

Albert Bridge House, Manchester
Environmental Statement
Volume 4: Non-Technical Summary (NTS)

June 2025



Turley

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June 2025

1. Introduction

What is a Non-Technical Summary?

- 1.1 This document, the Non-Technical Summary (NTS), is part of the Environmental Statement (ES) that has been prepared and submitted in support of the detailed planning application for the proposed redevelopment of Albert Bridge House (the 'Proposed Scheme'). The planning application has been submitted on behalf of Oval Real Estate Ltd (the 'Applicant').
- 1.2 The ES, comprising **Volumes 1 – 4**¹, is a 'material consideration' during the determination of the planning application and ensures that the Determining Authority (in this case, Manchester City Council (MCC)) has enough information before it to enable it to take into account the likely significant environmental effects of the Proposed Scheme.
- 1.3 The ES reports the output of the Environmental Impact Assessment (EIA) process undertaken in accordance with The Town and Country Planning (EIA) Regulations 2017² (the 'EIA Regulations').

¹ **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** (this volume).

² The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (SI 2017/571).

- 1.4 The purpose of EIA and the ES is to assess and report the '*likely significant effects*' of the Proposed Scheme on the environment, so that they can be taken into account by MCC when deciding whether to grant permission for the planning application.
- 1.5 In line with the EIA Regulations, the ES should include a NTS of the information presented. As outlined in the Planning Practice Guidance (PPG)³, the NTS should be written in '*plain English*' to ensure that the findings can be easily understood by wider audiences and the public.
- 1.6 The EIA Regulations specify what needs to be reported in the ES (and thus summarised in the NTS). These legal requirements are set out in **Appendix 1** alongside where the information is provided in this document so it is clear that these regulatory requirements have been met.
- 1.7 Key terms are defined in **Box 1**.

Box 1. Key Terms

Site: The area within which all permanent and temporary works associated with the Proposed Scheme will take place.

Proposed Scheme: The project for which planning permission is being sought.

Applicant: The body responsible for making the Application (Oval Real Estate Ltd.).

Application: The method for seeking planning permission, which is formed of a package of documentation, including the Environmental Statement.

³ PPG, Paragraph 035, Reference ID: 4-035-20170728

What does the NTS include?

1.8 The rest of this NTS covers the following key aspects:

- An overview of the Site (**Section 2**);
- An overview of the Proposed Scheme (**Section 3**);
- Outline of the EIA process and the approach taken (**Section 4**);
- The existing relevant baseline conditions of the Site and surrounding area (**Section 5**);
- A summary of the outputs of the technical assessments and whether effects are 'significant' (**Section 6**); and
- A summary of the evaluation of cumulative effects considered (**Section 7**).

What Happens Next?

- 1.9 The ES has been submitted to MCC in support of the planning application and is now with MCC for determination. The process for this is outlined within **Extract 1**.
- 1.10 The timescales for the determination of the planning application (once validated) is 16 weeks. MCC can request an extension to this period, if agreed in writing with the Applicant.
- 1.11 The ES (**Volumes 1 – 4**) has been submitted in digital format and is available on the MCC planning portal website (**Box 2**).

Box 2. Contact Details

Manchester City Council

Town Hall Extension

Albert Square

Manchester

M2 5DB

Tel: 0161 234 4490

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

Turley (EIA Team)

Level 5 Transmission

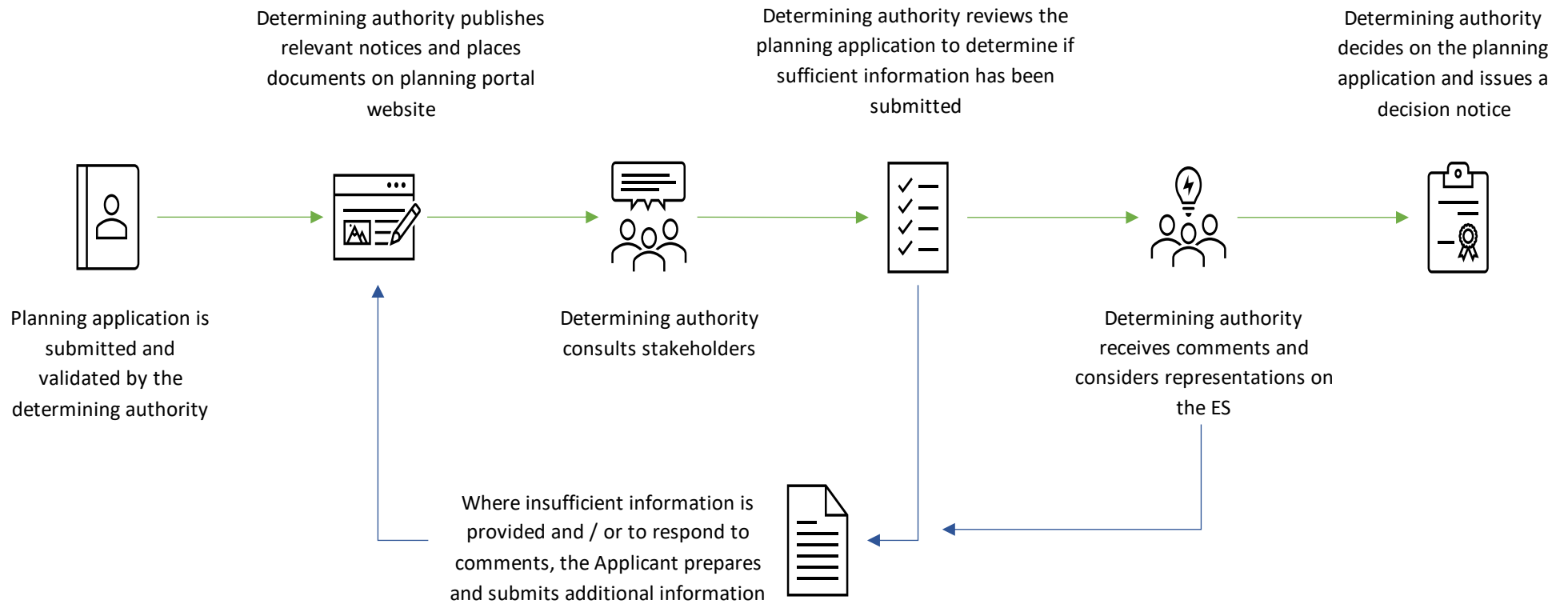
6 Atherton Street

Manchester

M3 3GS

Tel: 0161 233 7676

- 1.12 Electronic copies of the ES can be requested from Turley for a fee of £15 (digital copy) using the contact details within **Box 2**.
- 1.13 During the determination of the planning application, members of the public have an opportunity to comment on the planning application via the MCC planning portal website (**Box 2**).



