and employment arising from the Proposed Development.

<sup>81</sup> The measure of further economic activity (such as employment, expenditure or income) associated with supply chain expenditure, additional local income (from employment) and longer-term expenditure effects.

<sup>82</sup> ONS via Nomis (2025) Census 2021

<sup>83</sup> ONS via Nomis (2025) Business Register and Employment Survey: 2023

stated in the ES). Each data source has methodological limitations related to data collection and surveys only represent the socio-economic context at a specific point in time;

- The future baseline will draw upon employment forecasts produced by Experian<sup>84</sup>. There are known uncertainties to using such trend-based forecasts (especially in the current context of economic uncertainty caused by factors such as inflationary pressures, the cost-of-living crisis and global conflict. However, the use of such forecasts is considered appropriate for drawing conclusions about how the economy and labour market might change in the future; and
- Where necessary, professional and realistic assumptions will be made and applied, such as those relating to the economic additionality factors of leakage, displacement and multiplier effects.

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<sup>84</sup> Experian (2025). Local Market Forecasts Quarterly: June 2025

## 7. Built Heritage

### Technical Baseline

- 7.1 During the mid to late 19<sup>th</sup> and early 20<sup>th</sup> century, the Site contained a dense arrangement of industrial uses, including small scale informal works, mills and engineering works. Historic mapping from the mid 19<sup>th</sup> century shows a combination of a timber/saw mill and ropewalk in the northern part of the Site, close to Charles Street, with the large scale New Garratt Print Works to the south. This comprised a range of bleaching and dye rooms and associated facilities, arranged around and a bend in the River Medlock and accessed from the former Green Lane.
- 7.2 Over time the composition and arrangement of uses changed as these industries evolved and the character of this part of the city gradually changed. By the mid 20<sup>th</sup> century, the majority of the mills and works remained, though there had been amalgamation of units and larger buildings had emerged.
- 7.3 Between 1950 and 1969, the Mancunian Way was built to the south of the Site, and much of the dense townscape in the area surrounding it had been cleared. During this period the Medlock was culverted and the Manchester University former UMIST campus was built. The Site was cleared by 1970 and the existing Weston Hall and Pendulum Hotel were built in the late 20<sup>th</sup> century.
- 7.4 There are no designated or non-designated heritage assets within the Site, there are however large numbers within the surrounding area, particularly to the north, where there is a concentration of listed buildings within the Whitworth Street Conservation Area.
- 7.5 The Site is approximately 50m from the southern boundary of the Whitworth Street Conservation Area. The conservation area was first designated in September 1974 and was extended to include an area bounded by Whitworth Street, London Road and the Oxford Road Railway Viaduct in June 1985. The southern boundary of the conservation area is formed by the railway viaduct that connects Piccadilly and Oxford Road Stations.
- 7.6 MCC describes the conservation area as “uniquely Mancunian in character”. Its character results from the concentration of textile warehouses erected between 1850 and 1920; the distinctive architecture of which arose from their function and the expression of the owners’ wealth. The development of the conservation area is closely linked to the Ancoats area of Manchester. The cotton mills provided a need for warehouses to store their products which led to specially designed buildings being built nearer the centre of the city. By the mid-19th century, ‘Manchester had become the largest textile centre in the world’ which increased the demand for warehousing larger than ever before. This led to the development of warehouses along Princess Street, Whitworth Street and Oxford Road.
- 7.7 Key characteristics of the conservation area include the following:
- Generally consistent street pattern and sense of enclosure formed by the dense pattern of former warehouses. The grain of the street pattern is largely defined by Whitworth Street and Princess Street that form the principal east-west and north-south routes respectively.

- The warehouses that are so characteristic of the area were typically of a grand scale with their distinctive architecture expressing the wealth of the owners.
- The majority of the blocks formed by the street pattern are occupied by a single orthogonal building. Front elevations tend to maintain a very clear formal relationship with the street frontage with secondary elevations to the side and rear. This pattern is particularly pronounced with the later, Edwardian warehouses. The sense of enclosure throughout most of the conservation area is particularly high due to the height of the warehouses and narrow width of the grid like street pattern.
- The quality of architecture is also high. The architectural language is generally classical, rather than Venetian Gothic, as in other parts of the city centre. However, the style and degree of decoration varies considerably from the mid to late Victorian buildings to the later more flamboyant Edwardian additions. Changes in the use of elevational materials contribute to the distinctiveness of the different phases of warehouse construction.
- The longer east-west routes, including Whitworth Street, Granby Row and Fairfield Street provide long vistas. The height and mass of key buildings, such as the Palace Hotel and Institute of Science and Technology, create important landmarks.
- Topography is relatively consistent, with subtle changes, such as that associated with the River Medlock on Oxford Road, providing expansive views to the prominent rear elevations of the sequence of warehouses that enclose the southern side of Whitworth Street.
- The overwhelming density of the conservation area is a function of the narrow streets, complex street pattern, massing of the buildings and limited open space. Sackville Gardens and Vimto Park are the only two landscaped spaces within the conservation area.

7.8 The grade II listed Manchester South Junction and Altrincham Railway Viaduct (HAP 94), located approximately 55m to the north of the Site at its closest point<sup>85</sup>, dates from the mid-19<sup>th</sup> century (c.1846-9) and traverses the city centre from Manchester Piccadilly into Castlefield. It is principally constructed of red brick and blue brick with sandstone dressings and cast iron bridges in decorative Gothic-style ironwork. The linear extent of the structure means that it has an expansive setting characterised by the mixed cityscape of Manchester and comprising both traditional and modern buildings and infrastructure.

7.9 Beyond the viaduct, further north, are Granby House (grade II listed) (HAP 28) and Orient House (grade II listed) (HAP 18). Both are substantial orthogonal packing or shipping warehouses, dating to the early 20<sup>th</sup> century. Orient House is a steel frame building with a classical façade of white terracotta and side elevations in glass curtain walling. Granby House is of red brick construction with bands of white stone dressings. Both buildings front and are principally experienced from Granby Row, as an integral part of the Whitworth Street Conservation Area.

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<sup>85</sup> Due to the linear nature of the asset and point data for listed buildings, the location for the viaduct as show on the Heritage Asset Plan (HAP 94) is over 500m to the west of the Site.

- 7.10 Further west there are a number of other listed buildings, including the grade II\* listed Former Refuge Assurance Company Offices (HAP 8) and the grade II listed Lass O' Gowrie Public House (HAP 86). To the north east is the grade II listed Institute of Science and Technology (HAP 60). The Renold Building of the former UMIST campus, to the east of the Site was recently grade II listed (HAP 93).

### Proposed Scope of Assessment

- 7.11 The below sets out the proposed scope of assessment based on the heritage significance and setting of heritage asset receptors with potential to be affected, an understanding of the characteristics of the Site, surrounding area and the Proposed Development (**Chapter 4**). Where environmental effects are considered unlikely to be 'significant', an appropriate evidence base has been provided to justify the 'scoping out' of these effects ensuring the EIA and ES only assess those effects considered 'likely' to be significant, at this stage.
- 7.12 A 500m Study Area has been defined following site visits and inspections of relevant heritage assets, their setting, and relationship with the Site, undertaken by suitably qualified heritage professionals, and supported by a review of a Zone of Theoretical Visibility (ZTV) prepared by Simpson Haugh Architects<sup>86</sup> taking into account:
- The nature and scope of the Proposed Development;
  - The proximity of heritage assets to the Proposed Development;
  - The degree of inter-visibility between the heritage assets and the Site taking into consideration, for instance, changes in topography as well as interposing townscape and landscape features and seasonal changes; and
  - The significance of the relevant heritage assets and the contribution made by their setting, including any known historic or functional relationships.
- 7.13 A Heritage Assessment will accompany the Built Heritage ES Chapter and will include an assessment of the significance and setting of all built heritage assets within the Study Area with potential to be affected by the Proposed Development (effects that are significant and not significant). These and all other heritage assets within the Study Area are identified on the HAP provided at **Figure 7.1**. Only those assets with potential to experience a significant environmental effect will be considered within the ES Chapter.

### Effects Unlikely/Not Significant

- 7.14 The following effects are considered unlikely to be significant and therefore will not be considered further within the EIA or reported in the ES. A factual evidence base has been provided below to support this. Where mitigation has been used to inform this judgement, the identified mitigation has been captured within the PEMP provided in **Appendix 2.1**.

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<sup>86</sup> An initial Zone of Theoretical Visibility (ZTV) was prepared using VU.CITY and by SimpsonHaugh Architects. The building heights used for the ZTV testing were based on preliminary massing provided by SimpsonHaugh in August 2025, which included two distinct plots with proposed building heights ranging from 30 +G to 48 +G storeys. While the heights and massing are at an early stage of design, these principles are expected to be carried forward as the scheme develops. A more detailed ZTV will be undertaken using GIS and LiDAR data once the detailed design is fixed.

***Impact on the significance of designated heritage assets as a result of change within their setting***

- 7.15 The Proposed Development would be experienced to varying degrees within the setting of a large number of designated heritage assets throughout the Study Area and with a varied impact on their heritage significance. The level of impact is influenced by factors such as those identified at paragraph 7.12.
- 7.16 In many instances, it is concluded that designated heritage assets do not have the potential to experience significant environmental effects due to expected limited intervisibility between them and the Proposed Development (as informed by site visits and a ZTV). In other cases, the heritage significance of the asset is such that setting makes only a limited contribution to significance, or the contribution made by its setting would either not be affected by the Proposed Development, or affected to a limited degree, due to its proposed siting, scale, massing or other design considerations. These judgements are underpinned by an understanding of the heritage significance of the identified assets and the contribution of setting, and the Site, to that significance. The designated heritage assets in **Table 7.1** are unlikely to experience significant environmental effects.

**Table 7.1: Designated heritage assets within the Study Area unlikely to experience Significant Environmental Effects**

| HAP Ref | Designation               | Name                                                      |
|---------|---------------------------|-----------------------------------------------------------|
| 1       | Grade II* listed building | Police and Fire Station                                   |
| 2       | Grade II* listed building | City Police Courts                                        |
| 3       | Grade II* listed building | 103 Princess Street                                       |
| 7       | Grade II* listed building | Tootal, Broadhurst and Lee Building                       |
| 9       | Grade II listed building  | The Churchill Public House                                |
| 10      | Grade II listed building  | Mintierna House                                           |
| 11      | Grade II listed building  | Chorlton New Mill and attached chimney                    |
| 12      | Grade II listed building  | Chorlton Old Mill                                         |
| 13      | Grade II listed building  | Mill on north east corner of junction with Chester Street |
| 14      | Grade II listed building  | Dalton Statue in forecourt of Dalton College              |
| 15      | Grade II listed building  | Former Goods Offices to Piccadilly Station                |
| 16      | Grade II listed building  | Former Manchester Ear Hospital                            |
| 17      | Grade II listed building  | Minshull House                                            |
| 19      | Grade II listed building  | Adult Deaf and Dumb Institute                             |
| 20      | Grade II listed building  | Oddfellows Hall                                           |
| 21      | Grade II listed building  | 2 Harter Street                                           |
| 22      | Grade II listed building  | Drill Hall                                                |
| 23      | Grade II listed building  | 11 Bloom Street                                           |

| HAP Ref | Designation              | Name                                                                                      |
|---------|--------------------------|-------------------------------------------------------------------------------------------|
| 24      | Grade II listed building | Canada House                                                                              |
| 25      | Grade II listed building | Lee House                                                                                 |
| 26      | Grade II listed building | 55 Faulkner Street                                                                        |
| 27      | Grade II listed building | 57 Faulkner Street                                                                        |
| 29      | Grade II listed building | 94-98 Grosvenor Street                                                                    |
| 30      | Grade II listed building | Former Grosvenor Picture Palace                                                           |
| 31      | Grade II listed building | 104 Bloom Street                                                                          |
| 32      | Grade II listed building | Ormond Building, Manchester Metropolitan University                                       |
| 33      | Grade II listed building | 8 Minshull Street                                                                         |
| 34      | Grade II listed building | 61 Oxford Street                                                                          |
| 35      | Grade II listed building | St James Buildings                                                                        |
| 36      | Grade II listed building | 52 and 54 Portland Street                                                                 |
| 37      | Grade II listed building | Nos 74-78 and no. 80 (The Grey Horse Public House) and attached railings, Portland Street |
| 38      | Grade II listed building | Former Pickles Building                                                                   |
| 39      | Grade II listed building | Basil House                                                                               |
| 40      | Grade II listed building | 113-119 Portland Street                                                                   |
| 41      | Grade II listed building | 127-133 Portland Street                                                                   |
| 42      | Grade II listed building | 44-50 Portland Street                                                                     |
| 43      | Grade II listed building | Circus Tavern and Attached Railings                                                       |
| 44      | Grade II listed building | Eastern House Portland House                                                              |
| 45      | Grade II listed building | 32 Dickinson Street                                                                       |
| 46      | Grade II listed building | 110-114 Portland Street                                                                   |
| 47      | Grade II listed building | 116 And 118 Portland Street                                                               |
| 48      | Grade II listed building | No. 36 Princess Street, no. 94 Portland Street, and no. 75 Faulkner STREET                |
| 49      | Grade II listed building | Langley Buildings                                                                         |
| 50      | Grade II listed building | Transact House                                                                            |
| 51      | Grade II listed building | Central House                                                                             |
| 52      | Grade II listed building | New Union Public House                                                                    |
| 53      | Grade II listed building | 9 Richmond Street                                                                         |
| 54      | Grade II listed building | Rochdale Canal Boundary Wall to canal between Chorlton Street and Minshull Street         |

| HAP Ref | Designation              | Name                                                                                            |
|---------|--------------------------|-------------------------------------------------------------------------------------------------|
| 55      | Grade II listed building | Rochdale Canal Lock no. 86, to east of Chorlton Street                                          |
| 56      | Grade II listed building | Boundary Wall to Rochdale Canal between Princess Street and Sackville Street                    |
| 57      | Grade II listed building | Rochdale Canal Lock no. 87, to east of Princess Street, with cast iron footbridge beside street |
| 58      | Grade II listed building | 27 Sackville Street                                                                             |
| 59      | Grade II listed building | 46 Sackville Street                                                                             |
| 61      | Grade II listed building | Regency House with Barclays Bank                                                                |
| 62      | Grade II listed building | The Ritz Dance Hall                                                                             |
| 63      | Grade II listed building | Former Electricity Power Station                                                                |
| 64      | Grade II listed building | Manchester Oxford Road Station                                                                  |
| 65      | Grade II listed building | Bridgewater House                                                                               |
| 66      | Grade II listed building | The Shena Simon Sixth-Form College                                                              |
| 67      | Grade II listed building | 42 and 44 Sackville Street                                                                      |
| 68      | Grade II listed building | 51 and 53 Richmond Street                                                                       |
| 69      | Grade II listed building | Rochdale Canal Boundary Wall to canal between Sackville Street And Chorlton Street              |
| 70      | Grade II listed building | Rochdale Canal Lock no. 88, to east of Oxford Street                                            |
| 71      | Grade II listed building | Brazil House                                                                                    |
| 73      | Grade II listed building | 101 Princess Street                                                                             |
| 74      | Grade II listed building | Rhodesia House                                                                                  |
| 75      | Grade II listed building | 109 Princess Street                                                                             |
| 76      | Grade II listed building | 70 and 72 Portland Street                                                                       |
| 77      | Grade II listed building | 109 and 111 Portland Street                                                                     |
| 78      | Grade II listed building | The Palace Theatre                                                                              |
| 79      | Grade II listed building | 59 and 61 Faulkner Street                                                                       |
| 80      | Grade II listed building | Train Shed and Undercroft at Manchester Piccadilly Station                                      |
| 81      | Grade II listed building | Former Town Hall Facade to Mabel Tylecote Building                                              |
| 82      | Grade II listed building | 3 Brazil Street                                                                                 |
| 83      | Grade II listed building | 39 Chorlton Street                                                                              |
| 84      | Grade II listed building | Minshull House                                                                                  |
| 85      | Grade II listed building | Chatham Mill                                                                                    |
| 87      | Grade II listed building | Grosvenor Building                                                                              |

| HAP Ref | Designation              | Name                                   |
|---------|--------------------------|----------------------------------------|
| 88      | Grade II listed building | Dancehouse Theatre including nos. 6-14 |
| 89      | Grade II listed building | Roman Catholic Church of St Augustine  |
| 90      | Grade II listed building | Sculptural Wall                        |
| 91      | Grade II listed building | Former Warehouse                       |
| 92      | Grade II listed building | Lionesse House                         |

7.17 The impact of the Proposed Development on the heritage significance of these heritage assets, during the construction or operation stages, is unlikely to be significant, and will not be considered further within the EIA or reported in the ES.

***Impact on the significance of non-designated heritage assets as a result of change within their setting***

7.18 The Greater Manchester Historic Environment Record (HER) was consulted on 16<sup>th</sup> September 2025 to identify any additional assets which may have sufficient local interest to be considered non-designated heritage assets. **Table 7.2** below identifies those HER entries within the Study Area which are unlikely to experience significant environmental effects due to:

- The nature and scope of the Proposed Development;
- The proximity of non-designated heritage assets to the Proposed Development;
- The degree of inter-visibility between the non-designated heritage assets and the Site taking into consideration, for instance, changes in topography and interposing townscape and landscape features (informed by site visits and a ZTV); and
- The significance of the relevant non-designated heritage assets and the contribution made by setting, including historic or functional relations.

**Table 7.2: Assets on the HER within the Study Area unlikely to experience Significant Environmental Effects**

| HAP Ref | Name                                                                             |
|---------|----------------------------------------------------------------------------------|
| 95      | Picture House Cinema (former)                                                    |
| 96      | Textile finishing works (former)                                                 |
| 97      | The Goose public house (formerly 'Paddys Goose'; formerly Kingston public house) |
| 98      | 39-41 Richmond Street                                                            |
| 102     | The Cornerhouse                                                                  |
| 103     | John Dalton College of Technology (John Dalton Building)                         |
| 104     | Gateway House                                                                    |

| HAP Ref | Name                                                                         |
|---------|------------------------------------------------------------------------------|
| 105     | Monroes public house (36 London Road)                                        |
| 107     | Guardian Underground Telephone Exchange: air intake/ emergency exit building |
| 108     | Rochdale Canal                                                               |

- 7.19 The impact of the Proposed Development on the heritage significance of these non-designated heritage assets, during the construction or operation stages, is unlikely to be significant, and will not be considered further within the EIA or reported in the ES

#### Effects Likely/Significant

- 7.20 **Table 7.3** outlines the effects (and associated receptor[s]) that are considered to be likely and significant and therefore will be assessed within the EIA and reported in the ES.