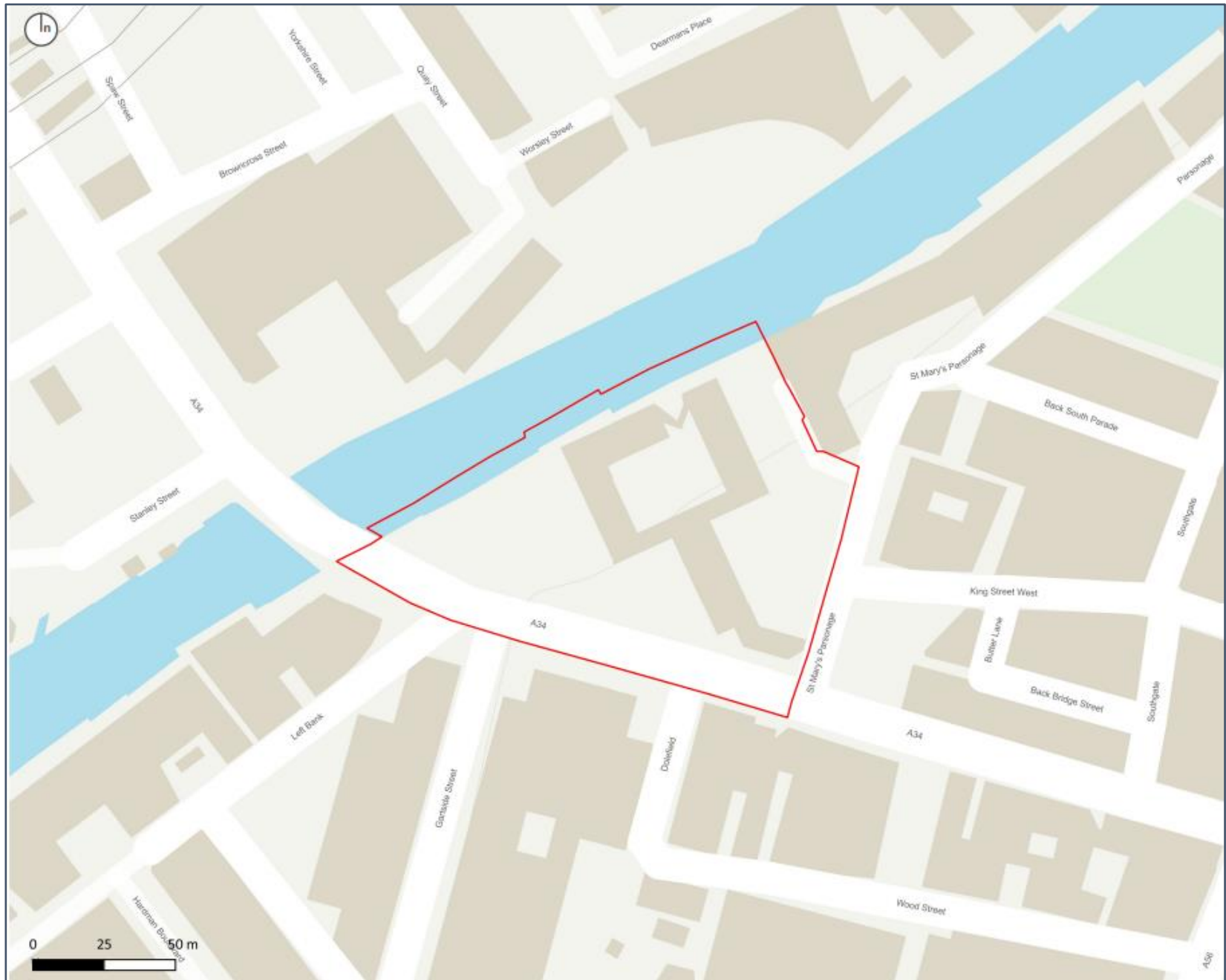
Extract 1: Overview of the determination process

2. The Site

- 2.1 A majority of the Site is currently occupied by Albert Bridge House (consisting of four buildings of one, three, six and 18 storeys in height as well as associated plant and substation), with two car parks (though only one of these car parks is operational). Albert Bridge House was vacated in late 2022.
- 2.2 Albert Bridge Gardens, a small area of public open space, is located alongside the River Irwell in the northern part of the Site. There are also three trees subject to Tree Preservation Orders (TPOs) within the Site.
- 2.3 The Site, for the purpose of the ES, is shown on **Extract 2**. The 'Site' referred to in the ES is larger than the planning application boundary. This is as a result of the inclusion of a part of the River Irwell (for temporary oversailing construction platforms) and sections of the A34 Bridge Street, a footway along St. Mary's Parsonage and a public realm area between Albert Bridge House and Alberton House for permanent works.
- 2.4 The Site is bound by the River Irwell to the north, Alberton House and Trinity Bridge to the east, Motor Square, St. Mary's Parsonage and commercial premises to the south and the A34 Bridge Street and commercial premises / Manchester Civic Justice Centre to the west. Photographs of the Site and the existing Albert Bridge House are provided in **Extracts 3 – 5**.
- 2.5 The Site lies within the St. Mary's Parsonage Strategic Regeneration area⁴ and is in a central location, with easy access to a range of retail, employment, leisure destinations and transport hubs and benefits from access to the riverbank, Parsonage Gardens and the River Irwell. The area is currently underutilised and therefore there is an opportunity to bring new development forward to revitalise this part of Manchester City Centre.
- 2.6 A previous full planning application was submitted by the Applicant for the demolition of Albert Bridge House and redevelopment for a mixed-use development⁵ (the '2022 Application'). The 2022 Application was subject to EIA and has received resolution to grant planning permission. However, this Application is for a new project and will replace the previous planning application on-site.

⁴ KPF (2020) St. Mary's Parsonage Strategic Regeneration Framework.

⁵⁵ MCC planning reference: 135834/FO/2022.



Extract 2: Site location



Extract 3: Photograph from Albert Bridge towards the Site



Extract 4: Photograph from New Bailey, Salford towards the Site



Extract 5: Photograph from the Lowry, Salford towards the Site

3. The Proposed Scheme

General Site Arrangement

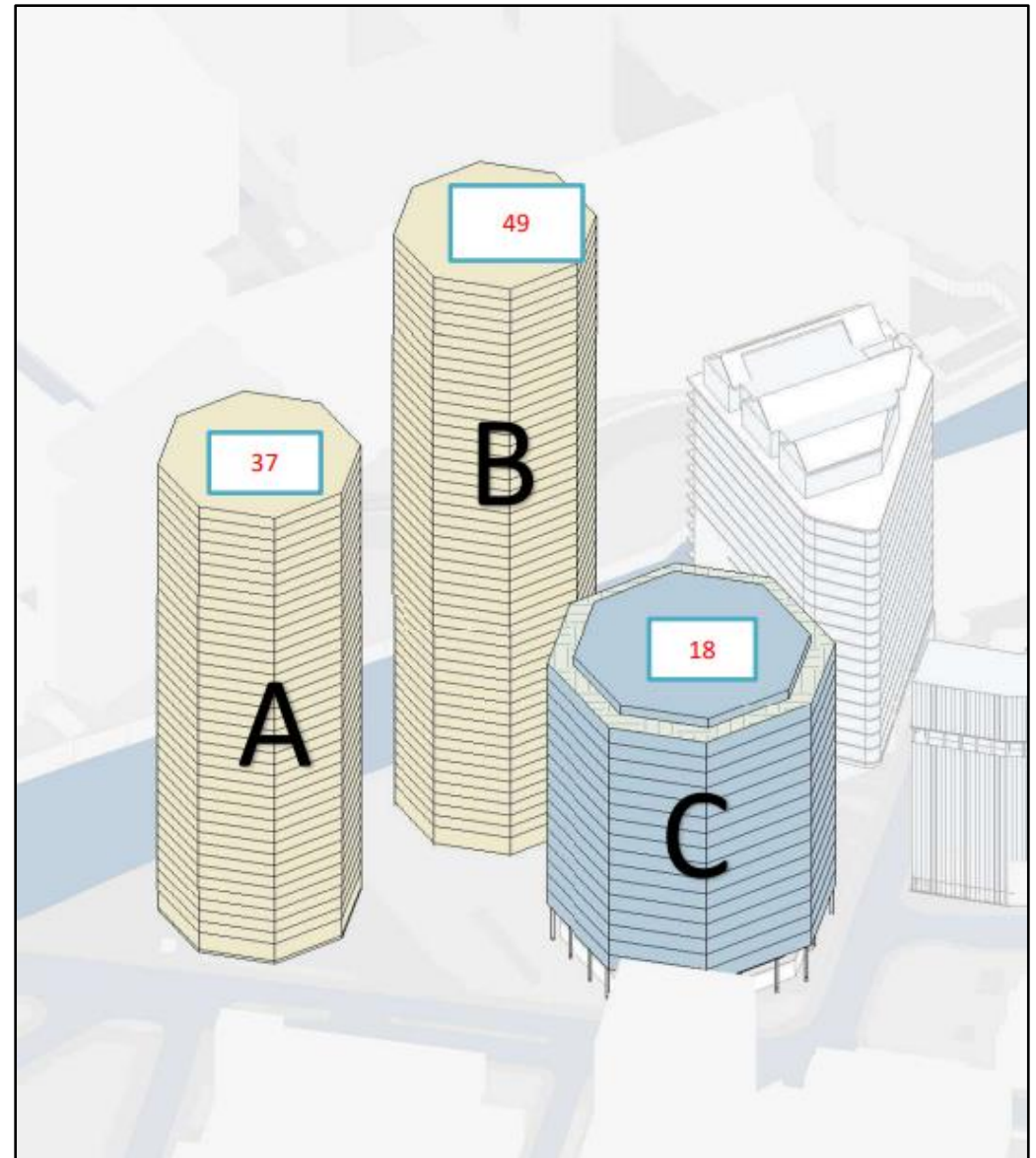
3.1 As shown in **Extract 6**, the Proposed Scheme comprises:

- Block A is located in the western part of the Site;
- Block B is situated in the northern part of the Site; and
- Block C is located in the southern part of the Site.

Building Heights

3.2 The maximum building heights expressed in storeys / meters Above Ordnance Datum (AOD) are set out in the table below.

Building	Approximate storeys / m AOD heights
Block A	49 storeys (plus rooftop plant) 153.95m AOD
Block B	37 storeys (plus rooftop plant) 190.55m AOD
Block C	18 storeys (plus rooftop plant) 115.94m AOD



Extract 6: Proposed Block Layout

Land Use and Quantum

3.3 The key land uses⁶ and associated quantum for the Proposed Scheme are set out below:

- C3 (residential) – up to 800 units (across Block A and Block B);
- E (g) (office) – up to 32,219m² International Property Measurement Standards (PSM1) within Block C; and
- E (a, b, c) (retail, restaurant / café) – up to 690m² within Block B and Block C.

3.4 In addition to the above, communal residential amenity spaces will be included within Block A and Block B and office amenity space will be provided in Block C. Sui Generis space (plant, waste stores and cycle storage) will also be provided within all Blocks.

Landscape and Public Realm

3.5 New landscaping and public realm will be provided at ground level between the Blocks, which will link in with the surrounding areas (see **Extract 7**).

3.6 Three interconnected character areas will be provided at ground level:

- City Square: Situated in the south-eastern part of the Site;

- Urban Arboretum: Located within the central parts of the Site; along the northern boundary of the Site providing connectivity from the A34 Bridge Street to Trinity Bridge; and
- Native Riverside Corridor: Situated across the northern extents of the Site, along the edge of the River Irwell.

3.7 The existing trees subject to TPOs within the Site will be retained alongside some of the vegetation along the riverbank, the A34 Bridge Street and St. Mary's Parsonage.

3.8 Communal residential amenity spaces will be included within Block A and Block B, providing spaces for working, exercise and social spaces. Amenity areas will also be included within Block C and will be accessible for future employees / visitors. The office amenity areas are also intended to be multifunctional, both for exercise and socialising.

Basement

3.9 Separate basements will be included for each of the Blocks. It will include the cores of each Block alongside operational plant (including cold water storage, extracts and pumps), utilities intakes and changing facilities.

⁶ Land use, a term used within planning applications, describes what categories of 'uses' are being proposed. Land uses are categorised by the Town and Country Planning (Use Classes) Order 1987 (as amended).



Extract 7: Site-wide ground floor plan

Access, Circulation and Parking

- 3.10 The Proposed Scheme will deliver a vehicular access / egress off the A34 Bridge Street in the north-eastern corner of the Site near to Block A. This will provide access to the surface level car park (see **Extract 7**).
- 3.11 A further access will be provided off the A34 Bridge Street (between Block A and Block C) to provide for servicing / maintenance / emergency service vehicles, with the egress provided onto St. Mary's Parsonage.
- 3.12 The existing 137 car parking spaces on-Site will be replaced with approximately <10 car parking spaces⁷. There will be cycle spaces / storage facilities provided across the Proposed Scheme.
- 3.13 Pedestrian and cycle access into / out of the Site will be available at level from footways along the A34 Bridge Street and St. Mary's Parsonage and the public amenity area adjacent to Trinity Bridge⁸.
- 3.14 New pedestrian connections / crossings into the Site will be provided from the A34 Bridge Street and St. Mary's Parsonage. The existing footways along the A34 Bridge Street will be widened into the Site, where required.