**Table 7.3: Potential Likely Significant Effects and Sensitive Receptors**

| Effect                                                                                              | Receptor(s)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Applicable Stage(s)    |
|-----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|
| Impact on the heritage significance (character and appearance) of conservation areas                | Whitworth Street Conservation Area                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | Construction/Operation |
| Impact on the heritage significance of listed buildings, as a result of change within their setting | Former Refuge Assurance Company Offices (grade II* listed building)<br>Manchester South Junction and Altrincham Railway Viaduct (grade II listed building)<br>Orient House (grade II listed building)<br>Granby House (grade II listed building)<br>Lass O' Gowrie Public House (grade II listed building)<br>Renold Building, UMIST Campus (grade II listed building)<br>India House (grade II* listed building)<br>Lancaster House (grade II* listed building)<br>Asia House (grade II* listed building)<br>Manchester House (grade II listed building)<br>Institute of Science and Technology (grade II listed building) | Construction/Operation |
| Impact on the heritage significance of non-designated heritage assets, as                           | Jackson Street Mills (UMIST Campus)<br>Wright Robinson Hall and Barnes Wallis Building<br>Chemical Engineering Pilot Plant (Morton Laboratory)                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Construction/Operation |

| Effect                                  | Receptor(s)                              | Applicable Stage(s) |
|-----------------------------------------|------------------------------------------|---------------------|
| a result of change within their setting | Mathematics and Social Sciences Building |                     |

## Assessment Methodology of Effects Likely/Significant

7.21 The following background surveys/studies have been/will be completed.

**Table 7.4: Background Surveys/Studies**

| Survey/Study/Analysis/<br>Evaluation | Overview                                                                                                                                                                                                                                                                                        | Date of Completion    |
|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| <b>Completed</b>                     |                                                                                                                                                                                                                                                                                                 |                       |
| ZTV                                  | Modelling of ZTV based on preliminary massing provided by SimpsonHaugh in August 2025, which included two distinct plots with proposed building heights ranging from 30 +G to 48 +G storeys. A more detailed ZTV will be undertaken using GIS and LiDAR data once the detailed design is fixed. | August 2025           |
| <b>Pending</b>                       |                                                                                                                                                                                                                                                                                                 |                       |
| Heritage Assessment (full)           | Detailed assessment of the heritage significance of designated and non-designated heritage assets within a 500m study area with the potential to be affected by the Proposed Development and assessment of the potential impacts of the Proposed Development on their significance.             | October/November 2025 |

7.22 In the absence of specific prescribed criteria for the assessment of impacts on built heritage<sup>87</sup> the methodology for establishing the relative value or importance of heritage assets, the magnitude of impact and the significance of effect is drawn from the Design Manual for Roads and Bridges (DMRB).<sup>88</sup> The following documents also provide relevant guidance:

<sup>87</sup> There is no agreed methodology for assessing the impact on heritage assets for an ES. Historic England, for example, has not provided any guidance. This approach is an accepted methodology and, although the guidance relates to roads and bridges, the principles in relation to assessing impacts of development on heritage assets applies for other types of development.

<sup>88</sup> Highways England (2020) The 'Design Manual for Roads and Bridges' ((LA 104 Environmental Assessment and Monitoring) and (LA 106 Cultural Heritage Assessment) ('DMRB')

- Historic England (2015) Good Practice Advice Note 2, Managing Significance in Decision Taking in the Historic Environment<sup>89</sup>;
- Historic England (2017) Good Practice Advice Note 3, The Setting of Heritage Assets<sup>90</sup>;
- Historic England (2019) Advice Note 12, Statements of Heritage Significance<sup>91</sup>;
- Historic England (2008) Conservation Principles, Policies and Guidance; and
- IHBC, CIfA & IEMA (2021) Principles of Cultural Heritage Impact Assessment.

7.23 The assessment will consider both the construction and operational stages and will be based upon plans and a series of agreed key design assumptions as set out in **Chapter 4**. The Built Heritage ES Chapter will take into account the findings of the Townscape and Visual Impact Assessment (TVIA) and ES Chapter to ensure integration of approach and assessment.

7.24 The assessment of likely significant effects to sensitive receptors will consider the sensitivity of the receptor (on a scale of high, medium, low and negligible) and the magnitude of change (on a scale of large, medium, small and negligible) to determine the level of effect on a scale of major, moderate, minor and negligible. Significant effects will be determined following this through professional judgment, informed by an understanding of the heritage significance of these assets and having regard to the DMRB which advises that the effect on the cultural heritage resource is not significant when the impact does not substantially diminish the heritage interest of the cultural heritage resource.

7.25 The above categories for magnitude of change and level of effect vary from the terminology used in the DMRB. To achieve consistency in reporting across the ES, the ES terminology has been adopted (emboldened) with the equivalent DMRB terminology provided in **Tables 7.5 – 7.7** below.

#### **Determining the Sensitivity of the Receptor**

7.26 The heritage significance (sensitivity) of the heritage assets (receptors) will be defined on the basis of **Table 7.5**, which has been informed by the DMRB, and a clear understanding and appreciation of heritage significance to be set out in the Heritage Assessment. This will be undertaken in accordance with Historic England guidance and informed by site visits, research and professional judgement.

7.27 The ES terminology used in **Table 7.5** is consistent with the terminology used within the DMRB but the latter has a five-point scale with the additional category of 'very high'. As there are no assets within the 'very high' category (e.g. World Heritage Sites), this category has been omitted from the methodology.

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<sup>89</sup> Historic England (2015) Historic Environment Good Practice in Planning Note 2: Managing Significance in Decision Taking in the Historic Environment

<sup>90</sup> Historic England (2017) Historic Environment Good Practice in Planning Note 3: The Setting of Heritage Assets

<sup>91</sup> Historic England (2019) Advice Note 12, Statements of Heritage Significance: Analysing Significance in Heritage Assets

**Table 7.5: Determining the Sensitivity of the Receptor**

| Sensitivity | DMRB Definition                                                                          | Asset Type                                                                                                                                                                                                                                                                                                                                                                                                                             |
|-------------|------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| High        | High importance and rarity, national scale and limited potential for substitution        | <p>Scheduled monuments with standing remains</p> <p>Registered battlefields</p> <p>Grade I and II* listed buildings</p> <p>Other listed buildings that can be shown to have exceptional qualities in their fabric or historical association not adequately reflected in the listing grade</p> <p>Grade I and II* registered parks and gardens</p> <p>Conservation areas containing very important buildings</p>                        |
| Medium      | Medium or high importance and rarity, regional scale, limited potential for substitution | <p>Grade II listed buildings</p> <p>Historic (unlisted) buildings that can be shown to have exceptional qualities in their fabric or historical association</p> <p>Grade II registered parks and gardens</p> <p>Conservation areas containing important buildings</p> <p>Historic townscape or built-up areas with historic integrity in their buildings, or built settings (e.g. including street furniture and other structures)</p> |
| Low         | Low or medium importance and rarity, local scale                                         | <p>'Locally listed' buildings and landscapes</p> <p>Historic (unlisted) buildings of modest quality in their fabric or historical association</p> <p>Historic townscape or built-up areas of limited historic integrity in their buildings, or built settings (e.g. including street furniture and other structures)</p>                                                                                                               |
| Negligible  | Very low importance and rarity, local scale                                              | Assets of no architectural or historic note; buildings of an intrusive character                                                                                                                                                                                                                                                                                                                                                       |

### Determining the Magnitude of Change

- 7.28 The magnitude of change is the change experienced from the current baseline conditions by the sensitive receptor. The magnitude of change to heritage assets is assessed as outlined in the criteria in **Table 7.6** which draws upon Table 3.4N of the DMRB.

**Table 7.6: The Magnitude of Change to Heritage Assets**

| Magnitude of Change (Impact) |            | DMRB Definition                                                                                                                                                                   | Application to the Built Environment                                                                                                                       |
|------------------------------|------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Large/Major</b>           | Adverse    | Loss of resource and/or quality and integrity of resource; severe damage to key characteristics, features or elements.                                                            | Change to key elements of the heritage asset, such that the asset is totally altered and much of its heritage significance is lost or enhanced.            |
|                              | Beneficial | Large scale or major improvement of resource quality; extensive restoration; major improvement of attribute quality.                                                              | Substantial change within the setting of a heritage asset leading to considerable loss or enhancement of heritage significance of the asset.               |
| <b>Medium/Moderate</b>       | Adverse    | Loss of resource, but not adversely affecting the integrity; partial loss of/damage to key characteristics, features or elements.                                                 | Change to many key elements of the heritage asset, such that the asset is clearly modified and there is some loss or enhancement of heritage significance. |
|                              | Beneficial | Benefit to, or addition of, key characteristics, features or elements, improvement of attribute quality.                                                                          | Change within the setting of a heritage asset leading to some loss or enhancement of heritage significance of the asset.                                   |
| <b>Small/Minor</b>           | Adverse    | Some measurable change in attributes, quality or vulnerability; minor loss of, or alteration to, one (maybe more) key characteristics, features or elements.                      | Changes to key elements of the heritage asset, such that the asset is slightly altered and there is some loss or enhancement of heritage significance.     |
|                              | Beneficial | Minor benefit to, or addition of, one (maybe more) key characteristics, features or elements; some beneficial impact on attribute or a reduced risk of negative impact occurring. | Change within the setting of a heritage asset leading to a slight loss or enhancement of heritage significance of the heritage asset.                      |
| <b>Negligible</b>            | Adverse    | Very minor loss or detrimental alteration to one                                                                                                                                  | Slight changes to elements of a heritage asset or within its                                                                                               |

| Magnitude of Change (Impact) | DMRB Definition                                                                               | Application to the Built Environment                               |
|------------------------------|-----------------------------------------------------------------------------------------------|--------------------------------------------------------------------|
|                              | or more characteristics, features or elements.                                                | setting that hardly affect the heritage significance of the asset. |
| Beneficial                   | Very minor benefit or positive addition to one or more characteristics, features or elements. |                                                                    |

#### Determining the Level of Effect

- 7.29 The level of effect to heritage assets is quantified based upon the particular heritage significance of the asset, the contribution made by its setting, and the nature and level of the effect of the Proposed Development on that significance. A detailed discussion will be set out within the accompanying Heritage Assessment to determine the level of effect, using **Table 7.7** as a tool to assist with this process.
- 7.30 **Table 7.7** is informed by the Significance Matrix at Table 3.8.1 in the DMRB. The DMRB terminology is provided in brackets after the ES terminology. Whilst the matrix provides ranges, the level of effect is confirmed as a single level and not a range, informed by professional judgement.

**Table 7.7: Criteria for Determining the Significance of Effect on Heritage Asset Receptors**

| Magnitude of change (or impact) | Sensitivity (or value, importance, etc.)      |                                              |                                                |                                       |
|---------------------------------|-----------------------------------------------|----------------------------------------------|------------------------------------------------|---------------------------------------|
|                                 | High                                          | Medium                                       | Low                                            | Negligible                            |
| <b>Large</b><br>(Major)         | <b>Major</b> (Large or very large)            | <b>Moderate to major</b> (Moderate or large) | <b>Minor to moderate</b> (Slight to moderate)  | <b>Negligible</b> (Slight)            |
| <b>Medium</b><br>(Moderate)     | <b>Moderate to major</b> (Moderate or large)  | <b>Moderate</b> (Moderate)                   | <b>Minor</b> (Slight)                          | <b>Negligible</b> (Neutral or slight) |
| <b>Small</b><br>(Minor)         | <b>Minor to moderate</b> (Slight or moderate) | <b>Minor</b> (Slight)                        | <b>Negligible to minor</b> (Neutral or slight) | <b>Negligible</b> (Neutral or slight) |
| <b>Negligible</b>               | <b>Negligible</b> (Slight)                    | <b>Negligible</b> (Neutral or slight)        | <b>Negligible</b> (Neutral or slight)          | <b>Negligible</b> (Neutral)           |

- 7.31 A full Heritage Assessment will be appended to the ES and will provide additional detail in relation to baseline and the heritage significance of heritage assets which are unlikely to experience a significant effect. This will be prepared in accordance with NPPF Paragraph 207

and relevant Historic England guidance on '*Managing Significance in Decision Taking in the Historic Environment*,<sup>92</sup> '*The Setting of Heritage Assets*<sup>93</sup>' and '*Statements of Heritage Significance*.'<sup>94</sup>

## Limitations and Assumptions

7.32 To ensure transparency within the EIA process, the following limitations and assumptions have been identified:

- The assessment of effects will be undertaken on the basis of information supplied on the construction period, design of the Proposed Development and estimated completion date;
- The assessment relies upon information obtained from the National Heritage List for England (NHLE), from MCC's website, and from the HER database (consulted 16<sup>th</sup> September 2025). It is assumed that these resources provide an up-to-date record of known heritage assets within the area; and
- The visibility of the Site and the potential extent of visibility of the Proposed Development have been informed by an initial Zone of Theoretical Visibility (ZTV) analysis, prepared using VU.CITY and by SimpsonHaugh Architects. The building heights used for the ZTV testing were based on preliminary massing provided by SimpsonHaugh in August 2025, which included two distinct plots with proposed building heights ranging from 30 +G to 48 +G storeys. While the heights and massing are at an early stage of design, these principles are expected to be carried forward as the scheme develops. A more detailed ZTV will be undertaken using GIS and LiDAR data once the detailed design is fixed.

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<sup>92</sup> Historic England (2015) Historic Environment Good Practice Advice in Planning Note 2, Managing Significance in Decision Taking in the Historic Environment. Swindon, Historic England.

<sup>93</sup> Historic England (2017) Historic Environment Good Practice Advice in Planning Note 3, The Setting of Heritage Assets (2nd edition). Swindon, Historic England.

<sup>94</sup> Historic England (2019) Statements of Heritage Significance: Analysing Significance in Heritage Assets Historic England Advice Note 12. Swindon, Historic England.

## 8. Townscape and Visual

### Technical Baseline

- 8.1 The Site is located to the south east of Manchester City Centre, within the City Centre Campus of the University of Manchester, directly adjacent to a strategic area of regeneration known as Sister (formerly ID Manchester). A Site location plan and study areas is shown in **Figure 8.1**
- 8.2 The Site currently comprises of a mixed-use building constructed in the 1990s in an architectural style that is typical of that time built using brick and concrete facades which are consistent with institutional buildings within the area. The 4-5 storey building has a fragmented form, consisting of multiple rectangular and trapezoidal wings arranged in a radial pattern around a central corridor. Three wings extend northward toward Charles Street, while two wings extend southward toward Drover Lane and the Pendulum Hotel. An additional two wings project eastward toward Sackville Street. Landscaped courtyards and open spaces are located between the wings some with grassed or paved surfaces.
- 8.3 The building uses include student accommodation and a nursery (within the northern portion of the building in Weston Hall), and conference halls and a hotel accommodation (within the southern half of the building Pendulum Hotel).
- 8.4 The Site is not located within an area covered by a townscape designation; however, it lies in close proximity to the Whitworth Conservation Area, approximately 60m to the north. Several listed buildings are also located nearby, including Granby House (Grade II) and Orient House (Grade II), both situated to the north of the Site within the Whitworth Conservation Area, beyond the Altrincham Railway Viaduct (Grade II). The Lass O' Gowrie Public House (Grade II) is located approximately 90m to the west of the Site, beyond the River Medlock. Renold House (Grade II) is located approximately 60m to the east of the Site within the university campus. The full extent of designations relevant to townscape value in the local area is illustrated on the Designations Plan provided at **Figure 8.2**.
- 8.5 The Site and its study area are identified by Natural England as lying within National Character Area (NCA) 55 – The Manchester Conurbation.
- 8.6 The NCA covers a vast expanse of urban areas and includes a number of settlements which have grown and come together to form the Manchester conurbation including Manchester City Centre, Salford, Stockport, Sale, Ashton-under Lyne, Swinton, Altrincham, Stretford, Prestwich, Cheadle Hulme, Denton and Droylsden.
- 8.7 The Site lies within an urban townscape setting and reflects the identity of the urban characteristics described above.
- 8.8 As part of the evidence base to the Local Development Framework, MCC prepared an urban characterisation study<sup>95</sup> to identify the varied character across the city. The study sets out

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<sup>95</sup> John Whyard (November 2010) Local Development Framework: Strategic Level City - Wide Urban Characterisation for Core Strategy

the historical evolution of the city, identifies broad character areas before describing the underlying natural form, urban form as well as use, activity and movement for each area.

- 8.9 An Extract from the Strategic Level City-Wide Urban Characterisation for Core Strategy (November 2010) is included in **Figure 8.3**, the Site Location is indicated as a red dot.
- 8.10 The Site sits within an area that is predominantly characterised by the university buildings and associated ancillary uses.
- 8.11 To the north west of the Townscape Study Area (500m) is the Whitworth Conservation Area which comprises a series of large Edwardian and Victorian buildings set out in a general grid like arrangement, it is traversed by the Rochdale Canal and permeated with pedestrian and vehicular routes, public realm and urban parks including Sackville Park and Vimto Gardens.
- 8.12 The north and west, beyond the university campus' and the Whitworth Street Conservation Area is the city centre comprising a mixture of former industrial warehouse converted to office uses interspersed with more contemporary residential development.
- 8.13 To the south east beyond the Mancunian Way, is the residential area of Ardwick, characterised by a generally finer urban grain with rectilinear blocks defined by narrow residential streets arranged in a grid pattern; this portion of the townscape is predominately residential terraces in small scale plots. This area is bordered by Upper Brook Street and pedestrians and road users on Ardwick Green South (A6) both of which are key commuter roads into the city.
- 8.14 In order to define townscape character receptors at a scale appropriate to the Site and surrounding context, a townscape character assessment has been undertaken as part of the baseline townscape assessment. This identified local townscape character areas (TCAs) in the area surrounding the Site.
- 8.15 The TCAs are local areas of townscape which share common qualities and characteristics and provide a finer grained analysis to that set out in the Strategic Level City-Wide Urban Characterisation for the Core Strategy (November 2010)<sup>96</sup> and the National Landscape Character Assessment. In this process, local level changes in characteristics that relate to physical elements or features and historic development, alongside how a place is experienced, have been considered. The TCAs are largely characterised by the mix of land uses and scale of existing development.
- 8.16 The Townscape Study Area (**Figure 8.1**) for assessment of potential impacts of the Proposed Development on townscape character has been defined as the area within 500m radius from the centre of the Site. This is the area within which the Proposed Development has the potential to have a significant direct or indirect effect on townscape character. Although the Proposed Development would be visible from some townscape areas beyond 500m from the Site, it would be a background feature and at this distance would not significantly alter the key characteristics or character of the townscape itself.

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<sup>96</sup> John Whyard (November 2010) Local Development Framework: Strategic Level City -Wide Urban Characterisation for Core Strategy

- 8.17 Within the Townscape Study Area, four TCAs which share common features and characteristics have been identified. These TCAs are illustrated at **Figure 8.4** and listed below:
- TCA1 – University Buildings, Living and Ancillary Uses;
  - TCA2 – Whitworth Conservation Area (includes part of George Street Conservation Area);
  - TCA3 - Residential area of Ardwick; and
  - TCA4 – Manchester City Centre.
- 8.18 Views and visual amenity within the Site and its setting are urban in character and generally contained by surrounding built form of varying heights and style.
- 8.19 The visibility of the Site and the potential extent of visibility of the Proposed Development have been informed by an initial Zone of Theoretical Visibility (ZTV) analysis, prepared using VU.CITY and prepared by SimpsonHaugh Architects. The building heights used for the ZTV testing were based on preliminary massing provided by SimpsonHaugh in August 2025, which included two distinct plots with proposed building heights ranging from 30 +G to 48 +G storeys. While the heights and massing are at an early stage of design, these principles are expected to be carried forward as the scheme develops. Therefore, the ZTV is considered appropriate for this stage of initial analysis. A more detailed ZTV will be undertaken using GIS and LiDAR data once the detailed design is fixed.
- 8.20 The ZTV demonstrates that the greatest change to views would be experienced from those streets located close to the Site and some key public spaces/ pedestrian routes within and around this part of the City.
- 8.21 The ZTV also demonstrates that the Proposed Development would be visible in long distance views towards the city centre from roads and public spaces at distances of 2km or more. However, in distances greater than 1km from the Site, the Proposed Development would form a small or very small element in the background of the view and would form part of a wider panorama of the city centre which is already characterised by modern tall buildings. As such, at distances of over 1km from the Site the changes to views and visual amenity resulting from the Proposed Development would result in only a small or very small change to the character and appearance of the view and therefore not likely to result in significant visual effects. An area 1km radius from the Site (**Figure 8.1**) was therefore identified as a suitable study area for the visual impact assessment (the Visual Study Area).
- 8.22 The following townscape and visual receptors within the townscape and visual study areas have been identified as having potential to be affected by the Proposed Development:

**Townscape receptors (500m Study Area)**

- TCA1 – University Buildings, Living and Ancillary Uses;
- TCA2 – Whitworth Conservation Area (includes part/small portion of George Street Conservation Area);

- TCA3 - Ardwick Residential and Commercial Areas; and
- TCA4 – Manchester City Centre.

### **Visual receptors (1km Study Area)**

#### ***Public open spaces***

- Open Space users in Sackville Park;
- Open Space users in Vimto Gardens;
- Open Space users in Gartside Gardens;
- Open Space users in Ardwick Green park; and
- Open Space users in St Peters Square.

#### ***Local Surrounding Routes***

- Pedestrian and road users immediately adjacent to the Site (Sackville Street, Charles Street and the pedestrian link along the southern Site boundary); and
- Residents and road users within Ardwick (Mawson Road).

#### ***Main Arrivals and Arterial Routes***

- Pedestrians on the station approach to Piccadilly Station;
- Pedestrians and Road users Princess Street (A34);
- Pedestrians and road users on Upper Brook Street (A34);
- Pedestrians and road users on Ardwick Green South (A6); and
- Road users on the Mancunian Way.

8.23 In order to illustrate the effects on views experienced by the identified visual receptors, a series of Representative Viewpoints (RVs) have been identified and the locations are set out in **Figure 8.5**. The location of RVs have been reviewed in correspondence with Heritage Consultants from Turley Heritage. **Table 8.1** provides a list of the RVs, identifies the type of visualisation that will be prepared to inform the assessment and provides commentary on why the views have been chosen and the visual receptor they represent.

**Table 8.1: Representative Viewpoint Locations**

| Number | Location       | Visualisation Type            | Commentary                                                     |
|--------|----------------|-------------------------------|----------------------------------------------------------------|
| RV1    | Sackville Park | Type 4: Rendered photomontage | Representative of open space users of Sackville Park and TCA 2 |
| RV2    | Vimto Gardens  | Type 4: Rendered photomontage | Representative of open space users of Vimto Gardens and TCA 2  |

| Number | Location                                      | Visualisation Type            | Commentary                                                                                                 |
|--------|-----------------------------------------------|-------------------------------|------------------------------------------------------------------------------------------------------------|
| RV3    | Gartside Gardens                              | Type 4: Photowire             | Representative of open space users of Gartside Gardens                                                     |
| RV4    | Ardwick Green Park                            | Type 4: Photowire             | Representative of open space users of Ardwick Green Park                                                   |
| RV5    | St Peters Square                              | Type 4: Photowire             | Representative of open space users of St Peters Square                                                     |
| RV6a   | Sackville Street                              | Type 4: Rendered photomontage | Representative of users of Sackville Street and TCA 2                                                      |
| RV6b   | Sackville Street                              | Type 4: Rendered photomontage | Representative of users of Sackville Street and TCA 2                                                      |
| RV6c   | Charles Street                                | Type 4: Rendered photomontage | Representative of users of Charles Street and TCA 1                                                        |
| RV6d   | Locally walked route to the south of the Site | Type 4: Rendered photomontage | Representative of users of the locally walked route to the south of the Site and TCA 1                     |
| RV7    | Mawson Road                                   | Type 4: Rendered photomontage | Representative of the residential views and views from the routes throughout the area of Ardwick and TCA 3 |
| RV8    | Station approach to Piccadilly Station        | Type 4: Rendered photomontage | Representative of the views experienced from the station approach, Piccadilly Station and TCA 4            |
| RV9a   | Princess Street                               | Type 4: Photowire             | Representative of users of Princess Street                                                                 |
| RV9b   | Princess Street                               | Type 4: Rendered photomontage | Representative of users of Princess Street and TCA 2                                                       |
| RV9c   | Princess Street                               | Type 4: Rendered photomontage | Representative of users of Princess Street and TCA 2                                                       |
| RV10a  | Upper Brook Street                            | Type 4: Photowire             | Representative of users of Upper Brook Street                                                              |
| RV10b  | Upper Brook Street                            | Type 4: Photowire             | Representative of users of Upper Brook Street                                                              |
| RV10c  | Upper Brook Street                            | Type 4: Rendered photomontage | Representative of users of Upper Brook Street and TCA 1                                                    |
| RV11   | Ardwick Green South                           | Type 4: Photowire             | Representative of users of Ardwick Green South                                                             |

## Proposed Scope of Assessment

- 8.24 The below sets out the proposed scope of assessment based on an understanding of the characteristics of the Site, surrounding area (within the respective Townscape Study Area and Visual Study Area), and the Proposed Development (**Chapter 4**) and an analysis of the ZTV from VUcity. Where environmental effects are considered unlikely to be 'significant', an appropriate evidence base has been provided to justify the 'scoping out' of these effects ensuring the EIA and ES only assess those effects considered 'likely' to be significant, at this stage.

### Effects Unlikely/Not Significant

- 8.25 The following effects are considered unlikely to be significant and therefore will not be considered further within the EIA or reported in the ES. A factual evidence base has been provided below to support this. Where mitigation has been used to inform this judgement, the identified mitigation has been captured within the PEMP provided in **Appendix 2.1**.
- 8.26 Whilst effects considered unlikely to be significant will not be reported in the ES, a standalone Townscape and Visual Impact Assessment (TVIA) report will be prepared as an appendix to the ES to document the effects for **all** the townscape and visual receptors (i.e including all likely effects – both significant and not significant).

### *Changes to townscape and visual environment during demolition and construction*

- 8.27 During the construction stage of the Proposed Development gradual and temporary changes to the townscape and visual environment will occur due to further enclosure of the Site with hoardings/fencing; presence of material stockpiles; movement of plant and other construction vehicles; the presence and use of tower cranes; and, the progressive construction of elements present within the Site. Many development sites are under construction in the City Centre of Manchester and construction sites are a common characteristic of the urban environment. The general townscape and visual effects associated with the demolition and construction stage would be characteristic of the Site's city centre location in an area experiencing widespread renewal with associated large-scale demolition and construction activities.
- 8.28 In general terms, and based on professional experience and judgement, the demolition and construction effects of the Proposed Development would be no greater in size or scale or geographical extent than that expected at the operational stage but would be of temporary duration. The effects on townscape and visual receptors during the construction stage are likely to be generally perceived as adverse in contrast to the effects following completion which are likely to be beneficial or neutral. This is due to the incomplete nature of buildings during the construction stage, the presence and operation of construction activities and temporary structures and the increased noise, traffic and dust associated with the construction works. These effects would be managed and mitigated through measures set out in the CEMP (further detailed elsewhere in this EIA Scoping Report) including the use of site hoardings installed on the perimeter of the Site prior to construction, management of construction traffic and control of working hours. Due to these confirmed mitigation measures, the temporary nature of construction works and the current baseline of the Site, which is influenced by ongoing construction works, the perceived changes to townscape character and visual amenity are not likely to be significant and will not be considered further in the EIA or reported in the ES.

***Changes to townscape character of: TCA3 - Ardwick Residential and Commercial Areas; TCA4 – Manchester City Centre during operation***

- 8.29 There would be no direct effect on the townscape character or townscape features of TCA3 and TCA4, and indirect effects on townscape character arising from visibility of the Proposed Development would not be sufficient to change the key characteristics or prevailing townscape character of these areas. This is due to the enclosure of this character area by the existing built form, the distance of the Site from this area and by the existing presence of taller buildings in the background context of this area.
- 8.30 Therefore, changes to townscape character (TCA 3 and 4) due to the introduction of the Proposed Development is not considered to be significant and will not be considered further in the EIA or reported in the ES.

***Changes to visual environment for visual receptors beyond 1km from the Site***

- 8.31 The Proposed Development would be visible from some viewpoints beyond 1km, however in these views the Proposed Development would appear as a small element in the background of the view, seen alongside other built form in the City Centre of a similar scale and character. Where visible this would generally be from roads or areas of open space where the Proposed Development would be read as part of the wider city skyline to the background of views. The Proposed Development would not significantly alter the character, quality or amenity of these long-distance views and the effect would therefore not be considered as significant.
- 8.32 Therefore, the effects on visual amenity for visual receptors beyond 1km from the Site is not considered to be significant and will not be considered further in the EIA or reported in the ES.

***Changes to visual environment for some visual receptors within 1km of the Site during operation***

- 8.33 Effects are not considered significant on the visual receptors listed below as the Proposed Development would: be partially obscured; occupy a small extent of the views; and/or, would be read in context with surrounding features of a similar character and/or appearance and would not significantly change the character or quality of the view.
- 8.34 The changes as a result of the Proposed Development would not result in a significant change to the quality or appearance of the views experienced by the following visual receptors:
- Open Space users in Sackville Park;
  - Open Space users in Vimto Gardens;
  - Open Space users in Gartside Gardens;
  - Open Space users in Ardwick Green;
  - Open Space users in St Peters Square;
  - Pedestrians on the station approach to Piccadilly Station;
  - Residents and road users within Ardwick (Mawson Road);

- Pedestrians and Road users Princess Street (A34);
- Pedestrians and road users on Upper Brook Street (A34);
- Pedestrians and road users on Ardwick Green South (A6); and
- Road users on the Mancunian Way.

8.35 Therefore, the effects on visual amenity on the above visual receptors is not considered to be significant and will not be considered further in the EIA or reported in the ES.

#### Effects Likely/Significant

8.36 **Table 8.2** outlines the effects (and associated receptor[s]) that are considered to be likely and significant and therefore will be assessed within the EIA and reported in the ES.

**Table 8.2: Potential Likely Significant Effects and Sensitive Receptors**

| Effect                                             | Receptor(s)                                                                                                                                            | Applicable Stage(s) |
|----------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| Change in character of the townscape               | TCA 1 – University Buildings, Living and Ancillary Uses<br>TCA 2 – Whitworth Conservation Area                                                         | Operation           |
| Change to character of the view and visual amenity | Pedestrian and road users immediately adjacent to the Site (Sackville Street, Charles Street and the pedestrian link along the southern Site boundary) | Operation           |

#### Assessment Methodology of Effects Likely/Significant

8.37 The following background surveys/studies have been/will be completed.

**Table 8.3: Background Surveys/Studies**

| Survey/Study/Analysis/<br>Evaluation                                                | Overview                                                                                                                                                                                                                            | Date of Completion    |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| <b>Completed</b>                                                                    |                                                                                                                                                                                                                                     |                       |
| Zone of Theoretical Visibility (ZTV) in VU city                                     | Initial VU city modelling of ZTV based on anticipated height of Proposed Development                                                                                                                                                | August 2025           |
| Initial desktop Baseline Townscape and Visual Appraisal (findings as set out above) | Initial desktop appraisal of Site and study area to identify baseline situation of townscape and visual receptors                                                                                                                   | August 2025           |
| Initial site survey and analysis of townscape and visual context                    | Initial site survey and analysis of the Site and surrounding context                                                                                                                                                                | August 2025           |
| <b>Pending</b>                                                                      |                                                                                                                                                                                                                                     |                       |
| Zone of Theoretical Visibility (ZTV)                                                | Modelling of ZTV based on maximum anticipated height of Proposed Development                                                                                                                                                        | October-November 2025 |
| Site visit                                                                          | Detailed site visit to record the Site and surrounding context's townscape features and confirm the key visual receptors identified in the desk study. Travel through the study area and prepare a photographic record of the area. | October 2025          |
| Preparation of verified views                                                       | Capturing of surveyed photography and preparation of survey verified photomontage (rendered) and wireline visualisations.                                                                                                           | October-November 2025 |
| Townscape and Visual Impact Assessment                                              | Standalone report documenting the baseline townscape and visual conditions and an assessment of effects on all townscape and visual receptors as a result of the Proposed Development. This will be appended to the ES.             | October-November 2025 |

8.38 The following methodology for the assessment of townscape and visual effects is proposed:

- The assessment methodology is drawn from the Guidelines for Landscape and Visual Impact Assessment (GLVIA), 3<sup>rd</sup> Edition<sup>97</sup>. The details of the methodology is set out in **Appendix 8.1** and is to be agreed with the Design/Conservation Officers at MCC;
- The assessment of effects will be based on the deviation from the current baseline conditions of the existing townscape character and visual receptors of the Site and the surrounding area established through the baseline Townscape and Visual Appraisal;
- A standalone TVIA report will be prepared as an appendix to the ES to inform the assessment process, determine which effects on receptors will be significant and document the assessment of both significant and non-significant effects. The visual assessment will be supported by an assessment of representative views, to assist with the interpretation of the effects on visual receptors;
- Visualisations of the Proposed Development will be prepared for all of the above representative viewpoints. These will be used to inform the assessment of effects on the identified townscape and visual receptors within the standalone TVIA which will form an appendix to the ES chapter on townscape and visual effects. Some of the representative views will also be used to support the assessment of effects for the receptors with significant effects considered in the ES chapter on Townscape and Visual effects;
- Representative viewpoint photography with visualisations of the Proposed Development will be prepared to support the ES and TVIA appendix. These will be prepared in accordance with the Landscape Institutes Technical Guidance Note 06/19<sup>98</sup>. Both GLVIA3 and the Technical Information Note 06/19 recommend a proportionate approach to the assessment of views and type of supporting visualisation required, in relation to the scale of development proposed and the sensitivity of the visual receptors;
- The Proposed Development will be considered, along with an assessment of the 'sensitivity' of the identified townscape character receptor or visual receptor. This will be determined by establishing the 'value' of the townscape or view and 'susceptibility to change' of the receptor in relation to the Proposed Development. Following this, the potential magnitude of 'change' from the baseline conditions as a result of the Proposed Development is predicted and assessed. The methodology and approach in undertaking this impact assessment is based upon informed and reasoned professional judgement, taking into account a combination of quantitative and qualitative factors; and
- The assessment of likely significant effects to sensitive receptors will consider the sensitivity of the receptor (on a scale of high, medium, low and negligible) and the magnitude of change (on a scale of large, medium, small and negligible) to determine the level of effect on a scale of major, moderate, minor and negligible. Significant effects will be determined following this through professional judgment.

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<sup>97</sup> Landscape Institute and the Institute of Environmental Management and Assessment's Guidelines for Landscape and Visual Impact Assessment (GLVIA), 3rd Edition

<sup>98</sup> Landscape Institute (2019) Technical Guidance Note 06/19 on the Visual Representation of Development Proposals

## Limitations and Assumptions

8.39 To ensure transparency within the EIA process, the following limitations and assumptions have been identified:

- In considering the effects of the Proposed Development upon the townscape character areas and visual receptors, the assessment will be based on the detailed layout plans submitted for approval, the visualisations of the Proposed Development and the information on the Proposed Development contained within the development specification in the ES. This approach will allow for a balanced assessment that considers all the relevant material and allows for judgements to be made on design quality and associated mitigation measures;
- In regard to the visual assessment, the assessment will not attempt to predict the visual effects of seasonal changes throughout the year, or the difference between day and nighttime effects, but describes the 'worst case' position in terms of the view when the Proposed Development would be most visible i.e. daytime views in the winter (when trees would have lost their leaves); and
- Whilst a selection of RVs will be provided and further evaluation of the kinetic experience of visual receptors will be undertaken, not every available view within the study area will be illustrated and professional judgement will be used to assess the effects of the Proposed Development and when defining effects which are and are not significant.

## 9. Wind Microclimate

### Technical Baseline

- 9.1 Wind data (~30 years) has been collected for Manchester International Airport, which is representative of the Manchester metropolitan area. Winds in Manchester are predominantly from the south-west, with a secondary peak from the north-west. There is also a seasonal peak from the north-east in the spring season.
- 9.2 Baseline conditions are expected to range between suitable for sitting, standing and leisure walking in the windiest season.

### Proposed Scope of Assessment

- 9.3 The below sets out the proposed scope of assessment based on an understanding of the characteristics of the Site, surrounding area and the Proposed Development (**Chapter 4**). Where environmental effects are considered unlikely to be 'significant', an appropriate evidence base has been provided to justify the 'scoping out' of these effects ensuring the EIA and ES only assess those effects considered 'likely' to be significant, at this stage.

### Effects Unlikely/Not Significant

- 9.4 No effects which are unlikely or not significant have been identified to date.

### Effects Likely/Significant

- 9.5 **Table 9.1** outlines the effects (and associated receptor[s]) that are considered to be likely and significant and therefore will be assessed within the EIA and reported in the ES.

**Table 9.1: Potential Likely Significant Effects and Sensitive Receptors**

| Effect                                                 | Receptor(s)                                                                                | Applicable Stage(s)      |
|--------------------------------------------------------|--------------------------------------------------------------------------------------------|--------------------------|
| Exceedance of criteria (Lawson) for pedestrian safety  | Thoroughfares, entrances, waiting areas and recreational spaces within and around the Site | Operation <sup>99</sup>  |
| Exceedance of criteria (Lawson) for pedestrian comfort |                                                                                            | Operation <sup>100</sup> |

- 9.6 During the construction stage, construction of the Proposed Development will occur gradually. In the first instance, there is considered to be limited opportunity for accelerated wind due to channelling or downdraughts. Nonetheless, as the built form (specifically the massing) of the Proposed Development gradually occurs there will be instances where accelerated wind conditions may occur, albeit these will be gradual over the course of the construction stage. As the massing nears completion, the level of effect is likely to be similar

<sup>99</sup> Operational effects will be used as a representation of a worst-case construction effect (see Paragraph 9.6) within the assessment of cumulative effects, specifically effect interactions (see **Chapter 13**).

<sup>100</sup> As above footnote.

to that being considered/assessed (see scenarios below). In instances where mitigation measures are required to ensure appropriate wind conditions at the operational stage, the timing will need careful evaluation.

- 9.7 Assuming the timely implementation of mitigation, the resulting level of effect during construction would be less than reported at the operational stage. Therefore, it is considered that an assessment of operational effects would represent an appropriate approximation of a worst-case scenario during construction. Therefore, for the purpose of the EIA and ES, only the operational stage of the Proposed Development will be modelled and assessed.