⁷ It is noted that this may be increased in the future depending on disabled bay requirements but is unlikely to be substantially more.

⁸ The existing public realm area situated between Alberton House and Albert Bridge House.

Building Materials and Façade Treatments

- 3.15 A range of building materials will be used including concrete, glass, timber and plastic.
- 3.16 The façades of Block A and Block B will include anodised aluminium panels, perforated metal panel with glazing behind, oxidised aluminium spandrel, coloured interlayer glass and glazing. The façade of Block C will include anodised solid profiled panel, bronze colour, perforated anodised aluminium profile panel, bronze colour, insulated coloured spandrel panel and glazing. The façade treatment of the three Blocks is shown on **Extract 8**.



Extract 8: Faade treatment

Flooding and Drainage Strategies

- 3.17 No built form will be delivered within the areas of highest flood risk in the northern extents of the Site next to the River Irwell and will be appropriately located within the Site. Within the area at high risk, any changes to ground levels will ensure that the existing flood storage volume is not reduced.
- 3.18 The surface water drainage system will comprise a mixture of features, including the use of rainwater harvesting, green / blue roof systems, permavoid system, rain gardens and swales. These are anticipated to discharge into a combined network using existing and / or new connections (at the greenfield run-off rate) or through an alternative system where the surface water system discharges into the River Irwell at an unrestricted rate (subject to further liaison with stakeholders). The system will be designed with appropriate climate change allowances.
- 3.19 A new foul water drainage system will be implemented, which will re-use existing connections / include new connections, where appropriate, and discharge into an existing combined sewer network (via pumping system).

Acoustic Design Strategy

- 3.20 There are a number of commitments to control operational noise and vibration from all aspects, including façade design and sound insulation in line with best practice guidance.

Ventilation Strategy

- 3.21 Mechanical ventilation will be the primary focus of the strategy, with other options utilised across the Proposed Scheme, where appropriate.

Lighting Design Strategy

- 3.22 All new lighting installations will be designed and installed with best practice guidance and standards. Lighting will be sensitively designed to reduce impacts on ecological species (e.g. bats) near to the River Irwell (particularly along the Native Riverside Corridor, with downward / directional lighting installations).

Utilities Strategy

- 3.23 The Proposed Scheme will require new electric, potable water and telecommunications connections. These will be designed and installed in liaison with the relevant operators.
- 3.24 The new utilities intakes will be provided within the basements, with new substations provided within in each Block.

Waste Strategy

- 3.25 Operational waste (for both residential and commercial) will be managed in accordance with MCC established policy and appropriate storage space will be provided.

Energy Strategy

- 3.26 The Proposed Scheme will include the use of a mix of technologies, including Air Source Heat Pumps and the installation of photovoltaic panel arrays on available roof tops. The Proposed Scheme will be built in accordance with the latest

Building Regulations (Part L), which require reductions in carbon emissions.

Security and Community Safety Strategy

- 3.27 Once the proposed buildings are completed, measures to enhance community safety will also be incorporated, in line with 'Secured by Design' principles.

Fire Strategy

- 3.28 The Proposed Scheme will be subject to Building Regulations and appropriate features, such as two staircases within Block A and Block B, fixed automatic sprinkler system and active smoke and heat ventilation.

Construction of the Proposed Scheme

- 3.29 The enabling and demolition works may commence as early as 2026 with the completion of the Proposed Scheme in 2030 / 31, with a maximum construction programme of 4 years. The Blocks may be built in a single phase or in a series of phases across the anticipated construction period.

- 3.30 The key activities anticipated are:

- Site securement, using fencing / hoarding;
- Enabling works, including set up of temporary site accommodation / construction compounds;
- Site clearance, including vegetation / tree removal and the implementation of protective measures around features to be retained (such as the trees subject to TPOs);

- Site preparation and appropriate surveys, including intrusive ground investigations and any remedial works (as required);
- Utility isolation / capping and diversions;
- Demolition of Albert Bridge House and associated structures on-site and breaking out of foundations / hardstanding and below-ground services / structures (where applicable);
- Excavation and earthworks, to reconfigure existing basement / create new basements as well as reprofiling / remodelling existing ground levels;
- Foundation preparation and installation;
- Formation of drainage features;
- Installation of new utilities;
- Construction of infrastructure (accesses) and building envelopes, including construction of superstructure and installation of cladding / facades;
- Internal fit-out and external finishing; and
- Completion of landscaping and public realm, including lighting.

- 3.31 Initial construction access will be from the A34 Bridge Street, with further temporary accesses off the A34 Bridge Street / St. Mary's Parsonage established throughout the works, where required. Temporary secure site access gates will be provided to manage movement of vehicles, plant, equipment and personnel required, controlled by personnel.
- 3.32 All relevant legislation will be adhered to, such as the Construction (Design and Management) Regulations 2015. A Construction Environmental Management Plan (CEMP) will also be prepared and submitted to MCC, which will set out a range of environmental measures and commitments to minimise environmental impacts during the works. This will ensure works are co-ordinated with other nearby schemes, as appropriate.

Reasonable Alternatives

- 3.33 The EIA Regulations require '*a description of the reasonable alternatives studied by the developer*' to be provided. The two key aspects that were considered including alternative technologies and alternative designs and these are discussed further below.
- The consideration of alternative technologies focused on energy strategy solutions (such as the use of air source heat pumps, ground source heat pumps, photovoltaics, etc.) to determine if they were likely to be suitable / viable. In addition, passive design principles such as optimising building orientation and fabric performance, maximising natural lighting, etc., were also considered. Overall, with these measures in place, there would be a

reduction in greenhouse gas emissions (and associated adverse effects) during the operational stage; and

- With respect to alternative designs, specific aspects considered through the design process included the retention / demolition of Albert Bridge House⁹, layout and arrangement, land use and quantum, building heights and massing, connectivity and public realm. These design aspects have evolved in response to stakeholder engagement, market and housing requirements / feedback, technical studies and environmental constraints, context and opportunities (where present, in such an urban context).

⁹ This was discounted as the existing Albert Bridge House will likely require some element of refurbishment, reinforcement and extension along with refurbished or replaced cladding / façade elements, with a range of features of the building unlikely to be able to be retained / re-used.