## Assessment Methodology of Effects Likely/Significant

- 9.8 The following background surveys have been/will be completed.

**Table 9.2: Background Surveys/Studies**

| Survey/Study/Analysis/<br>Evaluation                     | Overview                                                                                                            | Date of Completion     |
|----------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------|------------------------|
| An Initial Computational Fluid Dynamics (CFD) Assessment | CFD based wind microclimate assessments of design iterations of the Proposed Development within existing surrounds. | September/October 2025 |
| CFD wind microclimate assessment                         | A CFD based wind microclimate assessment for planning                                                               | November 2025          |

- 9.9 3D models of the Proposed Development, existing surroundings and nearby Cumulative Projects, will be created and tested by high-resolution Computational Fluid Dynamics (CFD), to allow the future wind microclimate conditions to be quantified. The model will cover a minimum radius of 400m. Wind speeds will be measured at 1.5m above ground level and any raised areas which are accessible to pedestrians, for all wind directions.
- 9.10 The baseline results will be combined with long-term meteorological climate data for the Manchester area, corrected to understand the baseline conditions specific to the Site, having regard to its location within Manchester. Testing will be conducted in the absence of any existing hard or soft landscaping, in order to provide a conservative result.
- 9.11 Three configurations will be tested as set out below:
- Baseline (2025) – with existing buildings on site.
  - Baseline + Proposed Development.
  - Baseline + Proposed Development + ‘Cumulative Projects’ as set out in **Chapter 13**.
- 9.12 The phasing of the development will be considered qualitatively, and an intermediate scenario will also be tested should there be a meaningful time difference between Phase 1 being operational and the completion of the Phase 2 superstructure.
- 9.13 The following Cumulative Projects will be included in the assessment:

- Sister Plot C (143024/FO/2025);
- Charles Street Car Park (138808/FO/2023);
- Echo Street (136874/FO/2023);
- Former London Road Fire Station (125712/FO/2019);
- Upper Brook Street Masterplan (137401/FO/2023);
- Boulton House (143253/FO/2025); and
- Mayfield Park (124972/FO/2019).

9.14 Based on the results of the testing assessed against the Lawson Comfort (LDDC variant) Thresholds, shown in **Table 9.3** the suitability of the conditions and the likely effect at particular locations, both within and off-site, will be determined. If the measured wind conditions exceed the threshold wind speed for more than 5% of the time (whether that is seasonally or annually), then they are unacceptable for the stated pedestrian activity and the expectation is that there may be complaints of nuisance or people will not use the area for its intended purpose.

**Table 9.3: Lawson Comfort Criteria (LDDC variant)**

| Category           | Description                                                                     |
|--------------------|---------------------------------------------------------------------------------|
| Sitting            | Acceptable for outdoor sitting use (e.g. café seating or private gardens)       |
| Standing           | Acceptable for main building entrances, pick-up / drop-off points and bus stops |
| Walking (leisure)  | Acceptable for strolling                                                        |
| Walking (business) | Acceptable for external pavements, walking purposefully without lingering       |
| Uncomfortable      | Not suitable for regular pedestrian use                                         |

- 9.15 If strong winds are measured, then these will also be reported. The activities described above are those used by Lawson Comfort Criteria (LDDC variant). The uncomfortable category is often associated with occasional strong winds (in excess of 15 or 20 m/s) and should be mitigated unless there are alternative routes, or they occur on less frequently used routes or in areas inaccessible to the general public.
- 9.16 Strong winds (which relate to potential wind safety issues) are reported for exceedances of 15m/s (to account for less able-bodied people or vulnerable users such as cyclists) and 20 m/s (for able bodied people) for more an 0.025% of the year (or approximately 2 hours).
- 9.17 The suitability of the conditions both within and surrounding the Site, both in terms of comfort and strong winds, will be presented and discussed within the ES, and a supporting technical appendix.

- 9.18 Should mitigation measures be required to provide wind conditions within a particular area / space to be suitable for their intended use, or are required to mitigate against predicted strong winds, the areas identified requiring suitable mitigation measures will be developed in consultation with the Applicant and the Design Team. Where necessary, mitigation measures will be tested through further iterations of CFD testing prior to the submission of the application. Following mitigation, the scale of any residual effects will be identified.
- 9.19 The assessment of likely significant effects to sensitive receptors will consider the sensitivity of the receptor (on a scale of high, medium, low and negligible) and the magnitude of change (on a scale of large, medium, small and negligible) to determine the level of effect on a scale of major, moderate, minor and negligible. Significant effects will be determined following this through professional judgment.
- 9.20 All receptors are considered of high sensitivity to strong winds, as these can pose a risk to pedestrian safety.
- 9.21 General thoroughfares and roadways are of medium sensitivity to pedestrian comfort, as users are not expected to dwell for significant periods in the region of an individual probe.
- 9.22 Bus stops, building entrances and amenity spaces are of high sensitivity to pedestrian comfort.
- 9.23 All impacts will be of large magnitude, as any exceedance of the required wind comfort or safety levels has the potential to render a pedestrian area unusable if not mitigated.
- 9.24 The level of wind effects is defined as set out below:
- Major Beneficial: wind conditions are three categories calmer than required OR a pre-existing wind safety risk is eradicated by the inclusion of the Proposed Development;
  - Moderate Beneficial: wind conditions are two categories calmer than required OR a pre-existing wind safety risk is reduced in severity or extent by the inclusion of the Proposed Development;
  - Minor Beneficial: wind conditions are one category calmer than required;
  - Negligible: wind conditions are those required;
  - Minor Adverse: wind conditions are one category windier than required;
  - Moderate Adverse: wind conditions are two categories windier than required OR a pre-existing wind safety risk is increased in severity or extent by the inclusion of the Proposed Development; and
  - Major Adverse: wind conditions are three categories windier than required OR a wind safety risk is introduced by the inclusion of the Proposed Development.

## **Limitations and Assumptions**

- 9.25 To ensure transparency within the EIA process, the following limitations and assumptions have been identified:

- The accuracy of the results is dependent upon the accuracy of the architectural CAD used to construct the model.
- There is an inherent assumption that on-site wind speeds will scale linearly with the measured wind speeds at the airport (Manchester International).
- It is assumed that the operation stage of the Proposed Development will be a proxy/worst case. During the construction process, wind conditions will gradually change from the Baseline Conditions to the conditions for the Completed Proposed Development and therefore be reduced compared to the assumed worst case.

## 10. Daylight, Sunlight and Overshadowing

### Technical Baseline

- 10.1 The BRE Guidelines<sup>101</sup> suggest that residential properties have the highest requirement for daylight and sunlight and state that:
- “the guidelines are intended for use for rooms in adjoining dwellings where light is required, including living rooms, kitchens and bedrooms.”*
- 10.2 The scope of residential properties that have been considered relevant for assessment has been determined through professional judgement, considering their orientation and proximity to the Site.
- 10.3 Baseline studies are currently being undertaken by GIA. The baseline assessment will review the daylight and sunlight conditions within each of the surrounding residential properties listed in **Table 10.1** in the Site area’s present form (i.e. the current baseline).
- 10.4 Despite the urban location of the relevant sensitive receptors, they are likely to benefit from reasonable baseline levels of daylight and, where relevant, sunlight due to the relatively low rise nature of the existing buildings between them and the Site.

### Proposed Scope of Assessment

- 10.5 The below sets out the proposed scope of assessment based on an understanding of the characteristics of the Site, surrounding area and the Proposed Development (**Chapter 4**). Where environmental effects are considered unlikely to be ‘significant’, an appropriate evidence base has been provided to justify the ‘scoping out’ of these effects ensuring the EIA and ES only assess those effects considered ‘likely’ to be significant, at this stage.

### Effects Unlikely/Not Significant

- 10.6 The following effects are considered unlikely to be significant and therefore will not be considered further within the EIA or reported in the ES. A factual evidence base has been provided below to support this. Where mitigation has been used to inform this judgement, the identified mitigation has been captured within the Preliminary Environmental Management Plan (PEMP) provided in **Appendix 2.1**.

### ***Overshadowing to Surrounding Areas of Outdoor Amenity Space***

- 10.7 There are no areas of outdoor amenity space within 90 degrees of due north of the Site which are sufficiently proximate to be significantly affected by the Proposed Development.
- 10.8 Therefore, overshadowing to surrounding areas of outdoor amenity space is not considered to be significant and will not be considered further in the EIA or reported in the ES.

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<sup>101</sup> Building Research Establishment-Site layout planning for daylight and sunlight-2022

### Effects Likely/Significant

- 10.9 **Table 10.1** outlines the effects (and associated receptor[s]) that are considered to be likely and significant and therefore will be assessed within the EIA and reported in the ES.

**Table 10.1: Potential Likely Significant Effects and Sensitive Receptors**

| Effect                      | Receptor(s)                                                                  | Applicable Stage(s) |
|-----------------------------|------------------------------------------------------------------------------|---------------------|
| Changes to daylight amenity | Montana House<br>Princess House                                              | Operation           |
| Changes to sunlight amenity | Granby House<br>Orient House<br>Salisbury House<br>(see <b>Figure 10.1</b> ) |                     |

- 10.10 Owing to the evolving and changing nature of construction activities, the assessment of potential effects during construction on daylight and sunlight to surrounding receptors will constitute the worst-case assessment for the EIA, given that proposed massing will be built out to the greatest extent in this scenario.
- 10.11 Therefore, an assessment of effects in relation to construction work is not considered necessary, as the construction of the Proposed Development would gradually transition from the Site to those of the completed Proposed Development and therefore would not be specific to construction.

### Assessment Methodology of Effects Likely/Significant

- 10.12 The following background surveys/studies have been/will be completed.

**Table 10.2: Background Surveys/Studies**

| Survey/Study/Analysis/<br>Evaluation                                   | Overview                                                           | Date of Completion |
|------------------------------------------------------------------------|--------------------------------------------------------------------|--------------------|
| <b>Completed</b>                                                       |                                                                    |                    |
| Identification of residential sensitive receptors surrounding the Site | Site visit and review of council tax records                       | August 2025        |
| Location of floor plans for the sensitive receptors                    | Review of MCC planning portal, leases and online marketing details | August 2025        |
| <b>Pending</b>                                                         |                                                                    |                    |
| 3D modelling                                                           | Modelling of the Site and surrounding sensitive receptors          | November 2025      |

### Scope of Assessment and Sensitive Receptors

- 10.13 Daylight and sunlight effects are governed principally by the amount of sky that can be seen from a sensitive receptor before and after the construction of a proposed development.

- 10.14 Using professional judgment, the scope of assessment was established from a site visit and a review of the Proposed Development.
- 10.15 As residential properties have a reasonable expectation of daylight and sunlight, these are considered to be sensitive receptors.

#### **Daylight and Sunlight Assessment Methodology**

- 10.16 The assessments will be carried out in accordance with the BRE Guidelines. The analysis will be calculated from a 3D computer model using specialist software based on detailed architectural models, Ordnance Survey (OS) mapping and photogrammetry.
- 10.17 In line with the BRE Guidelines, both the Vertical Sky Component (VSC) and No Sky Line (NSL) assessments will be undertaken in the Proposed Development scenario for the relevant sensitive receptors identified in **Table 10.1**.
- 10.18 The sunlight amenity to the surrounding relevant receptors will be considered by reference to the BRE recommended Annual Probable Sunlight Hours (APSH) method of assessment. Due to the southerly location of the sun in the sky, this assessment will consider those windows which face the Site and are orientated to within 90 degrees of due south.

#### **Daylight and Sunlight Assessment Criteria**

- 10.19 **Table 10.3** provides a summary of the criteria set out within the BRE Guidelines for daylight and sunlight.

**Table 10.3: Summary of Daylight and Sunlight Assessment Criteria**

| Method | BRE Criteria                                                                                                                                                                                                                                                                                                                                                                                            |
|--------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| VSC    | A window may be adversely affected if its VSC measured at the centre of the window is less than 27% and less than 0.8 times its former value.                                                                                                                                                                                                                                                           |
| NSL    | A room may be adversely affected if the daylight distribution (NSL) is reduced beyond 0.8 times its existing area.                                                                                                                                                                                                                                                                                      |
| APSH   | A window may be adversely affected if a point at the centre of the window received for the whole year, less than 25% of the APSH including at least 5% of the APSH during the winter months (21 September to 21 March) and less than 0.8 times its former sunlight hours during either period, and for existing neighbouring buildings, if there is a reduction in total APSH which is greater than 4%. |

#### **Daylight and Sunlight Assessment Scenarios**

- 10.20 Three configurations will be tested in as set out below:
- Baseline (2025); and
  - Baseline (2025) + Proposed Development.
- 10.21 To provide context to the effects derived from the above assessments, surrounding context analysis will also be considered in accordance with the Planning Practice Guidance (PPG) –

Making Effective Use of Land Paragraph: 007 Reference ID: 66-007-20190722<sup>102</sup>, which states that:

*“All developments should maintain acceptable living standards. What this means in practice, in relation to assessing appropriate levels of sunlight and daylight, will depend to some extent on the context for the development as well as its detailed design. For example, in areas of high-density historic buildings, or city centre locations where tall modern buildings predominate, lower daylight and sunlight levels at some windows may be unavoidable if new developments are to be in keeping with the general form of their surroundings.”*

- 10.22 When assigning significance criteria for daylight and sunlight effects, professional judgement will be used. Consideration will be given to the proportion of rooms/windows affected, as well as the percentage alterations, absolute changes, sensitivity of the receptor, and any other relevant factors. There may be mitigating factors such as location and nature of development, balconies, overhangs or design features which may also affect the determination of assigning the criteria.
- 10.23 The assessment of likely significant effects to sensitive receptors will consider the sensitivity of the receptor (on a scale of high, medium, low and negligible) and the magnitude of change (on a scale of large, medium, small and negligible) to determine the level of effect on a scale of major, moderate, minor and negligible. Significant effects will be determined following this through professional judgment.

### **Limitations and Assumptions**

- 10.24 To ensure transparency within the EIA process, the following limitations and assumptions have been identified:
- Best estimates were made in determining building uses (residential or commercial). Generally, these were made from external observations and recourse to the Valuation Office Agency's (VOA) council tax records.
  - Where publicly available, room layouts will be included within the modelling of the sensitive receptors. Reasonable assumptions as to the floor levels within these modelled rooms, which dictate the level of the working plane relevant for the NSL assessments, will be based on external observations.

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<sup>102</sup> Planning Practice Guidance (PPG) – Making Effective Use of Land Paragraph: 007 Reference ID: 66-007-20190722

# 11. Solar Glare

## Technical Baseline

- 11.1 The solar glare assessment is undertaken on the worst-case scenario. Solar Glare is not a comparative assessment; the fact it may occur in the baseline does not necessarily justify its occurrence as a result of the Proposed Development. Therefore, the assessment considers the effect of the Proposed Development in absolute terms.
- 11.2 It should be noted that the Proposed Development will be located on a Site where its existing state is low-rise brick building with punched windows, thus there is limited opportunity for instances of solar glare from the Site to be experienced. Solar glare from surrounding buildings is not assessed.

## Proposed Scope of Assessment

- 11.3 The below sets out the proposed scope of assessment based on an understanding of the characteristics of the Site, surrounding area and the Proposed Development (**Chapter 4**). Where environmental effects are considered unlikely to be 'significant', an appropriate evidence base has been provided to justify the 'scoping out' of these effects ensuring the EIA and ES only assess those effects considered 'likely' to be significant, at this stage.

### Effects Unlikely/Not Significant

- 11.4 The following effects are considered unlikely to be significant and therefore will not be considered further within the EIA or reported in the ES. A factual evidence base has been provided below to support this. Where mitigation has been used to inform this judgement, the identified mitigation has been captured within the Preliminary Environmental Management Plan (PEMP) provided in **Appendix 2.1**.

### *Solar Glare impacting occupants of adjoining buildings*

- 11.5 BRE states that reflected sunlight can affect occupants of adjoining buildings. There are two types of glare: disability glare, which is a safety issue; and discomfort glare, which includes solar reflections impacting adjacent buildings. Discomfort glare does not impair the ability to see. Whilst it can be important where work involves continuous viewing of the outdoor space from a fixed vantage point, it can generally be managed where glare is an issue by using blinds or curtains for the periods of time where such glare occurs. For these reasons, residential uses are classified as low-sensitivity receptors and do not require assessment as no significant adverse effects could occur.
- 11.6 Therefore, solar glare to occupants of adjoining buildings is not considered to be significant and will not be considered further in the EIA or reported in the ES.

### Effects Likely/Significant

- 11.7 **Table 11.1** outlines the effects (and associated receptor[s]) that are considered to be likely and significant and therefore will be assessed within the EIA and reported in the ES.

**Table 11.1: Potential Likely Significant Effects and Sensitive Receptors**

| Effect                                                                                       | Receptor(s)                                                                                            | Applicable Stage(s) |
|----------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|---------------------|
| Solar Glare safety issues concerning transit through critical intersections and junctions    | Road users at selected viewpoints within 500m of the Site where the Proposed Development is visible    | Operation           |
| Solar Glare safety issues concerning visibility of train drivers along nearby railway tracks | Train drivers at selected viewpoints within 500m of the Site where the Proposed Development is visible | Operation           |

- 11.8 The worst-case scenario is portrayed by the complete and operational Proposed Development, where all reflective facade materials have been installed and any covers, films or hoarding used during the construction period have been removed.
- 11.9 As construction works progress, and the facades of the Proposed Development are installed, the potential solar glare effects would be similar to those once the Proposed Development is complete and operational. It is therefore considered that the completed Proposed Development represents the worst-case assessment in terms of likely solar glare effects. The construction stage, therefore, be scoped out.

### Assessment Methodology of Effects Likely/Significant

- 11.10 The following background surveys/studies have been/will be completed.

**Table 11.2: Background Surveys/Studies**

| Survey/Study/Analysis/<br>Evaluation                                                                                                                 | Overview                                                                                                                | Date of Completion                                         |
|------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------|
| <b>Completed</b>                                                                                                                                     |                                                                                                                         |                                                            |
| N/A                                                                                                                                                  | -                                                                                                                       | -                                                          |
| <b>Pending</b>                                                                                                                                       |                                                                                                                         |                                                            |
| Photogrammetric 3d-model of the surrounding context up to 500m from the Proposed Development                                                         | This model provides the geometry of the built environment with an accuracy of 150mm in all axes                         | To be sourced prior undertaking the technical assessment   |
| Review of Aerial and Street Images, Site visit, planning portal, Valuation Office Agency, Land Registry, Railway signalling diagrams where available | This information would help update the context model for assessment and would allow to identify road and rail receptors | To be completed prior undertaking the technical assessment |

- 11.11 The assessment will consider potentially sensitive viewpoints for road and train drivers surrounding the Site. The viewpoints will generally be located at the minimum stopping distance for road users and at the driver's eye level with the focal point being a relevant traffic element, such as signals or incoming traffic. For train drivers, viewpoints will be assessed where signals are visible or at representative intervals where the Proposed Development would be visible close to the direct line of sight for a substantial stretch of track.
- 11.12 Viewpoints within 500m of the Site, where the Proposed Development is visible within the driver's field of view will be assessed. At distances greater than 500m from the Site, instances of solar glare would be unlikely to occur. A review of the surrounding area has identified that the following road junctions are likely to be receptors sensitive to solar glare, this will be kept under review as the design evolves:
- Mancunian Way;
  - Princess St;
  - Upper Brook St; and
  - Sackville St.
- 11.13 For train drivers, the following receptors would be considered:
- Railway line between Manchester Piccadilly Station and Manchester Oxford Road Station.