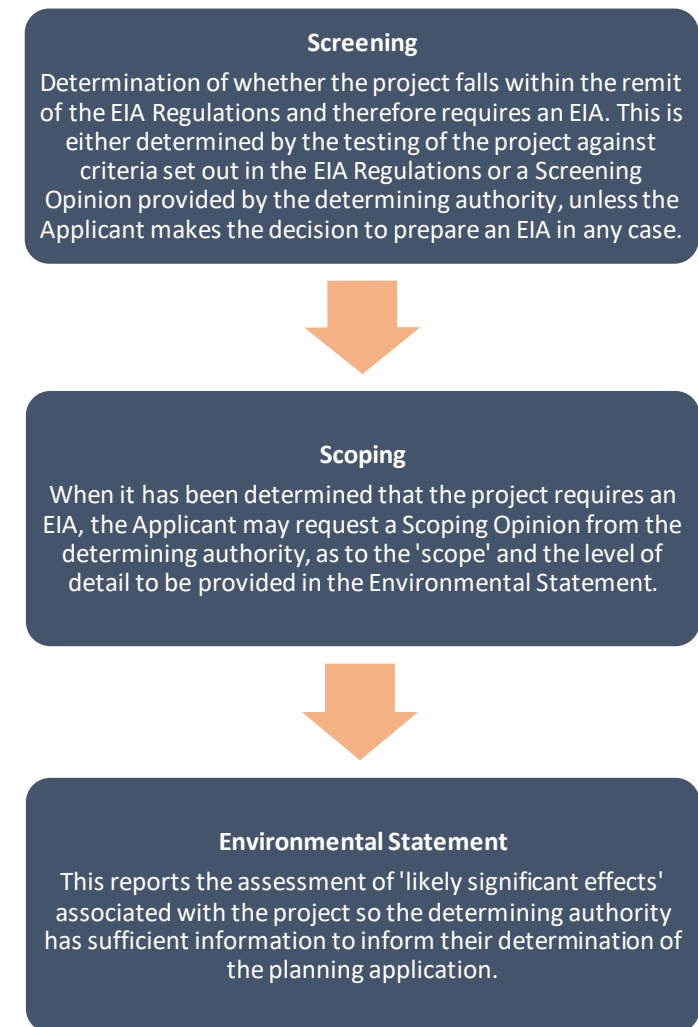
4. The EIA Process and Approach

The EIA Process

- 4.1 The aim of EIA is to protect the environment by ensuring that a determining authority (in this case, MCC) when deciding whether to grant planning permission for a project, does so in the full knowledge of the likely significant environmental effects of the project and takes them into account in the decision-making process.
- 4.2 As such, EIA is a tool to support the response for approving projects and is concerned with the assessment of likely significant environmental effects.
- 4.3 The EIA process comprises a series of steps, which are summarised in **Extract 9**. It should be noted that the first step (Screening) is not mandatory and the second stage (Scoping) is voluntary.

Approach to EIA

- 4.4 An EIA must '*identify, describe and assess the direct and indirect significant effects*' of a Proposed Scheme on a number of 'receptor categories'. These receptor categories have broken down into specific sensitive receptors that have been considered / assessed within a number of technical topics and appraised at each stage of the EIA process.
- 4.5 The Proposed Scheme has adopted best practice guidance, in that the design development process was undertaken in



Extract 9: Steps in the EIA process

conjunction with the EIA process. As such, the design has been influenced by an understanding of the prevailing environmental conditions and where possible has been altered so as to avoid or reduce direct and indirect effects.

EIA Screening

- 4.6 Given the characteristics of the Proposed Scheme, the Applicant skipped 'Step 1: EIA Screening' as the need for EIA did not need to be tested; it was considered necessary. The Applicant proceeded straight to 'Step 2: EIA Scoping', recognising the importance of EIA for this project.

EIA Scoping

- 4.7 The determination of '*likely significant*' effects was considered at the EIA Scoping stage and formalised in an EIA Scoping Report that was submitted to MCC¹⁰ on 9th April 2025.
- 4.8 The EIA Scoping Report was informed by a series of baseline studies and preliminary technical appraisals to identify technical topics and / or specific effects which were considered to be '*unlikely*' or '*not significant*'.
- 4.9 The EIA Scoping Report proposed scoping out the following technical topics as no likely significant effects were anticipated:
- Air quality;
 - Archaeology;

¹⁰ The EIA Scoping Report has been submitted with the ES, as **Volume 2, Appendix 2.1**.

- Biodiversity;
- Built heritage;
- Ground conditions and contamination;
- Obtrusive lighting;
- Risk of major accidents and / or disasters;
- Transport and accessibility;
- Waste and resources; and
- Water environment.

- 4.10 The Scoping Opinion¹¹ from MCC (informed by consultee responses) was received on 3rd June 2025 and confirmed the approach set out within the EIA Scoping Report. It is also assumed that the Scoping Opinion agreed that the topics listed above could be 'scoped out'.

- 4.11 Therefore, the ES has reported the assessment of '*likely significant effects*' for the following technical topics:

- Noise and vibration;
- Townscape and visual;

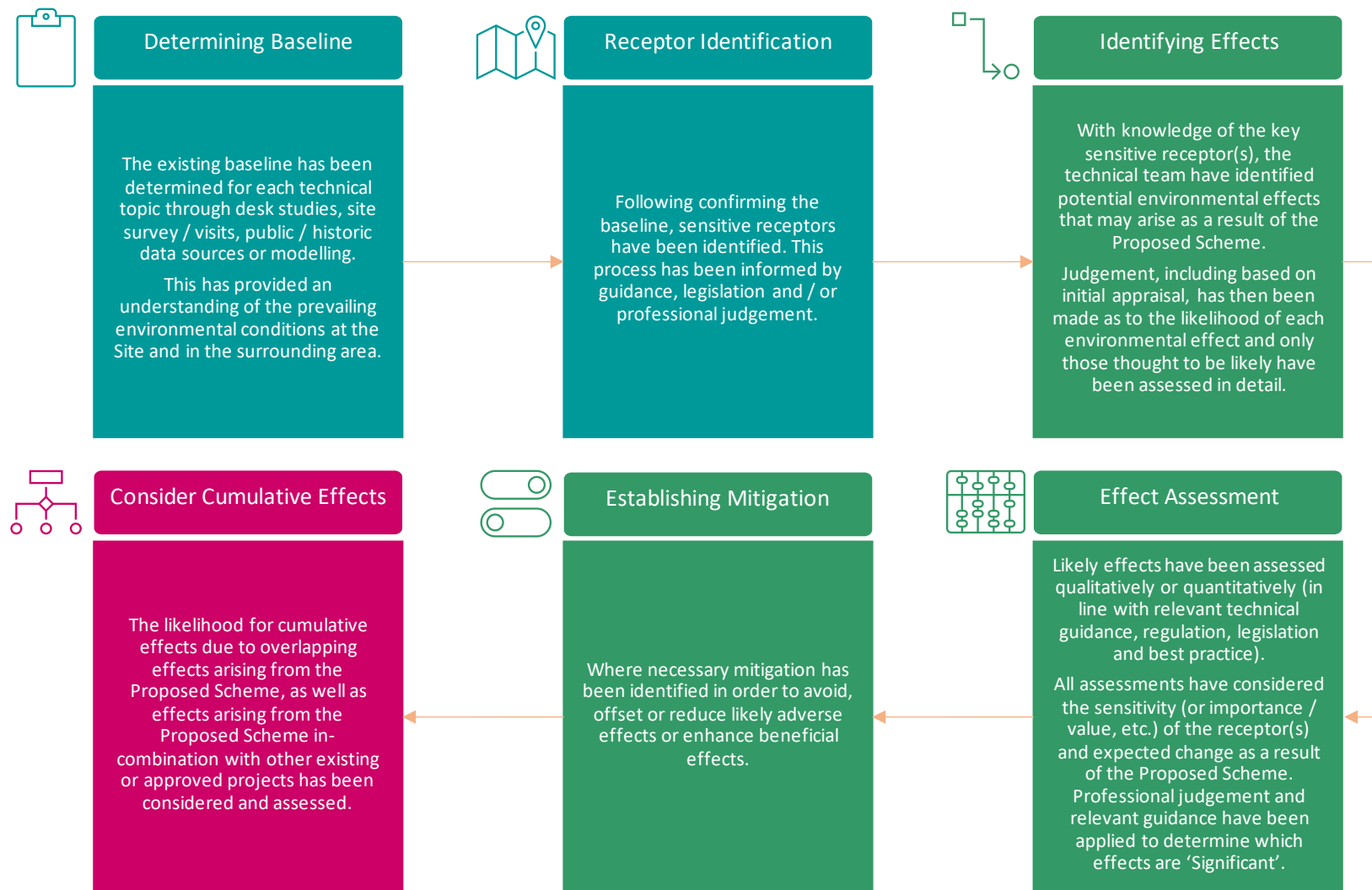
¹¹ The Scoping Opinion has been submitted with the ES, as **Volume 2, Appendix 2.2**.

- Daylight, sunlight and overshadowing;
- Wind microclimate;
- Socio-economics and human health; and
- Climate change.

4.12 The adopted methodology for each technical topic listed above was also confirmed through the EIA Scoping process.

Environmental Statement

- 4.13 The ES reports the outputs of the EIA process, including the '*likely significant effects*' of the Proposed Scheme on the environment and mitigation measures to avoid, reduce and ameliorate impacts.
- 4.14 The summary of the technical assessments presented within this NTS (**Section 6**) concludes whether an effect was considered '**Significant**' or '**Not Significant**' and refers to relevant mitigation.
- 4.15 The overarching approach that covers all technical topics is set out in **Extract 10**. The specific technical methodologies adopted are outlined within **Volume 1**, with supporting information provided in **Volume 2**, where appropriate.



Extract 10: Overview of EIA process

5. Determining the Baseline

- 5.1 As set out within **Extract 10**, in order to determine the environmental effects of the Proposed Scheme it has been necessary to establish the existing characteristics of the Site and surrounding area (i.e., the existing baseline conditions).
- 5.2 A summary of the relevant baseline information for the technical topics 'scoped in'¹² is provided below:
- The main source of noise is road traffic associated with the A34 Bridge Street to the south and west of the Site. Amplified music and entertainment noise is audible along the A34 Bridge Street from various premises. There is also noise from roof mounted building services plant associated with nearby buildings to the east. No significant sources of vibration were noted;
 - The Site does not lie with a designated townscape area, although it is close to two Conservation Areas. The Site falls within the Manchester Retail Core Manchester Neighbourhood (MN). Vegetation is largely limited to the mature trees lining the northern and western boundaries. There are no category 'A' trees within the Site. In addition, there are three trees within the Site subject to TPOs;

¹² Baseline information for those topics 'scoped out' is not set out and was provided as part of the EIA Scoping Report (**Volume 2, Appendix 2.1**).

- There are open and partial views to the Site from the surrounding area in close proximity (e.g. Clermont-Ferrand Square, the A34 Bridge Street, St. Mary's Parsonage, Albert Bridge / New Bailey Street, Left Bank and King Street West) as well as more glimpsed views from further afield. There are also views from open spaces near to the Site, including Clermont-Ferrand Square, Motor Square and Parsonage Gardens. There are no public rights of way within the Site. However, there are open and partial views for users of the strategic route strategic recreation route following the Salford bank (northern) of the River Irwell. Views are formed by the River Irwell, the wider City Centre skyline and vegetation (where present);
- Daylight / sunlight amenity analysis indicates that the majority of the windows and rooms within neighbouring properties¹³ currently largely enjoy Building Research Establishment (BRE) guideline compliant levels of light, given the separation from any other buildings and smaller existing obstructions on the Site directly opposite;

¹³ The Century Buildings, 2 – 8 Left Bank Apartments, 29 New Bailey Street, 32 Quay Street, The Bridge (40 Dearmans Place), Bradshaw House and Alcock House.

- Overshadowing of the outdoor amenity / spaces surrounding the Site¹⁴ currently satisfy the 2022 BRE guideline criteria;
- Wind microclimate analysis shows that wind conditions throughout the existing Site and the surrounding areas satisfy the criteria for safe wind conditions¹⁵ and are in line with the current uses. There are no wind distress issues within or around the Site at present;
- In terms of employment and economy, Greater Manchester has a lower proportion of employment in the construction sector than the regional and national averages. Latest labour market indicators suggest that Manchester's unemployment rate is higher than the North West and England averages. Manchester has a higher share of employment within sectors that broadly approximate to the office-based service economy compared with Greater Manchester, North West and national averages;
- MCC has a 10 year housing target to deliver 36,000 homes by 2032, with the delivery of 60,000 homes by 2039;
- Within 1 mile of the Site, there are six GP practices operating across the NHS Salford Clinical Commissioning

¹⁴ Public Amenity Space at 32 Quay Street, Clermont-Ferrand Square, Motor Square and the River Irwell.

¹⁵ For general patterns of use (i.e. sitting, standing, strolling, and walking).

Group (CCG) and NHS Manchester CCG areas. There are circa 88,000 registered patients and just under 32 FTE General Practitioners (GPs– operating at a ratio of circa 2,760 patients per GP;

- There are number of open spaces and leisure facilities in the vicinity of the Site. Albert Bridge Gardens lies in the northern part of the Site; and
- Given the existing land uses on-site, greenhouse gas (GHG) emissions are taken to be zero.