#### ***Scenarios to be tested***

- 11.14 Based on a common practice approach to portray the worst-case scenario, the cumulative effect will not be considered as the neighbouring Committed Developments can block sunlight reaching the facades of the Proposed Development and/or obscure the Proposed Development from the viewpoints to be assessed. However, committed development are included within the surrounding context as their completed form where their construction has commenced.

#### ***Assessment methodology***

- 11.15 The assessment of solar glare identifies the time of the day and year that solar reflections will be visible from the assessed viewpoints, as well as their relationship to a driver's line of sight. The assessment does not however, measure the intensity of the reflection but merely the occurrence and duration.
- 11.16 Drivers at each of the relevant road junctions are considered the sensitive receptors, where there are multiple directions of travel potentially affected, each direction of travel at the junction is considered a separate receptor as the level of effect and whether it is significant may differ. For train tracks, the train drivers on the stretch of track are considered to be the sensitive receptor. The effect significance will be determined using professional judgement taking into consideration the duration of solar reflections, location of these in relation to a driver's line of sight, type of junction control and the probability of reflections occurring. The level of effect is given on a per junction basis considering all viewpoints assessed for that junction as well as any viewpoints that would not be affected by the Proposed Development.

- 11.17 There are no quantitative criteria within the BRE Guidelines<sup>103</sup> or elsewhere regarding acceptable levels of solar glare.
- 11.18 The assessment of likely significant effects to sensitive receptors will consider the sensitivity of the receptor (on a scale of high, medium, low and negligible) and the magnitude of change (on a scale of large, medium, small and negligible) to determine the level of effect on a scale of major, moderate, minor and negligible. Significant effects will be determined following this through professional judgment.
- 11.19 All viewpoints assessed for solar glare are considered to be of high sensitivity.
- 11.20 The factors in **Table 11.3** will be used to ascertain the possible magnitude of change for each view.

**Table 11.3: Magnitude of Change Criteria**

| Scale of Effect | Possible Factors                                                                                                                                                              |
|-----------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Negligible      | No reflections are visible or if visible all occur at angles greater than 30° from the driver's line of sight and so, as stated by the CIE, will be of "little significance". |
| Small           | Solar reflections are visible within 30° to 10° or between 10° to 5° of the driver's line of sight for a short period of time.                                                |
| Medium          | Solar reflections are visible within 10° and 5° of the driver's line of sight occurring for a long period of time.                                                            |
| Large           | Solar reflections are visible within 5° of a driver's line of sight.                                                                                                          |

- 11.21 When assessing the overall level of effect, the following factors could influence the nature, scale and resultant level of effect:
- Sunlight availability probability;
  - Area of façade off which reflections are visible;
  - Period of time when reflections are visible;
  - Angle at which reflections are visible from line of sight;
  - Views of the Proposed Development being obscured for example by trees; and/or
  - The time of day at which the solar reflection will occur for example during peak traffic times.

<sup>103</sup> Building Research Establishment (BRE) Guidelines: Site Layout Planning for Daylight and Sunlight 2022, A Guide to Good Practice, Third Edition 2022.

## Limitations and Assumptions

11.22 To ensure transparency within the EIA process, the following limitations and assumptions have been identified:

- Façade details are not yet known however the façade design of the Proposed Development is anticipated at this stage (worst case) to comprise large areas of glazing which have the potential for solar glare effects.
- Although great care will be taken to identify typical viewpoints, this does not guarantee that there will be no additional sensitive locations where reflected solar glare could present a particular risk. For practical reasons, the area of the assessment has been limited to the area surrounding the Proposed Development. This area extends to a distance of approximately 500m around the Site in all directions. At greater distances, the likelihood of solar reflections causing significant glare is reduced as the time that buildings will reflect is reduced and the area of façade visible constitutes a reduced angle and so reduces the possibility of the whole sun disk being reflected.
- The assessment methodology for solar glare is not aimed at addressing the intensity of an instance of reflected solar glare, but rather its occurrence, duration throughout the year, and the location of this occurrence in respect of an individual's line of sight. It must also be noted that the hours presented reflect solar time and therefore do not take Daylight Saving Hours into account. This approach to solar glare assessment within EIA has been adopted using professional judgement and by reference to Commission Internationale L'Eclairage (CIE) guidance.

## 12. Climate Change

- 12.1 The UK Climate Change Projections (UKCP18)<sup>104</sup> set out that climate change is projected to lead to increasing annual temperatures, decreasing summer rainfall and increasing winter rainfall as a result of increasing global Greenhouse Gas (GHG) emissions. This applies to the UK, including the Site.
- 12.2 In this context the EIA Regulations require the consideration of Climate Change, including the resilience of the Proposed Development to the effects of climate change, and how the Proposed Development mitigates its impact on climate change through GHG emissions.
- 12.3 ISEP (formerly IEMA) has prepared guidance on Climate Change for EIA practitioners which has been used in the Climate Change scoping assessment for the Proposed Development:
- Assessing Greenhouse Gas Emissions and Evaluating their Significance<sup>105</sup> ('GHG assessment guidance') – which sets out how GHG emissions should be considered and assessed.
  - EIA Guide for Climate Change Resilience and Adaptation<sup>106</sup> ('Climate Change Resilience guidance') - setting out guidance on the scope and consideration of climate projections and effects on development. Crucially this includes a recommendation for adaptation measures to consider the 2080s high emissions scenario projections as a worst-case scenario.

### Technical Baseline

#### Greenhouse Gas Emissions

- 12.4 Current baseline conditions regarding GHG emissions have been established at the local authority (Manchester City Council) and the regional (North West) levels from the latest (2023) UK Government local authority and regional carbon dioxide emissions national statistics: 2005 to 2023<sup>107</sup> as presented in **Table 12.1**.
- 12.5 The Site currently comprises an existing hotel and student accommodation building which generate operational GHG emissions from the building and transport associated with its use. The Proposed Development will involve the demolition of the existing buildings, reducing their operational emissions to zero. These baseline operational emissions are not known, for the purposes of the GHG assessment they are assumed to be zero.

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<sup>104</sup> <https://www.metoffice.gov.uk/research/approach/collaboration/ukcp/index>

<sup>105</sup> [2022 iema greenhouse gas guidance eia.pdf](#)

<sup>106</sup> [iema-eia-climate-change-resilience-june-2020.pdf](#)

<sup>107</sup> [UK local authority and regional greenhouse gas emissions statistics, 2005 to 2023 - GOV.UK](#)

**Table 12.1: Baseline Local & Regional GHG Emissions**

| Geographical Area       | 2023 GHG Emissions (tonnes CO <sub>2</sub> e) |
|-------------------------|-----------------------------------------------|
| Site                    | 0 (assumed)                                   |
| Manchester City Council | 2,188,800                                     |
| North West              | 38,977,000                                    |

- 12.6 The future baseline GHG emissions have been established in the form of the carbon budget set for the UK<sup>108</sup> as presented in **Table 12.2**. This will be used to contextualise GHG emissions from the Proposed Development in order to establish the magnitude of its net GHG effect.

**Table 12.2: UK Carbon Budget (tCO<sub>2</sub>e)**

| Period      | UK            |
|-------------|---------------|
| 2018 – 2022 | 2,544,000,000 |
| 2023 – 2027 | 1,950,000,000 |
| 2028 – 2032 | 1,725,000,000 |
| 2033 – 2037 | 965,000,000   |
| 2038 – 2042 | 535,000,000*  |
| 2043 – 2047 | Not yet set   |
| 2048 - 2050 | Not yet set   |

\* Published by the Committee on Climate Change in February 2025 but not yet incorporated into law<sup>109</sup>.

### Climate Conditions

- 12.7 Current baseline climate conditions for the Site area have been established from the Met Office's closest automatic weather station at Rochdale<sup>110</sup>, approximately 15km to the north-west. The data provides monthly conditions for the 1991-2020 period<sup>111</sup> summarised below to show summer maximum temperature and average summer and winter rainfall.

**Table 12.3: Current climate baseline**

| Description                            | Temperature / Rainfall |
|----------------------------------------|------------------------|
| Summer maximum temperature (°C)        | 19.3                   |
| Average summer rainfall (mm per month) | 93.3                   |
| Average winter rainfall (mm per month) | 118.4                  |

<sup>108</sup> <https://www.gov.uk/guidance/carbon-budgets>

<sup>109</sup> [The Seventh Carbon Budget - Climate Change Committee](#)

<sup>110</sup> [Rochdale Location-specific long-term averages](#)

<sup>111</sup> The closest data available to the assessment period used in the preparation of the UK Climate Projections

- 12.8 Future baseline climate conditions for the Site area have been established from the Met Office's latest climate projections UKCP18 for the 25km OS grid square within which the Site is located (387500, 387500).
- 12.9 The projections comprise forecast changes relative to 1991 to 2020 baseline conditions for annual and seasonal temperatures and rainfall. In accordance with IEMA Climate Change Resilience guidance, projections are taken from the "high" emissions scenario (known as "RCP8.5"), 50th percentile (i.e. median) scenario for the 2020s, 2040s, 2060s, and 2080s which encompass the anticipated construction and operational stage of the Proposed Development.
- 12.10 Projected changes to seasonal and annual temperature and rainfall relative to the baseline conditions, which could result in severe weather effects such as droughts, floods and heat waves, are provided in **Table 12.4**.

**Table 12.4: Future climate baseline**

| Description                            | 2020s                       |                    | 2040s                  |                    | 2060s                  |                    | 2080s                  |                    |
|----------------------------------------|-----------------------------|--------------------|------------------------|--------------------|------------------------|--------------------|------------------------|--------------------|
|                                        | Temp / Rainfall to baseline | Change to baseline | Future Temp / rainfall | Change to baseline | Future Temp / rainfall | Change to baseline | Future Temp / rainfall | Change to baseline |
| Summer maximum temperature (°C)        | 19.3                        | 0.9                | 20.2                   | 1.71               | 21.0                   | 3.1                | 22.4                   | 4.94               |
| Average summer rainfall (mm per month) | 93.3                        | -7%                | 86.8                   | -10%               | 84.0                   | -22%               | 73.1                   | -31%               |
| Average winter rainfall (mm per month) | 118.4                       | 2%                 | 120.3                  | 5%                 | 123.9                  | 9%                 | 129.3                  | 13%                |

- 12.11 In addition to increasing temperatures and changing rainfall patterns, other potential climatic changes include:
- Increasing wind speed; and
  - Increasing winter storms, including more severe storms.
- 12.12 Specific metrics for these changes are not available. It is noted that while wind speeds may increase these changes are small compared to differences between individual years, and further research is required to determine long term projections of winter storm activity.

## Proposed Scope of Assessment

12.13 The UK Climate Change Risk Assessment (UKCCRA)<sup>112</sup>, updated in 2021, identifies potential risks and impacts of climate change across a number of areas including Infrastructure, Health, Communities and the Built Environment. Key risks from the UKCCRA which relate to the Proposed Development are summarised below.

- N1 – Risks to terrestrial species and habitats from changing climatic conditions and extreme events;
- I2 – Risks for infrastructure from flooding;
- I7 – Risks to infrastructure from subsidence;
- I8 – Risks to public water supplies from reduced water availability;
- H1 – Risks to health and wellbeing from high temperatures;
- H3 – Risks to people, communities and buildings from flooding;
- H5 – Risks to building fabric;
- H10 – Risks to water quality and household water supplies;
- B1 – Risks to businesses from flooding;
- B3 – Risks to business from water scarcity; and
- B5 – Risks to business operations due to infrastructure disruption and high temperatures.

12.14 Based on the Climate Projections and risks from the UKCCRA, key receptors which may be impacted by climate change include:

- The **Global Climatic System** from additional GHG emissions;
- **Construction Employees** may be impacted due to overheating from increasing temperatures impacting Human Health;
- **Site Infrastructure** may be impacted due to changing ground conditions as a result of increased rainfall and flood risk;
- **Construction Operations** may be impacted by changing weather patterns leading to risks of flooding, pollution and impacts on **Air Quality** as a result of increased dust generation;
- **Site Habitats and Species** impacted by changing climate space; and

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<sup>112</sup> <https://www.theccc.org.uk/publication/independent-assessment-of-uk-climate-risk/>

- **Site Operations, Infrastructure and Site Users** may be impacted by decreasing summer rainfall and water availability, increasing summer temperatures and overheating, as well as increased risks of flooding due to increasing winter rainfall.

12.15 The below sets out the proposed scope of assessment based on an understanding of the characteristics of the Site, surrounding area and the Proposed Development (**Chapter 4**). Where environmental effects are considered unlikely to be 'significant', an appropriate evidence base has been provided to justify the 'scoping out' of these effects ensuring the EIA and ES only assess those effects considered 'likely' to be significant.

#### **Effects Unlikely/Not Significant**

12.16 The following effects are considered unlikely to be significant and therefore will not be considered further within the EIA or reported in the ES. A factual evidence base has been provided below to support this. Where mitigation has been used to inform this judgement, the identified mitigation has been captured within the Preliminary Environmental Management Plan (EMP) provided in **Appendix 2.1**.

#### ***Increasing summer temperatures affecting human health during construction***

- 12.17 Increasing summer temperatures may lead to health and safety risks for construction employees.
- 12.18 A CEMP, secured by planning condition, will be prepared to support the construction of the Proposed Development and will set out climate change adaptation measures to reduce risks to health from overheating such as provision of shaded refuges, suitable PPE and potable water supplies during construction.
- 12.19 Therefore, the effect of increasing summer temperatures on construction employees and their health is not considered to be significant and will not be considered further in the EIA or reported in the ES.

#### ***Changing annual temperatures / rainfall patterns and changes to air quality during construction, water supply, flood risk during construction and operation***

- 12.20 Changing annual temperatures and rainfall patterns may lead to a reduction of water supply, an increased risk of flooding (and damage), and an impact on air quality as a result of dust generation.
- 12.21 The CEMP will include measures to protect receptors from potential climate change effects through construction, including the provision of appropriate drainage and pollution prevention systems. The CEMP will also include measures to monitor and reduce potable water use.
- 12.22 It is anticipated that dust and particulate matter emissions produced during demolition and construction activities would be controlled through the implementation of a CEMP. This CEMP will be informed by the Institute of Air Quality Management (IAQM) guidance and would include prevention measures, such as screening stockpiles of materials, deployment of windbreak netting and dampening exposed soils as appropriate and set out requirements for ongoing monitoring. This would include any enhanced dust suppression measures to reduce the risk of dust from increased summer temperatures.
- 12.23 The Proposed Development will lead to an increased demand on potable water supplies from future Site users. The operational development will include water saving measures built into

the design of the Proposed Development, such as water saving fixtures and fittings. To reduce water consumption, the Proposed Development will target as a minimum the equivalent of two Wat01 Water Efficiency BREEAM Credits.

- 12.24 The Proposed Development is considered to have a minimum lifetime of 100 years, as it is a residential development, meaning that the use of the 2070s epoch applies. To comply with the guidance, the surface water drainage system will be designed based on a 45% climate change allowance to the 1% annual exceedance rainfall event and designed to ensure there is no increase in flood risk elsewhere and that the development is designed to mitigate surface water flooding.
- 12.25 In this context, changing annual temperatures / and rainfall patterns and changes to water supply and air quality is not considered to be significant and will not be considered further in the EIA or reported in the ES.

***Changes to future climate including temperature and rainfall and risk to building infrastructure and future occupants during operation***

- 12.26 Changes to future climate including temperature and rainfall may cause ground conditions to change which may impact on building foundations and structures and hence also future occupants.
- 12.27 The Building Regulations<sup>113</sup> require new developments to consider the impact of ground movement in foundation design. The Proposed Development will incorporate piled foundations socketed into sandstone. Given the stiffness of the strata climate change is not expected to have a significant impact. Foundations will be designed with safety factors to future proof the buildings.
- 12.28 Therefore, the effect of changes to future climate including temperature and rainfall upon site infrastructure and future occupants is not considered to be significant and will not be considered further in the EIA or reported in the ES.

***Changes to future climate and resilience of site habitats and species during operation***

- 12.29 Changes to future climate including temperature and rainfall, could impact upon site habitats and species.
- 12.30 The Proposed Development will adhere to the ecological hierarchy of avoid, mitigate and, as a last resort, compensate. The Proposed Development will retain, protect and enhance existing site habitats where possible.
- 12.31 Green infrastructure will be provided which will include tree planting within the development courtyard and provision of green roofs.
- 12.32 A Biodiversity Net Gain (BNG) assessment will be prepared to support the Proposed Development and early considerations will be made to ensure that the proposals maximise biodiversity value alongside development.

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113

[https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/540328/BR\\_PDF\\_AD\\_L2A\\_2013\\_with\\_2016\\_amendments.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/540328/BR_PDF_AD_L2A_2013_with_2016_amendments.pdf)

- 12.33 These measures will help to mitigate the anticipated impacts of climate change in accordance with the England Biodiversity Strategy<sup>114</sup> and Natural England Climate Change Adaptation Manual<sup>115</sup>.
- 12.34 Therefore, changes to future climate and resilience upon site habitats and species is not considered to be significant and will not be considered further in the EIA or reported in the ES.

***Higher summer temperatures and risk of building overheating during operation***

- 12.35 Higher average summer temperatures may lead to building overheating, adversely affecting the health and well-being of occupants.
- 12.36 As part of the design of the development overheating will be assessed using the CIBSE TM59 methodology which will be utilised to assess the overheating risk within a relevant selection of units. Compliance with TM59 minimum criteria will be analysed using the Manchester weather centre data and used to satisfy the requirements of Part O of the Building Regulations. The Manchester DSY1 2020High50 (Design Summer Year) weather file will be used as directed by TM59 methodology, as it is the closest DSY weather file to the Site. Future weather files including the 2050 weather file will be considered which take account of climate change, with design considering the implications of potential overheating in line with the cooling hierarchy.
- 12.37 Therefore, higher summer temperatures and risk of building overheating to future occupants is not considered to be significant and will be assessed outside of the ES process.

**Effects Likely/Significant**

- 12.38 **Table 12.5** summarises the effects (and associated receptor[s]) that are considered to be likely significant and will therefore be assessed within the EIA and reported in the ES.

**Table 12.5: Potential Likely Significant Effects and Sensitive Receptors**

| Effect        | Receptor(s)            | Applicable Stage(s)                     |
|---------------|------------------------|-----------------------------------------|
| GHG Emissions | Global Climatic System | Demolition and Construction / Operation |

**Assessment Methodology of Effects Likely/Significant**

- 12.39 The following background surveys/studies have been/will be completed.