Natural Evolution of Baseline Conditions

5.3 The EIA Regulations require consideration of the future evolution of the Site (i.e. future baseline) were the Proposed Scheme not to go ahead. Key aspects that may change related to the technical topics 'scoped in' include:

- Surrounding emerging development which could influence daylight, sunlight, overshadowing and wind microclimate conditions;
- Changes in traffic flows / composition related to the noise environment;
- Ongoing vegetation growth; and
- Changes to the employment and local economy and enhancements to the capacities of healthcare / open space / leisure facilities.

6. Effects of the Proposed Scheme

Overview

- 6.1 A summary of the technical assessments and the identified '*likely significant*' effects reported within **Volume 1**, taking each technical topic in turn, is provided below. The summary is reflective of the scope, as discussed within **Section 4** and therefore technical topics or effects 'scoped out' have not been discussed.
- 6.2 Assessments within **Volume 1** have considered effects arising from both the construction (including enabling, demolition, earthworks, etc.) and operational stages of the Proposed Scheme. However, where the text only considers a single stage this is due to the fact that effects associated with the other stage were 'scoped out'.
- 6.3 Given the requirements of the NTS to be written in plain English, the summaries of assessment presented below are not overly detailed. Parties interested in understanding the specifics are directed to **Volume 1**.
- 6.4 As an overall summary:
- At the construction stage, of the four effects assessed, three were considered to be adverse and one beneficial; and
 - At operation, of the 16 effects assessed, eleven were considered to be adverse and five beneficial.

- 6.5 A summary of the technical topics is provided in the table below, where:

- No Significant effects were identified – denoted by ✕;
- Significant adverse effects were identified – denoted by ✓;
- Significant beneficial effects were identified – denoted by ✓; and
- A mixture of significant adverse and beneficial effects were identified – denoted by ✓.

Technical topic	Significant effects?
Noise and Vibration	✕ / ✓
Townscape and Visual	✕
Daylight, Sunlight and Overshadowing	✕ / ✓
Wind Microclimate	✕
Socio-economics and Human Health	✕
Climate Change	✕

Noise and Vibration

- 6.6 The effects assessed as part of **Volume 1, Chapter 6: Noise and Vibration** comprised noise emissions from general construction activity, vibration transfer from general construction activity,

introduction of new residents on operational noise practices of existing late night entertainment premises (including music venues) and existing road and commercial premises noise on the Proposed Scheme.

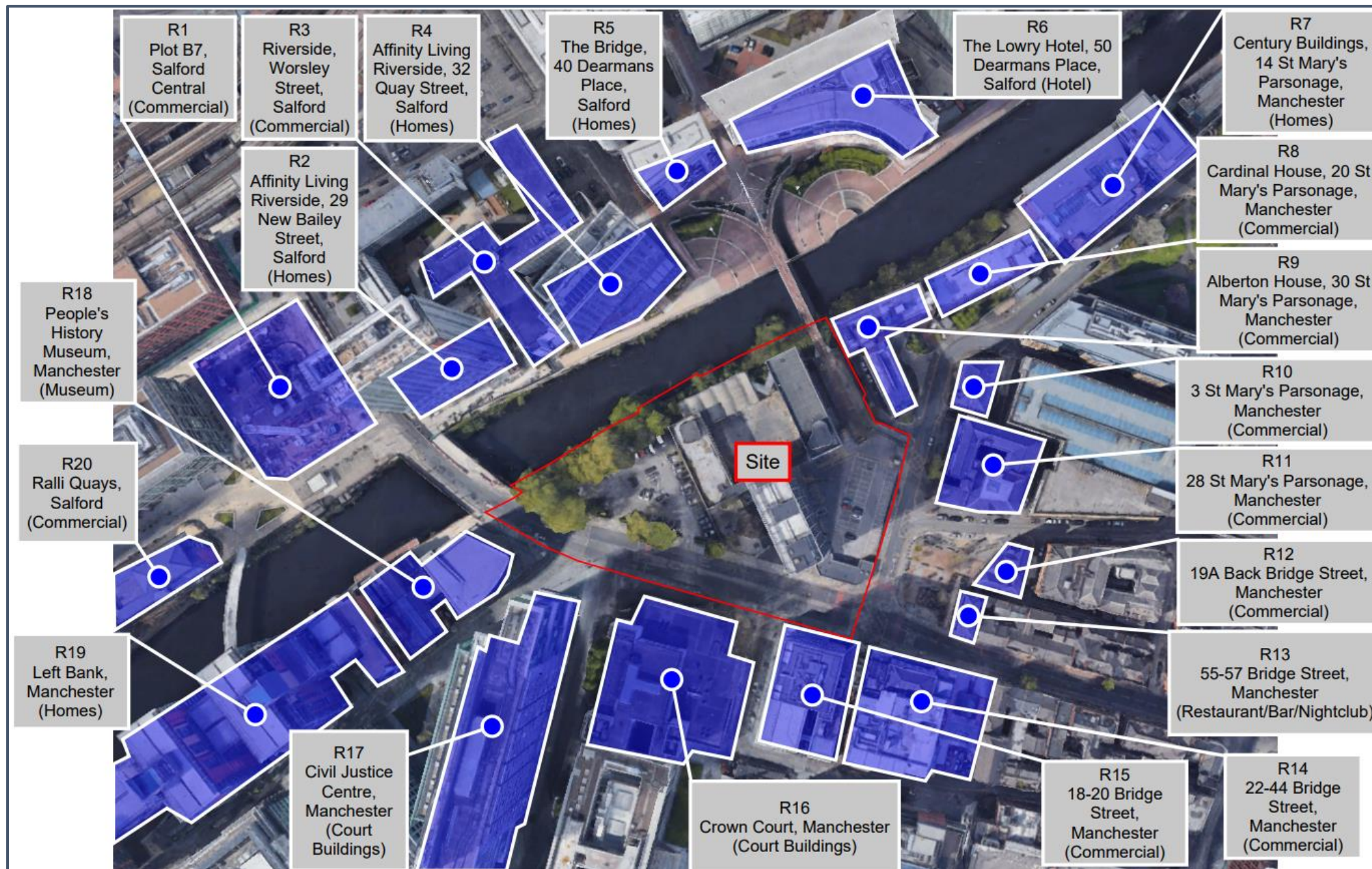
Construction

- 6.7 During the construction stage, noise emissions and vibration transfer from general construction activity will be experienced. A range of nearby off-site residents and nearby existing commercial receptors were considered (shown in **Extract 11**). On-site future receptors were also given consideration.
- 6.8 Temporary adverse effects from construction noise that are Significant were predicted at Receptors R2, R4, R5, R7, R19 (existing residential properties) (see **Extract 11**) and future residential properties (on-site). For construction vibration, temporary adverse effects that are Significant were predicted at R2, R4, R5, R19 (existing residential properties) and R9, R10, R11, R12, R14, R15, R16, R17 and R18 (existing commercial premises, court buildings, museum, restaurant / bar / nightclub) (see **Extract 11**).
- 6.9 Although there are Significant effects identified for some receptors, there will be a CEMP, which will include measures such as the adoption of Best Practical Means (BPM), appropriate piling techniques and control mechanisms limiting vibration from piling, location of static / semi-static noisy plant and equipment

centrally within the Site or screening, mobile plant items not traversing near boundaries more than necessary or idle unnecessarily, not permitting engines to idle for unnecessary periods of time and the use of a complaints procedure on-site.