<sup>114</sup> [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/69446/pb13583-biodiversity-strategy-2020-111111.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/69446/pb13583-biodiversity-strategy-2020-111111.pdf)

<sup>115</sup> <http://publications.naturalengland.org.uk/publication/5679197848862720>

**Table 12.6: Background Surveys/Studies**

| Survey/Study/Analysis/<br>Evaluation | Overview                                                                                                                                                                                              | Date of Completion      |
|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|
| <b>Pending</b>                       |                                                                                                                                                                                                       |                         |
| GHG Assessment                       | Estimate of the Proposed Development's GHG emission during demolition and construction and operation and contextualisation against local and national baseline emissions and future UK carbon budget. | October – November 2025 |

- 12.40 The assessment of GHG emissions will be undertaken in accordance with IEMA's GHG Assessment Guidance.
- 12.41 The Site will form the principal study area for the assessment; however the assessment will include off-site GHG emissions such as those associated with the manufacture and transportation of construction materials, and those associated with the off-site generation (e.g. at a power station) of grid electricity consumed by the operational Proposed Development.
- 12.42 The GHG assessment of the Proposed Development will consider the demolition, construction and operational stages.
- 12.43 GHG emissions from the demolition and construction and operation of the proposed buildings will be estimated using recognised industry benchmarks/targets, for example RIBA 2030 Climate Challenge / LETI 2020 Design targets which set out targets on embodied carbon and operational energy demand.
- 12.44 In line with IEMA's GHG Assessment guidance, GHG emissions resulting from the construction and operation stages of the Proposed Development will be evaluated in the context of baseline GHG emissions from the Site, local authority's administrative area and UK region, as well as the future carbon budget for the UK.
- 12.45 Furthermore, and in accordance with IEMA's GHG Assessment guidance, consideration will also be given to the contribution of the Proposed Development to a science-based net zero trajectory in line with the 2015 Paris Agreement's 1.5°C pathway.
- 12.46 The assessment of likely significant effects to sensitive receptors will consider the sensitivity of the receptor (on a scale of high, medium, low and negligible) and the magnitude of change (on a scale of large, medium, small and negligible) to determine the level of effect on a scale of major, moderate, minor and negligible. The global climate system is the receptor for GHG emissions and is considered highly sensitive in accordance with IEMA guidance.
- 12.47 The significance of the Proposed Development's net GHG effect will then be determined by considering the magnitude of its net GHG emissions effect in conjunction with whether it makes an appropriate contribution to the UK's net zero trajectory for a project of its type and also using professional judgment.

## Limitations and Assumptions

12.48 To ensure transparency within the EIA process, the following limitations and assumptions have been identified:

- Activity Data – In estimating construction and operational stage GHG emissions, third party emissions factors and benchmarks may be applied to estimated parameters, including energy demand. These factors and benchmarks may potentially not fully reflect the actual construction and operational performance of the Proposed Development; however, the proposed approach is nevertheless considered to represent the best available option at this stage.
- Emission Factors – The future UK electricity grid factors sourced from the Department for Energy Security and Net Zero (DESNZ) are projections which may not reflect the actual emissions associated with grid electricity consumption in future. However, DESNZ projections have slightly underestimated the rate of grid decarbonisation in recent years, so any inaccuracy in these projections may serve to over-estimate as well as under-estimate GHG emissions associated with the Proposed Development's future electricity demand.

## 13. Approach to the Assessment of Cumulative Effects

### Overview

- 13.1 This chapter establishes the methodology for the assessment of cumulative effects arising from the Proposed Development.
- 13.2 The EIA Regulations, through Schedule 4, Paragraph 5e and Regulation 4, Paragraph 2, requires the consideration of the culmination of effects with other “*existing and/or approved projects*”, as well as the interaction between effects identified at the project level.
- 13.3 To accord with the EIA Regulations and best practice guidance, the following types of cumulative effects will be considered within the EIA:
- **Effect interactions** (to accord with Regulation 4, Paragraph 2): the interactions and combination of environmental effects of the Proposed Development affecting the same receptor, either within the Site or in the local area; and
  - **In-combination effects** (to accord with Schedule 4, Paragraph 5(e)): the interaction and combination of environmental effects of the Proposed Development with other existing or approved project (s) affecting the same receptor (hereinafter referred to as ‘Cumulative Projects’).

### Assessment Methodology

- 13.4 There is no widely accepted current methodology or best practice for the assessment of cumulative effects for projects under The Town and Country Planning (EIA) Regulations 2017 (as amended). However, it is acknowledged that guidance on the approach to the assessment of in-combination cumulative effects for projects that fall under the Nationally Significant Infrastructure Project (NSIP) regime has been issued by the Planning Inspectorate<sup>116</sup>. However, as this is focused on NSIPs, it is not necessarily applicable to all projects / sectors.
- 13.5 Given this, the proposed assessment methodology set out below is based on the principles of the Planning Inspectorate guidance, an understanding of the receptors to be assessed through the ES, the nature of the Proposed Development, and professional judgement drawing on previous experience and knowledge at Turley.
- 13.6 The assessment of cumulative effects, for both effect interactions and in-combination effects, will be largely qualitative in nature. For some technical topics, quantitative data may be available (e.g. where modelling work is undertaken), facilitating a quantitative

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<sup>116</sup> Planning Inspectorate (2019) Advice Note Seventeen: Cumulative Effects assessment relevant to nationally significant infrastructure projects (Version 2). Available online - <https://infrastructure.planninginspectorate.gov.uk/legislation-and-advice/advice-notes/advice-note-17/>

analysis of cumulative effects. Where quantitative analysis is possible, it will be fully detailed within the assessment in the ES.

- 13.7 In cases where information is not available, assumptions will be made based on professional judgement and clearly stated alongside any uncertainty as part of the assessment.

#### **Effect Interactions**

- 13.8 The assessment of effect interactions will follow a two-stage process, as follows.

##### ***Step 1 – Identification of potential effect interactions***

- 13.9 The assessment of effect interactions will consider the changes from baseline condition at common sensitive receptors, because of the Proposed Development.

- 13.10 Common sensitive receptors will be those that are assessed within two or more technical effects assessments provided within the ES. The assessment will be focused on residual effects only (i.e. following the implementation of scheme specific mitigation).

- 13.11 In order to identify where a potential common receptor is present, the receptors assessed through the ES will be categorised into the 'factors' outlined in Regulation 4, Paragraph 2 (and expanded on in Schedule 4, Paragraph 4) of the EIA Regulations. These are as follows:

- Population and human health
- Biodiversity (for example fauna and flora);
- Land (for example land take);
- Soil (for example organic matter, erosion, compaction, sealing);
- Water (for example hydromorphological changes, quantity and quality);
- Air;
- Climate (for example greenhouse gas emissions, impacts relevant to adaptation);
- Material assets;
- Cultural heritage, including architectural and archaeological aspects; and
- Landscape.

- 13.12 A matrix of residual effect interactions will be formulated in the ES corresponding to the construction and operational stages of the Proposed Development.

- 13.13 The threshold for inclusion within the matrices will be set at a 'minor' level of effect as this is considered to address the potential for a number of residual effects that are not necessarily considered to be 'Significant' in isolation to become 'Significant' when they are considered collectively on a common sensitive receptor.

13.14 Where, through the application of the matrices, potential effect interactions are not identified, in that no specific common receptor(s) is identified, then it will be concluded that there is no effect interactions identified.

13.15 Where potential effect interactions are identified, a qualitative assessment will then be undertaken for the relevant receptor categories through Step 2 below.

### ***Step 2 – Qualitative appraisal***

13.16 The qualitative assessment will include the following:

- Clear identification of specific receptor(s) considered for each effect ‘contributing’ to a potential effect interaction to understand the common receptor (and their attributes, such as location etc.).
- An appraisal where there are specific common receptors, considering.
- Magnitude of change (or impact) of each residual effect;
- Sensitivity (or value, importance, etc.) of the receptor / receiving environment to change;
- Duration (of the effects individually and collectively utilising the short / medium / long-term criteria set out in **Chapter 2**) and reversibility of the effect;
- If the effects are temporary and / or permanent;
- If the effects are experienced / occur concurrently or sequentially; and / or
- The geographical / spatial extent of the individual effects.

13.17 An overall qualitative assessment of the cumulative effects on the identified receptor categories will; then be made using the information contained within this ES and supporting appendices in **Volume 2** (where appropriate), and professional judgement.

13.18 Where possible, a conclusion on effect interactions will be provided discussing the likelihood of the effect interactions being ‘Significant’ or ‘Not Significant’.

### **In-Combination effects**

13.19 The assessment of potential in-combination effects will be undertaken using the methodology outlined below.

### ***Step 1: Identification of Projects for Consideration***

13.20 In order to identify relevant projects (referred to as ‘Cumulative Projects’) that could give rise to in-combination effects within the Proposed Development, a review of the following sources has been undertaken:

- MCC’s online register<sup>117</sup> of projects<sup>118</sup>;

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<sup>117</sup> <https://pa.manchester.gov.uk/online-applications/>

<sup>118</sup> This search has also been informed by using LandStack.

- Planning Inspectorate online register of projects<sup>119</sup>;
- Transport and Works Order Act online register of projects<sup>120</sup>; and
- Parliament Hybrid Bills online register<sup>121</sup>.

13.21 In line with the EIA Regulations, this search has focused on projects and therefore is not inclusive of sites allocated within local plans, core strategy documents or supplementary planning documents.

13.22 In line with Planning Inspectorate Advice Note Seventeen, criteria and professional judgment have been used to determine whether to include or exclude projects from further assessment (i.e. apply proportionality), informed by aspects such as temporal scale, nature of development and other factors.

13.23 As such, the search has been focused on projects within 1km of the Site, acknowledging the maximum extent of likely receptors and nature of effects to be reported within the ES.

13.24 The following additional criteria has also been used to define the list of Cumulative Projects:

- Applications dating from January 2015 onwards. It is anticipated that applications prior to this date will already have been built out (and therefore form part of the baseline) and / or where subsequent applications have been submitted these would be captured within the search dates;
- Applications that have been submitted, consented/granted planning permission, or part implemented;
- Applications that have been refused but are subject to an undetermined appeal; and
- Projects of a pertinent scale, which has been determined using professional judgment but informed by their scale, perceived impact, or complexity, and are present near the Site<sup>122</sup>.

13.25 A further search will be undertaken 8 weeks prior to the finalisation of the assessment of cumulative assessment as part of the ES. This is to ensure there is sufficient time for them to be considered and incorporated within any studies / evaluation / modelling that may underpin the assessments within the ES (e.g. visualisations).

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<sup>119</sup> <https://infrastructure.planninginspectorate.gov.uk/projects/register-of-applications/>.

<sup>120</sup> <https://www.gov.uk/government/collections/twa-inspector-reports-and-decision-letters>.

<sup>121</sup> <https://www.parliament.uk/business/bills-and-legislation/current-bills/hybrid-bills/>.

<sup>122</sup> Informed by the definition of major development by NPPF; the definition of Schedule 1 and Schedule 2 developments set out within the EIA Regulations; and developments that do not fall into the above but have notable implications due to location or scale.

13.26 The resulting Cumulative Projects that will be considered and appraised in the assessment of cumulative effects using the methodology and criteria set out above is provided within **Table 13.1** and shown on **Figure 13.1**.

**Table 13.1: Cumulative Projects for Assessment of In-combination Effects**

| ID | Planning Reference | Name / Address                                                                 | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Distance and direction from Site | EIA Development? | Status                |
|----|--------------------|--------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|------------------|-----------------------|
| 1  | 143024/FO/2025     | Sister Plot C<br>Former Umist Campus<br>Altrincham Street<br>Manchester M1 7JA | Phased development comprising: Phase A - demolition of existing buildings and structures, erection of a basement (C1 Building and C2 Building) and a podium across lower ground and upper ground floors comprising flexible commercial space (Class E and/or Sui Generis drinking establishment), erection of a building (C1 Building) to form offices (Class E), landscaping works, highways, access, servicing, infrastructure and other associated works; Phase B: erection of a podium across lower ground and upper ground floors and a new building (C2 Building) to form offices (Class E) and flexible commercial and community uses (Class E, F2 and/ or Sui Generis drinking establishment), alterations to the existing Sculptural Wall (Hollaway Wall), relocation of existing art work, landscaping works, highways, access, servicing, infrastructure and other associated works; Phase C - change of use and associated works to railway Viaduct arches to form flexible commercial units (Class E, and/ or Sui Generis - drinking establishment) including highways, access and servicing arrangements, and other associated works. | 80m east                         | Yes              | Pending determination |
| 2  | 143741/FO/2025     | Charles Street<br>Multi Storey Car Park (Plot                                  | Demolition of existing multi-storey car park and associated commercial units (retail and sui generis bar uses) to prepare site for future development.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 10m north                        | Yes              | Pending determination |

| ID | Planning Reference | Name / Address                                                                                     | Description                                                                                                                                                                                                                                                                                                                                                                                                                                               | Distance and direction from Site | EIA Development? | Status             |
|----|--------------------|----------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|------------------|--------------------|
|    |                    | H Sister)<br>Charles Street<br>Manchester<br>M1 7AR                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                           |                                  |                  |                    |
| 3  | 138808/FO/2023     | Charles Street<br>Car Park At<br>Junction Of<br>Charles Street<br>And York<br>Street<br>Manchester | Erection of 15-storeys plus plant level building to provide purpose-built student accommodation (PBSA - Sui Generis) along with site preparation works, works over the public highway and other associated works.                                                                                                                                                                                                                                         | 157m west                        | Yes              | Approved           |
| 4  | 136874/FO/2023     | Echo Street<br>Manchester<br>M1 3QJ                                                                | Erection of 3 interlinked towers ranging from 27, 21 and 16 storeys together with intermediary link buildings (15 and 11 storeys) to form Purpose Built Student Accommodation (Sui Generis) with associated amenity space and external landscaping and other associated works                                                                                                                                                                             | 158m east                        | Yes              | Under construction |
| 5  | 125712/FO/2019     | Former<br>London Road<br>Fire Station<br>London Road<br>Manchester<br>M1 2PH                       | Refurbishment, restoration, reconfiguration and extension of former London Road Fire Station site to create a mixed use development comprising of hotel (Use Class C1), workspace/office (Use Class B1, D1), commercial floorspace for shop and food and drink uses (Use Classes A1, A3 and A4), residential apartments (Use Class C3) and leisure (Use Class D2), together with access and highways works, servicing, rooftop plant and associated works | 250m north-east                  | No               | Under construction |

| ID | Planning Reference | Name / Address                                                                                                 | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Distance and direction from Site | EIA Development? | Status                |
|----|--------------------|----------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|------------------|-----------------------|
| 6  | 137401/FO/2023     | Upper Brook Street Masterplan Land Between Upper Brook Street, Kincardine Road And Grosvenor Street Manchester | Full planning application for the demolition of existing buildings and erection of three ground floor + 12/14/29 storey buildings to be used for Purpose Built Student Accommodation (Use Sui Generis), comprising 983 bedrooms in total and 506sqm of ground floor ancillary uses (café/commercial and convenience store - Use Classes E (a)/(b)/(c)), three buildings comprising ground floor + 5/7/9 storeys for Science and Innovation uses (Use Class E (g)(i) & (ii)) and 834sqm ground floor community uses (retail/ cafés and medical facility (Use Classes E (a)/(b) and (e)), and the provision of new public realm, two new public squares, new access and parking, and associated works | 300m south                       | Yes              | Approved              |
| 7  | 143253/FO/2025     | Boulton House 17 - 21 Chorlton Street Manchester M1 3HY                                                        | Refurbishment and reuse of Boulton House (including new build extensions up to 6 storeys to Bloom Street and 1 storey to Major Street) to provide 261 serviced apartments and associated amenity space (Class C1) plus flexible ground floor commercial uses (Use Class E and/or Sui Generis (p) and (q) along with associated landscaping and public realm works, external plant, and amended servicing and access arrangements (including new secure cycle parking).                                                                                                                                                                                                                              | 375m north                       | No               | Pending determination |
| 8  | 127486/FO/2020     | Baring Street Manchester M1 2PY                                                                                | Construction of a 7,11,14 storey building with roof top plant area and basement, comprising office use (Use Class B1) with external terraces above ground floor commercial                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          | 435m east                        | No               | Pending determination |

| ID | Planning Reference | Name / Address                                                        | Description                                                                                                                                                                                                                                                                                                                                                                                                               | Distance and direction from Site | EIA Development? | Status                                     |
|----|--------------------|-----------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|------------------|--------------------------------------------|
|    |                    |                                                                       | units (Use Classes A1 and A3); new public realm and landscaping, cycle parking; external plant, access, servicing and work to the highway (Baring Street) and other associated works                                                                                                                                                                                                                                      |                                  |                  |                                            |
| 9  | 137263/FO/2023     | Land At Baring Street Adjacent To The River Medlock Manchester M1 2PY | Erection of 9 storey office development with mezzanine and plant level (Class E) with ground and basement floor retail, cafe and / or restaurant and / or gym (Use Class E) uses, rooftop amenity spaces and terrace levels, associated public realm and riverside walkway and associated works.                                                                                                                          | 475m east                        | Yes              | Under construction                         |
| 10 | 142888/FO/2025     | Cambridge Halls Of Residence Cavendish Street Manchester              | Demolition of existing halls of residence and erection of two buildings of 30 and 24 storeys above ground, plus basement and rooftop plant levels, comprising: purpose-built student accommodation with internal and external rooftop communal amenity space (Sui Generis); ground floor commercial and community uses (Flexible Use Classes E, F1(a) or F2(b)); hard and soft landscaping; and associated highway works. | 500m south-west                  | Yes              | Pending determination                      |
| 11 | 124972/FO/2019     | Mayfield Park Land Bounded By Mayfield Depot Building, Hoyle Street,  | Phased creation of circa 2.4 ha (6 acres) of public park, including hard and soft landscaping and new bridges across the River Medlock; erection of 9 storey office development above basement with mezzanine and plant level (Class B1) with ground floor Class A1 (Shop), A2 (Financial and Professional Services), A3 (Café and                                                                                        | 255m east                        | Yes              | Part operational / part under-construction |

| ID | Planning Reference | Name / Address                                                                                                                                           | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Distance and direction from Site | EIA Development? | Status             |
|----|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|------------------|--------------------|
|    |                    | Mancunian Way (A635), Baring Street, Buxton Street & Berry Street (inclusive) & McDonald Hotel Along With Associated Roads & Junctions Manchester M1 2AD | Restaurant), A4 (Drinking Establishment) B1 (Office) uses, rooftop amenity spaces and terrace levels, associated public realm and riverside walkway; erection of 11 storey Multi-Storey Car Park to provide 581 car parking spaces with associated landscaping; highways and infrastructure works including the creation of new junction from London Road to provide access to the multi-storey car park (MSCP) (Use Class Sui Generis); works to Baring Street, stopping up of Bond Street and Nether Street (alongside associated Traffic Regulation Orders to manage unrestricted parking to Buxton Street, Berry Street and Travis Street (to be delivered and implemented prior to the MSCP becoming operational)) alongside enabling works comprising phased demolition and site clearance, earthworks including re-profiling and construction of retaining walls for the land bounded by the Mancunian Way to the south, Mayfield Depot to the north, Baring Street to the west and Hoyle Street to the east |                                  |                  |                    |
| 12 | 125248/FO/2019     | Mayfield, Phase 1 Land Adjacent To Mancunian Way (former Mayfield Goods Yard) Baring Street                                                              | Erection of 13 storey building (including ground and mezzanine) comprising office space (Use Class B1) above flexible uses at ground and mezzanine levels (Class A1 (Shop), A2 (Financial and Professional Services), A3 (Café and Restaurant), A4 (Drinking Establishment) /D1 (Art Gallery, Museum and Conference & Training Centre)/D2 (Cinema)/ Theatre (Sui Generis)) with rooftop amenity spaces and external terrace levels, internal ancillary                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 500m east                        | Yes              | Under construction |

| ID | Planning Reference | Name / Address                                                         | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         | Distance and direction from Site | EIA Development? | Status                |
|----|--------------------|------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|------------------|-----------------------|
|    |                    | Office 2 Manchester M1 2AD                                             | storage spaces for waste, cycles, rooftop plant, back of house functions and associated landscaping works.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                  |                  |                       |
| 13 | 141788/FO/2024     | Mayfield Phase 1B Hoyle Street Manchester                              | Phased development comprising (a) site remediation and reprofiling; and (b) erection of two residential plots of development comprising 879 no. new homes (Use Class C3) contained within four buildings ranging from 7 storeys to 23 storeys in height (Plot J) and 9 to 28 storeys in height (Plot K), with upper and lower ground floor commercial spaces comprising restaurant and / or retail units (Use Class E(a) and/or E(b) and / or Local Community Uses (Class F2) and Gym (Use Class E(d) (within single unit of Plot K only) together with highways works, associated public realm and other associated works for each relevant phase. | 580m east                        | Yes              | Pending determination |
| 14 | 137399/FO/2023     | Land Bounded By Upper Brook Street, Cottenham Street & Kincardine Road | Erection of a 6 to 9-storey building for Sci-Tech use (Use Class E (g)(ii)) and 265sqm of a cafe/bar (Use Class E (b)), and a 9 to 23-storey building for Purpose Built Student Accommodation (PBSA) (Use Sui Generis), comprising 737 bedrooms and 293sqm of community use (Use Class F2 (b)) and 80sqm of commercial floorspace (Use Class E), alongside new public realm, access, parking, and associated works following demolition of existing buildings                                                                                                                                                                                       | 615m south-east                  | Yes              | Approved              |

| ID | Planning Reference | Name / Address                                        | Description                                                                                                                                                                                                                                                                                                                                                                                    | Distance and direction from Site | EIA Development? | Status                |
|----|--------------------|-------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|------------------|-----------------------|
| 15 | 139986/FO/2024     | Sparkle Street Manchester M1 2NJ                      | Demolition of existing part vacant buildings and erection of a part 10 storey, part 27, part 28 storey residential development comprising 359 homes (Use Class C3) with supporting amenity spaces, and associated highways works, landscaping, plant areas, and other associated works                                                                                                         | 590m north-east                  | Yes              | Pending determination |
| 16 | 142535/FO/2025     | Stocktons 140 Great Ancoats Street Manchester M4 6DU  | Demolition of existing buildings and erection of 2no. new buildings providing up to 758 apartments (Use Class C3), Class E floorspace (comprising flexible office accommodation (Use Class Eg(i)) and Class Ea and b) and associated hard and soft landscaping (including works within the public highway), formation of vehicle accesses and servicing access together with associated works. | 870m north-east                  | Yes              | Pending determination |
| 17 | 141786/FO/2024     | Plot 9B First Street Manchester                       | Erection of part 12, part 33 storey purpose-built student accommodation (PBSA) building (Sui Generis), alongside ancillary amenity space, landscaping, secure cycle parking and other associated works; and use of land east of River Street as a construction compound (Plot 9B).                                                                                                             | 640m west                        | Yes              | Under construction    |
| 18 | 138831/FO/2023     | Plot 11 Block C First Street South Manchester M15 6JE | Erection of a ground plus 28-storey building plus plant level, comprising purpose-built student accommodation (PBSA -Sui Generis) and other associated works including public realm, secure cycle parking and servicing arrangements.                                                                                                                                                          | 685m west                        | Yes              | Pending determination |

| ID | Planning Reference | Name / Address                                                      | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Distance and direction from Site | EIA Development? | Status                |
|----|--------------------|---------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|------------------|-----------------------|
| 19 | 135419/FO/2022     | One Medlock Street Manchester M15 5FJ                               | Demolition of the existing hotel building and structures and redevelopment of the site to comprise two separate buildings: one 13 storey office building with commercial unit (Use Class E) at ground floor; a part 11, part 38 storey building comprising 1,014 purpose built student accommodation units (sui generis) with ground floor office/community uses (Use Class E, F1 or F2); and associated ancillary internal and external amenity space, hard and soft landscaping and associated highway works.                                                                                                                                  | 790m west                        | Yes              | Under construction    |
| 20 | 121099/FO/2018     | Portugal Street East Land At Portugal Street East Manchester M1 2WX | Construction of two residential buildings (Use Class C3) comprising Block 1 (29 storeys) (224 apartments (4 x 1 bed 1 person, 52 x 1 bed 2 person, 64 x 2 bed 3 person and 104 x 2 bed 4 person) 25% 1 bed and 75 % 2 bed) Block 2 (23 storeys) (264 apartments 44 x1 bed 1 person, 44 x 1 bed 2 person, 92 x 2 bed 3 person and 84 x 2 bed 4 person) (33% 1 bed and 67%% 2 bed) with a linked central podium, to deliver 488 units, shared amenity space, 27 car parking spaces, 492 cycle spaces, landscaping (including new public park) , lighting, highways and associated works following demolition of existing buildings and structures. | 700m east / north-east           | Yes              | Under construction    |
| 21 | 139715/FO/2024     | Viadux Phase 2 Land Bounded By Albion Street, Great                 | Full Planning Permission for the phased construction of 2 buildings to include: a tall mixed-use building to include residential (Use Class C3) and hotel with associated bars and restaurant (Use Class C1) (Plot 2a), a second tall building with residential accommodation (Use Class C3)                                                                                                                                                                                                                                                                                                                                                     | 710m north-west                  | Yes              | Pending determination |

| ID | Planning Reference | Name / Address                                            | Description                                                                                                                                                                                                                                                                                                                               | Distance and direction from Site | EIA Development? | Status                |
|----|--------------------|-----------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|------------------|-----------------------|
|    |                    | Bridgewater Street And Trafford Street Manchester M60 2AT | with flexible commercial units (Use Class E) (Plot 2b), landscaping and public realm, servicing, drainage and access arrangements, highways alterations, and other associated works.                                                                                                                                                      |                                  |                  |                       |
| 22 | 141773/FO/2024     | 2-4 Whitworth Street West Manchester M1 5WY               | Demolition of buildings at 2 and 4 Whitworth Street West and the construction of a residential building (Class C3) with associated servicing arrangements, landscaping, and associated works.                                                                                                                                             | 850m west                        | Yes              | Pending determination |
| 23 | 132199/FO/2021     | Plot F Plot F Great Jackson Street Manchester M15 4AX     | Full planning permission for the demolition of existing structures and the erection of two 51-storey residential buildings (Use Class C3) across two phases, including residential amenity facilities, basement car parking, landscaping and public realm, servicing and access arrangements, highways alterations, and associated works. | 950m west                        | Yes              | Under construction    |
| 24 | 129273/FO/2021     | Plot G 34 Great Jackson Street Manchester M15 4NG         | Demolition of existing structures and the construction of two residential buildings of 56 storeys (plus basement and roof plant) (use class C3), with ground floor commercial uses (use class E), car parking, cycle provision, landscaping, access and other associated works                                                            | 950m west                        | Yes              | Approved              |

| ID | Planning Reference | Name / Address                                                                 | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Distance and direction from Site | EIA Development? | Status                |
|----|--------------------|--------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------|------------------|-----------------------|
| 25 | 137227/FO/2023     | Plot D, Great Jackson Street<br>Plot D Great Jackson Street Manchester M15 4NP | Full planning permission for the demolition of existing structures and the erection of one residential building to a height of 71 storeys comprising 642 homes (Use Class C3) with food and drink uses (Use Class E) and / or drinking establishment (Sui Generis); and one office building (Use Class E); with basement car parking, cycle parking, landscaping and public realm, servicing and access arrangements, highways alterations and associated works.                  | 1km west                         | Yes              | Pending determination |
| 26 | 137226/FO/2023     | Part Of Plot C And Plot E<br>Great Jackson Street Manchester M15 4NP           | Full planning permission for the demolition of existing structures and the phased construction of four residential buildings (two at 47 storeys and two at 51 storeys) to provide 1,746 homes (Use Class C3), flexible commercial, leisure, food and drink uses (all Use Class E) and / or drinking establishment (Sui Generis), basement car parking, cycle parking, landscaping and public realm, servicing and access arrangements, highways alterations and associated works. | 1km west                         | Yes              | Pending determination |
| 27 | 143769/FO/2025     | Faraday Tower The University Of Manchester<br>Sackville Street Manchester      | Demolition of Faraday Tower to ground floor slab level and works to remediate/make safe the retained structure (including the erection of a perimeter hoarding) to prepare site for future development.                                                                                                                                                                                                                                                                           | 12m south                        | Yes              | Pending determination |

| ID | Planning Reference | Name / Address                                            | Description                                                                             | Distance and direction from Site | EIA Development? | Status                |
|----|--------------------|-----------------------------------------------------------|-----------------------------------------------------------------------------------------|----------------------------------|------------------|-----------------------|
| 28 | 143943/FO/2025     | All Saints Campus<br>Oxford Road<br>Manchester<br>M15 6BH | Partial demolition, temporary weatherproofing and associated works to library building. | 420m south-east                  | Yes              | Pending determination |

**Step 2: Assessment of In-combination Effects**

- 13.27 The assessment of in-combination effects will take into consideration available documentation submitted in support of the application for the above Cumulative Projects, to conclude if common receptors are present between the Proposed Development and the Cumulative Projects and the extent of any in-combination effect. Where suitable information is not available, either professional judgement will be used to determine the cumulative effects or limitations will be set out.
- 13.28 The in-combination assessment will focus on the technical topic / effects 'scoped in' (i.e., reported within the ES).
- 13.29 The evaluation at the receptor level will consider the following:
- Magnitude of change (or impact) in the relevant technical assessments;
  - Sensitivity (or value, importance, etc.) of the receptor / receiving environment to change; and / or
  - Duration and reversibility of effect.
- 13.30 Through a combination of the evaluation and mitigation presented, conclusions will be drawn as to the likelihood for in-combination effects, their nature (i.e., adverse or beneficial), whether these are 'Significant' or 'Not Significant' and how such effects differ from those reported for the Proposed Development. In some cases, how the Proposed Development contributes to the overall in-combination effect will also be considered.

## 14. Summary of EIA Scoping Report

- 14.1 **Chapter 0** identified a number of technical topics for which no likely or significant effects have been identified and are proposed to be ‘scoped out’ of the EIA and not reported in the ES, based on the technical evidence base provided. These are as follows:
- Archaeology;
  - Transport;
  - Air Quality;
  - Noise and Vibration;
  - Water Environment;
  - Ground Conditions and Contamination;
  - Biodiversity;
  - Lighting;
  - Major Accidents and/or Disasters; and
  - Waste.
- 14.2 The technical topics proposed to be ‘scoped in’ (see **Technical Chapters 6 – 12**) are as follows:
- Socio-Economics and Human Health;
  - Built Heritage;
  - Townscape and Visual;
  - Wind Microclimate;
  - Daylight, Sunlight and Overshadowing;
  - Solar Glare; and
  - Climate Change.
- 14.3 **Table 14.1** provides a summary of all the technical topics and effects considered unlikely / not significant and therefore ‘scoped out’ as well as the topics and likely significant environmental effects ‘scoped in’ that will be considered further within the EIA and reported in the ES.

**Table 14.1: Summary of Likely Significant and Not Significant Effects**

| Technical Topic Area | Effects which are Not Significant                                                                                    | Likely Significant Environmental Effects |
|----------------------|----------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| Archaeology          | Impact on archaeological and palaeoenvironmental remains                                                             | -                                        |
| Transport            | Predicted construction and operational traffic                                                                       | -                                        |
|                      | Relevant criteria used when considering the 'significance' of environmental effects from traffic                     |                                          |
|                      | Environmental effects arising from construction stage traffic                                                        |                                          |
|                      | Environmental effects arising from operational stage traffic                                                         |                                          |
| Noise and Vibration  | Noise and vibration during demolition and construction activities                                                    | -                                        |
|                      | Impact of existing noise on future users of the Proposed Development                                                 |                                          |
|                      | Impact of noise generated by the Proposed Development on existing and proposed sensitive receptors                   |                                          |
|                      | Impact of vibration on existing and proposed sensitive receptors                                                     |                                          |
| Air Quality          | Nuisance and disturbance as a result of dust from demolition and construction activities                             | -                                        |
|                      | Impact of pollutants from road traffic on users of the Proposed Development                                          |                                          |
|                      | Changes to pollutant concentrations resulting from traffic generated by the Proposed Development during construction |                                          |

| Technical Topic Area                | Effects which are Not Significant                                                                                                        | Likely Significant Environmental Effects |
|-------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
|                                     | Changes to pollutant concentrations resulting from traffic and building emissions generated by the Proposed Development during operation |                                          |
| Water Environment                   | Impacts on water quality during construction                                                                                             | -                                        |
|                                     | Increased risk of flooding during construction                                                                                           |                                          |
|                                     | Increased risk of flooding during operation                                                                                              |                                          |
|                                     | Increased potable water demand                                                                                                           |                                          |
| Ground Conditions and Contamination | Potential release of existing ground contamination and accidental release of new contamination during construction and operation         | -                                        |
|                                     | Potential release of hazardous ground gases during construction and operation                                                            |                                          |
|                                     | Risk of unexploded ordnance (UXO) during construction and operation                                                                      |                                          |
|                                     | Encountering unstable ground conditions during construction and operation                                                                |                                          |
| Biodiversity                        | Disturbance to designated sites, habitats and protected species                                                                          | -                                        |
| Lighting                            | Disturbance due to obtrusive light during construction                                                                                   | -                                        |
|                                     | Disturbance to residential receptors due to obtrusive light during operation                                                             |                                          |
| Major Accidents and/or Disasters    | A major accident caused by ground subsidence and associated structural/building collapse                                                 | -                                        |
|                                     | Major flood event caused by an extreme weather event                                                                                     |                                          |

| Technical Topic Area             | Effects which are Not Significant                                                                       | Likely Significant Environmental Effects                                                                          |
|----------------------------------|---------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------|
|                                  | Major accidents on the local road network                                                               |                                                                                                                   |
|                                  | Accidents arising from fire, arson, vandalism or terrorism                                              |                                                                                                                   |
|                                  | Major accident as a result of UXOs                                                                      |                                                                                                                   |
| Waste and Resources              | Waste generation during demolition and construction                                                     | -                                                                                                                 |
|                                  | Waste generated during operation                                                                        |                                                                                                                   |
| Socio-economics and Human Health | Access to primary healthcare facilities                                                                 | Employment generated                                                                                              |
|                                  | Social cohesion and inclusive design                                                                    | Provision of PBSA                                                                                                 |
|                                  | Crime reduction and community safety                                                                    |                                                                                                                   |
|                                  | Access to healthy food                                                                                  |                                                                                                                   |
|                                  | Access to active and sustainable travel options                                                         |                                                                                                                   |
|                                  | Access to open space and sports and recreation facilities                                               |                                                                                                                   |
|                                  | Access to training opportunities                                                                        |                                                                                                                   |
|                                  | Employment generated during the operational stage                                                       |                                                                                                                   |
| Built Heritage                   | Impact on the significance of designated heritage assets as a result of change within their setting     | Impact on the heritage significance (character and appearance) of conservation areas                              |
|                                  | Impact on the significance of non-designated heritage assets as a result of change within their setting | Impact on the heritage significance of listed buildings, as a result of change within their setting               |
|                                  |                                                                                                         | Impact on the heritage significance of non-designated heritage assets, as a result of change within their setting |

| Technical Topic Area                 | Effects which are Not Significant                                                                                                  | Likely Significant Environmental Effects                                                     |
|--------------------------------------|------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------|
| Townscape and Visual                 | Changes to townscape and visual environment during demolition and construction                                                     | Change in character of the townscape                                                         |
|                                      | Changes to townscape character of: TCA3 - Ardwick Residential and Commercial Areas; TCA4 – Manchester City Centre during operation | Change to character of the view and visual amenity                                           |
|                                      | Changes to visual environment for visual receptors beyond 1km from the Site                                                        |                                                                                              |
|                                      | Changes to visual environment for some visual receptors within 1km of the Site during operation                                    |                                                                                              |
| Wind Microclimate                    | -                                                                                                                                  | Exceedance of criteria (Lawson) for pedestrian safety                                        |
|                                      |                                                                                                                                    | Exceedance of criteria (Lawson) for pedestrian comfort                                       |
| Daylight, Sunlight and Overshadowing | Overshadowing to Surrounding Areas of Outdoor Amenity Space                                                                        | Changes to daylight amenity                                                                  |
|                                      |                                                                                                                                    | Changes to sunlight amenity                                                                  |
| Solar Glare                          | Solar Glare impacting occupants of adjoining buildings                                                                             | Solar Glare safety issues concerning transit through critical intersections and junctions    |
|                                      |                                                                                                                                    | Solar Glare safety issues concerning visibility of train drivers along nearby railway tracks |
| Climate Change                       | Increasing summer temperatures affecting human health during construction                                                          | GHG Emissions                                                                                |

| Technical Topic Area | Effects which are Not Significant                                                                                                                           | Likely Significant Environmental Effects |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
|                      | Changing annual temperatures / rainfall patterns and changes to air quality during construction, water supply, flood risk during construction and operation |                                          |
|                      | Changes to future climate including temperature and rainfall and risk to building infrastructure and future occupants during operation                      |                                          |
|                      | Changes to future climate and resilience of site habitats and species during operation                                                                      |                                          |
|                      | Higher summer temperatures and risk of building overheating during operation                                                                                |                                          |

## Appendix 1.1: Record of Consultation

| Body/Organisation                                          | Date/Form of Consultation      | Summary of Consultation Outputs                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|------------------------------------------------------------|--------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Greater Manchester Archaeological Advisory Service (GMAAS) | 11/09/2025, email              | <p>The archaeological desk-based assessment must include a thorough review of the Site's development and an impact assessment to provide understanding of the potential impacts of modern construction on below-ground archaeological remains.</p> <p>Recommendation for archaeological trial trench evaluation to establish the presence or absence, extent, condition and date (as far as circumstances permit) of any archaeological features within the Site.</p> |
| Historic England                                           | 11/09/2025, meeting            | Pre-application meeting to introduce the Site and seek feedback on the emerging proposals.                                                                                                                                                                                                                                                                                                                                                                            |
| MCC Highways Officers                                      | 02/09/2025 & 03/02/2025, email | Consultation to inform on development, to understand MCCs view of the highway implications of the iD Masterplan and their aspirations for the area and to specifically understand the regarding parking / waiting restrictions on Sackville Street and Charles Street.                                                                                                                                                                                                |
| Environment Agency                                         | 09/09/2025, email              | Flood risk data requested.                                                                                                                                                                                                                                                                                                                                                                                                                                            |

## Appendix 2.1: Preliminary Environmental Management Plan

Project specific measures to avoid and/or prevent significant adverse environmental effects (i.e. mitigation measures) have been considered through the EIA Scoping process, when appraising likely environmental effects.

At this stage, this has focussed on 'primary mitigation' (i.e. inherent mitigation, comprising fundamental aspects of the project design) and 'tertiary mitigation' (i.e. standard environmental commitments/practices).

In order to support MCC and other stakeholders, the mitigation measures that have been identified at this stage have been collated into a single preliminary Environmental Management Plan, set out below. This will be developed further as part of the ES.

It is envisaged that mitigation will be secured through suitably worded planning conditions or other mechanism, where appropriate, and the Environmental Management Plan will be utilised by the Applicant and appointed contractor(s) to control mitigation commitments and assurance over their implementation.

## Preliminary Environmental Management Plan

| Mitigation Measure                | Description / Details of Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Primary Mitigation</b>         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| Massing arrangement               | The buildings proposed have been located to reinforce the street frontages along Charles and Sackville Street and positioned to the north and east of the Site, creating a generous south-facing landscape space.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| Parking                           | At this stage, no parking is anticipated to be provided (for walking, cycling and public transport use to and from the Site, given the location of the Site within the city centre).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| Travel Plan                       | A Framework Travel Plan is being prepared and will be developed into a detailed Travel Plan prior to occupation with a dedicated Travel Plan Co-ordinator responsible for implementation and monitoring. The Applicant will operate a cycle hire scheme providing 'Free to Hire' bikes available to students on an unlimited basis.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| Student Move-In/Move-Out Strategy | A Student Move-In/Move-Out Strategy will be implemented prior to occupation, developed from a Framework Strategy into a detailed Implementation Plan submitted to MCC prior to occupation. This will be a managed system where drivers book arrival slots.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| Landscape Strategy                | <p>Green infrastructure will be provided which will include tree planting within the development courtyard and provision of green roofs. These measures will help to mitigate the anticipated impacts of climate change in accordance with the England Biodiversity Strategy<sup>123</sup> and Natural England Climate Change Adaptation Manual<sup>124</sup>.</p> <p>The proposed landscaping will be organised into two distinct spaces, defined by the change in level at the Site. The northern section will be private in character, offering a network of both active and quiet areas. The area will be framed by planting and light-dappled trees offering both structure and a sense of enclosure. A lower woodland edge is proposed approximately 3m beneath the main garden and will be accessible via both stepped and levelled pathways. The area will include wildflower planting and small woodland trees and will</p> |

<sup>123</sup> [https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment\\_data/file/69446/pb13583-biodiversity-strategy-2020-111111.pdf](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/69446/pb13583-biodiversity-strategy-2020-111111.pdf)

<sup>124</sup> <http://publications.naturalengland.org.uk/publication/5679197848862720>

| Mitigation Measure                 | Description / Details of Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
|------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                    | accommodate an informal looping route around the Site, creating opportunities for temporary uses and flexible activities.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
| Energy Strategy                    | <p>The energy strategy will respond to emission reduction targets set out in Building Regulations and aspirations set out within MCC development framework by means of both passive and active measures.</p> <p>The Proposed Development will incorporate a fabric first passive energy approach that exceeds the thermal properties set out within the Building Regulations Part L.</p> <p>Energy efficiency measures will be incorporated through building services to reduce the carbon footprint below the passive improvement stage, using all electric heat generation plant with no combustion, heat recovery systems and high efficacy controllable lighting.</p> <p>The Proposed Development will utilise an all-electric heating system, eliminating on-site combustion.</p> |
| Façade Design Strategy             | <p>The Proposed Development will include appropriate façade specification and ventilation strategy, to ensure internal air quality conditions are achieved (whilst the specifics of this is yet unknown, such measures are commonly used with urban schemes such as this).</p> <p>A suitable façade design specification will be formulated to ensure proposed receptors will be adequately protected, following the guideline noise levels within BS 8233<sup>125</sup>, and agreed with MCC. This will include an appropriate glazing and ventilation specification, as required, and take account of the source with most influence on the façade of interest.</p>                                                                                                                  |
| Operational Plant Noise Mitigation | Plant will be suitably designed to ensure existing and proposed receptors are suitably protected, following the guidance of BS 4142 <sup>126</sup> , and agreed with MCC.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |

<sup>125</sup> British Standard 8233:2014. Guidance on sound insulation and noise reduction for buildings.

<sup>126</sup> British Standard 4142:2014+A1:2019. Methods for rating and assessing industrial and commercial sound.

| Mitigation Measure            | Description / Details of Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Operational Lighting Strategy | <p>Obtrusive light will be avoided through appropriate lighting design in line with best practice, guidance and standards, including but not limited to: ILP's PLG04<sup>127</sup>; ILP Guidance Note GN01<sup>128</sup>; British Standard 5489-1:2020<sup>129</sup>; BS EN 13201-2 – Road lighting<sup>130</sup>, and BS EN 12464-2 – Lighting of Work Places<sup>131</sup>.</p> <p>Measures to mitigate effects from obtrusive light, as set out in the identified guidance, include the selection of the correct type of luminaire, the use of shields, hoods (as required), as well as the design and positioning of lights (e.g. power, orientation, and height of the luminaire).</p>                                                                              |
| Operational Waste Strategy    | <p>The Proposed Development will be designed in order to take account of appropriate provision for waste storage and handling facilities/areas, inclusive of areas for segregation of waste and recycling.</p> <p>It is assumed that waste collections will occur on a weekly collection by a private contractor.</p> <p>In addition, it is assumed that all waste storage/handling facilities will be designed in accordance with British Standard (BS) 5906:2005 Waste Management in Building – Code of Practice<sup>132</sup>.</p> <p>The Application will include a Waste Management Strategy which will set out the principles, strategy and targets for the management and storage of waste and maximise recycling, in accordance with MCC established policy.</p> |
| Potable Water Strategy        | <p>Water saving measures will be built into the design of the Proposed Development, such as water saving fixtures and fittings. To reduce water consumption, the Proposed Development will target as a minimum the equivalent of two Wat01 Water Efficiency BREEAM Credits.</p> <p>A standard water connection will be undertaken following the New Roads &amp; Street Works Act 1991.</p>                                                                                                                                                                                                                                                                                                                                                                               |

<sup>127</sup> Institute of Lighting Professionals (ILP) PLG04 Guidance on Undertaking Environmental Lighting Impact Assessment (2013)

<sup>128</sup> ILP Guidance Note 01/21 The Reduction of Obtrusive Light (2021)

<sup>129</sup> British Standard (2020). 5489-1:2020 Design of road lighting. Lighting of roads and public amenity areas. Code of practice.

<sup>130</sup> BS EN 13201-2:2015 Road Lighting Performance Requirements (2016)

<sup>131</sup> BS EN 12464-2:2014 Light and Lighting – lighting of work places. Outdoor work Places (2014)

<sup>132</sup> BSI (2005). BS 5906:2005. Waste management in buildings. Code of practice. 30 December 2005.

| Mitigation Measure                                | Description / Details of Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|---------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Drainage Strategy                                 | <p>The proposed surface water drainage will not increase the runoff rate compared to the existing Site and will be designed in accordance with the National standards for sustainable drainage systems and will include a 45% climate change allowance to the 1% annual exceedance rainfall event in accordance with relevant guidance and designed to ensure there is no increase in flood risk elsewhere and that the development is designed to mitigate surface water flooding.</p> <p>Sustainable Drainage Systems (SuDS) will be incorporated into the surface water drainage network, in accordance with CIRIA 753 – The SuDS Manual where practical.</p> <p>The drainage strategy for the Proposed Development will be designed so that any additional demand for foul water drainage associated with a new resident population at the Site will be adequately accommodated, and this will be undertaken in consultation with United Utilities.</p> <p>The strategy will consider the options available for the management of surface water runoff in line with the drainage hierarchy, which will include minimising at source (i.e., using sustainable drainage systems) through to attenuation and discharge to the River Medlock if possible.</p> |
| <b>Tertiary Mitigation</b>                        |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| Construction Environmental Management Plan (CEMP) | <p>A CEMP will be prepared by the appointed contractor in advance of commencing construction works. The document will provide detailed measures / controls to avoid and manage potential adverse effects upon the environment during the construction stage. Measures will include:</p> <p><u>General Measures</u></p> <ul style="list-style-type: none"> <li>The proposed construction works will be carried out by a competent contractor that will comply with current legislation<sup>133</sup>;</li> </ul>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |

<sup>133</sup> This includes the Health and Safety at Work etc. Act 1974; the Control of Pollution Act 1974; and Construction (Design and Management) Regulations 2015.

| Mitigation Measure | Description / Details of Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                    | <ul style="list-style-type: none"> <li>The site security arrangements for the Proposed Development during the construction stage will be in line with the requirements set out in the Construction (Design and Management) Regulations 2015<sup>134</sup> and appropriate levels of security (personnel / CCTV) will be provided;</li> <li>Temporary fencing / hoarding will be erected around the perimeter of the Site at the outset of construction;</li> <li>All construction activities will be in accordance with the Considerate Constructors Scheme (ensuring measures will be put in place so as to far as possible minimise health and environmental disturbances (e.g. noise and air quality impacts) and any other loss of amenity for local residents and businesses);</li> <li>Climate change adaptation and measures will reduce risks to human health from overheating such as such as provision of shaded refuges, suitable PPE and potable water supplies during construction; and</li> <li>Construction working hours<sup>135</sup> (noisy work) will be 07:30 to 18:00 Monday to Friday; 08:30 to 14:00 on Saturday; and no noisy work on Sundays and Bank Holidays. Operations outside of these hours will be agreed with MCC.</li> </ul> <p><u>Traffic and Access</u></p> <ul style="list-style-type: none"> <li>The Construction Travel Plan, which will form part of the CEMP, will provide mitigation covering construction vehicle routing to avoid sensitive routes, safety training for drivers and banksmen, environmental mitigation measures including noise mitigation and dust suppression, street cleaning, and communication and consultation with the council and neighbouring properties.</li> </ul> <p><u>Air Quality</u></p> <ul style="list-style-type: none"> <li>The CEMP will be informed by the Institute of Air Quality Management (IAQM) guidance and would include prevention measures, such as screening stockpiles of materials, deployment of windbreak netting and dampening exposed soils as appropriate and set out requirements for ongoing monitoring and liaison</li> </ul> |

<sup>134</sup> Secretary of State (2015). Construction (Design and Management) Regulations 2015.

<sup>135</sup> Manchester City Council. Tackle a noise problem – Noise from building sites. Available at: [Noise from building sites | Tackle a noise problem | Manchester City Council](#) [Accessed: 08/09/2025].

| Mitigation Measure | Description / Details of Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                    | <p>with the local community, and MCC. Non-Road Mobile Machinery (NRMM) will be those with electric powertrains, specifically battery-electric and hybrid-electric systems, where possible.</p> <p><u>Noise and Vibration</u></p> <ul style="list-style-type: none"> <li>The CEMP will be informed by British Standard 5228 Part 1<sup>136</sup> and 2<sup>137</sup> and will include mitigation measures, such as low noise emission plant, localised screening, siting equipment away from receptors, and set out requirements for ongoing monitoring and liaison with the local community, and MCC, which would reduce the noise level experienced at receptors.</li> </ul> <p><u>Lighting</u></p> <ul style="list-style-type: none"> <li>Potential adverse effects arising from temporary construction lighting will be controlled through a series of best practice measures, in line with lighting industry standards and guidance including the CIE publication 'Technical Report Document 129' and BS EN 12464-2:2014; and</li> <li>The following measures are proposed in order to control Light Spill, Glare and Sky Glow effects and thus manage light pollution: <ul style="list-style-type: none"> <li>Where practicable, construction lighting in the Site would be designed to comply with Environmental Zone E4 in accordance with the ILP Guidance Note GN01<sup>138</sup>;</li> <li>Illuminance levels arising from temporary lighting to be designed in accordance with BS EN 12464-2: 2014 and CIE 129;</li> <li>Placement of temporary lighting required to ensure safe working conditions and to maintain security, to have due regard of sensitive receptors (i.e. occupied residential premises);</li> </ul> </li> </ul> |

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<sup>136</sup> British Standard 5228-1: 2009+A1:2014. Code of practice for noise and vibration control on construction and open sites - Noise

<sup>137</sup> British Standard 5228-2: 2009+A1:2014. Code of practice for noise and vibration control on construction and open sites - Vibration

<sup>138</sup> Institute of Lighting Professionals (ILP) (2021) Guidance Notes for the Reduction of Obtrusive Light (GN01).

| Mitigation Measure | Description / Details of Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
|--------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                    | <ul style="list-style-type: none"> <li>– Lighting to be directed so as avoid unnecessary Light Spill outside of construction areas and to ensure that the light distribution is toward the task area;</li> <li>– Lighting to be switched off when not required for safe working conditions and Site security;</li> <li>– Use of light shields/baffles to control upward light to within the maximum 15% set out in the ILP Guidance Note GN01, where possible;</li> <li>– Lighting to be kept at 0° tilt to avoid Sky Glow, where practicable; and</li> <li>– Light dimming and automatic switch off would be used (where appropriate).</li> </ul> |

#### Waste

- The remedial solution may require removal of hazardous substances (relating to demolition materials from the demolition of the existing buildings on-Site and construction materials (including packaging) which will require specialist removal. All such works will be undertaken by an appointed contractor and disposed of by the contractor in line with relevant regulations and legislation requirements;
- Any waste considered to be hazardous, arising from demolition or remedial activities, will be handled, processed and removed from Site by suitability qualified contractors, all being undertaken in line with The Hazardous Waste (England and Wales) Regulations 2005;
- The CEMP will be informed by the waste provisions of the Environmental Protection Act 1990<sup>139</sup> and the Environmental Protection (Duty of Care) Regulations 1991<sup>140</sup> and will set out the principles and legal

<sup>139</sup> Environmental Protection Act 1990 No. 43 Available at: <https://www.legislation.gov.uk/ukpga/1990/43/contents>

<sup>140</sup> Environmental Protection (Duty of Care) Regulations 1991 No. 2839. Available at: <https://www.legislation.gov.uk/uksi/1991/2839/made#:~:text=The%20duty%20requires%20such%20persons,person%20or%20to%20a%20person>

| Mitigation Measure | Description / Details of Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              |
|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                    | <p>requirements relating to waste, including any hazardous waste that is encountered and required to be exported off-site for disposal; and</p> <ul style="list-style-type: none"> <li>• Descriptions of how materials will be managed efficiently and disposed of legally during construction will be included, which also outline the aims, objectives and on-going management responsibilities, including management practices, to be implemented during the construction stage, and will set targets for the reduction, diversion from landfill and reuse of waste.</li> </ul> <p><u>Ground, Earthworks and Contamination</u></p> <ul style="list-style-type: none"> <li>• Risks to human health during construction are required to be managed under the Health and Safety at Work Act and are typically mitigated by applying good working practices;</li> <li>• Site workers will be made aware of the possibility of encountering contamination through toolbox talks and good standards of personal hygiene, including welfare facilities on-site and the use of appropriate levels of personal protective equipment (PPE), will be enforced by the Principal Contractor as per CDM<sup>141</sup> requirements;</li> <li>• All earthworks and foundation design will be in accordance with relevant industry guidance, including but not limited to CIRIA Report C572: Treated ground engineering properties and performance<sup>142</sup>, British Research Establishment document FB75: Building on Fill - Geotechnical Aspects<sup>143</sup> and British Standard 6031:2009: Code of Practice for Earthworks; and</li> <li>• Foundations will be designed with safety factors to future proof the buildings.</li> </ul> <p><u>Drainage</u></p> <ul style="list-style-type: none"> <li>• The CEMP will include measures to monitor and reduce potable water use, along with the provision of appropriate drainage and pollution prevention systems; and</li> </ul> |

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<sup>141</sup> The Construction (Design and Management) Regulations 2015

<sup>142</sup> CIRIA (2002). Report C572: Treated ground engineering properties and performance.

<sup>143</sup> British Research Establishment (2015). FB75: Building on Fill - Geotechnical Aspects. 3rd Edition.

| Mitigation Measure   | Description / Details of Measure                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                      | <ul style="list-style-type: none"> <li>• A temporary surface water management would need to be put in place by the contractor during construction and define how surface water will be collected, treated and discharged including pollution prevention devices. Examples of temporary surface water management techniques to control water quality include: <ul style="list-style-type: none"> <li>– Filter drains or bunds to the perimeter of the site to capture surface water run-off from leaving the Site;</li> <li>– COSHH requirements including bunds around material storage areas and spill kits; and</li> <li>– Some standing water may be tolerated on the site over more intense storm durations.</li> </ul> </li> </ul> <p><u>Biodiversity</u></p> <ul style="list-style-type: none"> <li>• If nesting birds are found to be present during demolition and construction, a general licence issued by Natural England will be sought; and</li> <li>• Should a bat roost be identified during the development works, an ecologist will be notified and development works paused for further surveys and a licence obtained (if surveys confirm this is required).</li> </ul> |
| Remediation Strategy | In the event that contamination is identified, a programme of mitigation or remediation work will be carried out as part of the enabling works in line with a Remediation Strategy approved by the regulators and MCC.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| UXO Risk Assessment  | In the event that a risk assessment by UXO specialists is required and conducted (following a geotechnical desk study prior to construction which will determine if a UXO risk assessment by specialists is required), the necessary tertiary mitigation measures for areas at medium risk of UXO (such as a UXO specialist on-site and Site-specific Unexploded Ordnance awareness briefings to all personnel conducting intrusive works) will be present within the risk assessment.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| Utilities Strategy   | Utilities may require upgrading and re-routing to facilitate the increase in massing of the Proposed Development. Any diversion or reinforcement of utilities will happen as part of the enabling works and any off-Site works will be the responsibility of the utility provider.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |

| Mitigation Measure                | Description / Details of Measure                                                                                                                                                                                                                                                                                                                                                            |
|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Flood Risk Activity Permit (FRAP) | <p>A flood risk activity permit will need to be applied for through the Environment Agency (EA) for activities within 8m of a main river.</p> <p>The EA will expect to see measures in place for any requirements to surface water management during construction.</p>                                                                                                                      |
| Overheating Strategy              | <p>Overheating will be assessed using the CIBSE TM59 methodology which will be utilised to assess the overheating risk within a relevant selection of units.</p> <p>Future weather files including the 2050 weather file will be considered which take account of climate change, with design considering the implications of potential overheating in line with the cooling hierarchy.</p> |

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