Operation

- 6.10 The effects of introducing new residents on operational noise practices of existing late night entertainment premises were considered during operation. The focus was on R21, R22, R23 and R24 (existing restaurants / bars / nightclub premises). With the implementation of the acoustic design strategy (developed in response to the existing external environmental noise conditions), the internal noise conditions are expected to be suitable for residential occupation of new homes. This implies that it is very unlikely that the internal noise conditions would invoke a cause for complaint. Therefore, the adverse effect is Not Significant.
- 6.11 Effects from existing road traffic (from A34 Bridge Street) and commercial premises noise on the future amenity for occupants of the Proposed Scheme were also considered. A scheme of sound insulation design report will be submitted prior to occupation of Block A and Block B (where residential uses are located). With this in place, effects are adverse but Not Significant.



Extract 11: Location of existing sensitive receptors

Townscape and Visual

- 6.12 A study area of 2km was determined for the townscape and visual assessment using professional judgement on the basis of a desk-based appraisal of townscape character, Site visits, as well as an understanding of topography, the nature of the emerging proposals and likely visibility informed and determined by the production of a Zone of Theoretical Visibility (ZTV)¹⁶.
- 6.13 No likely / significant effects were identified for the construction stage of the Proposed Scheme.
- 6.14 The operational stage effects considered as part of **Volume 1, Chapter 7: Townscape and Visual** consisted of the impact on open space within the Site, the impact on townscape character within the ZTV and in close proximity to the Site, the impact on existing building height within the Site, the impact on the residential visual receptors within the ZTV in close proximity to the Site, the impact on receptors using public open space within the ZTV in close proximity to the Site and impact on receptors using the strategic recreation route within the ZTV in close proximity to the Site.

Operation

- 6.15 Effects on open space and building heights (in terms of their contribution to the townscape character) were identified to be beneficial and Not Significant given the implementation of a landscape management plan (which will be subject to a planning

condition). The landscape management plan will ensure that the landscape proposals and the public realm areas are installed and maintained throughout the lifetime of the Proposed Scheme.

- 6.16 Effects on the existing townscape character within and in close proximity to the Site were considered to be adverse given the Site's City Centre location and the scale of nearby developments; however, due to the high design quality of the proposed built form and public realm, the effect was deemed to be Not Significant.
- 6.17 The impact on the residential visual receptors within the ZTV near to the Site (i.e. residents of dwellings including those adjacent to Clermont-Ferrand Square and on A34 Bridge Street, St. Mary's Parsonage, Left Bank, Albert Bridge / New Bailey Street and King Street West) was based on a number of viewpoint locations considered to be representative of areas where people would experience changes to views. Adverse effects were identified associated with the changes to the openness of the view and massing of the Proposed Scheme, though due to the design quality, were deemed to be Not Significant for all receptors.
- 6.18 The impact on receptors using public open space within the ZTV in close proximity to the Site (Clermont-Ferrand Square, Motor Square and Parsonage Gardens) was also identified as adverse due to the changes to the openness of the view and massing of the Proposed Scheme, though this is mitigated through the quality of design and therefore were Not Significant.

¹⁶ A mapping tool used to determine the areas from which a proposed development can theoretically be seen.

- 6.19 Users of the strategic recreation route on the Salford bank of the River Irwell will have partial and open views of the Proposed Scheme and experience changes to the openness of the view and massing of the Proposed Scheme, albeit mitigated through the quality of design. This has been deemed to be adverse but Not Significant.

Daylight, Sunlight and Overshadowing

- 6.20 **Volume 1, Chapter 8: Daylight, Sunlight and Overshadowing** reports the assessment of alterations to daylight and sunlight levels within neighbouring residential properties as a result of the Proposed Scheme and alterations in the level of overshadowing of neighbouring amenity spaces resulting from the Proposed Scheme.
- 6.21 No construction effects were specifically assessed for the Proposed Scheme in relation to daylight, sunlight and overshadowing as the operational stage effects are considered to be a suitable 'worst-case' approximation of construction stage effects.

Operation

- 6.22 To determine the reduction in daylight amenity, the technical analysis using standard metrics (e.g. Vertical Sky Component (VSC)¹⁷ and No-Sky Line (NSL)¹⁸) were assessed at the receptor's windows. To determine the loss of sunlight, the Annual Probable

Sunlight Hours (APSH)¹⁹ were modelled. All assessments were compared to the current BRE guidelines to determine the level of effect.

- 6.23 The assessment concluded there would be a reduction in daylight and sunlight for 32 Quay Street and The Bridge, 40 Dearmans Place, which is adverse and Significant. The adverse impacts were in part derived from the windows / rooms sitting beneath overhanging balconies. However, the VSC levels of circa 20% and above are retained (which is considered 'good' for an urban context), the NSL criteria are satisfied or the windows / rooms serve bedrooms, which are considered within guidance to be less important in terms of daylight / sunlight than other uses.
- 6.24 In terms of sunlight impacts, the majority of effects recorded represent a minor deviation of the absolute loss and / or retained value targets and many relate to bedroom uses.
- 6.25 The reduction of daylight / sunlight amenity for other properties assessed was considered to either be negligible or adverse but Not Significant.
- 6.26 The public amenity space at Clermont-Ferrand Square was identified to experience an adverse effect that is Significant as a result of the predicted increase in overshadowing resulting from the Proposed Scheme. Adverse effects which are Not Significant were concluded on other amenity areas (including the public

¹⁷ VSC is a measure of the direct skylight reaching a point from an overcast sky.

¹⁸ NSL is a measure of the distribution of daylight within a room.

¹⁹ APSH is a measure of sunlight that a given window may expect over a one-year period.

amenity space at 32 Quay Street, Motor Square and the River Irwell).

Wind Microclimate

- 6.27 **Volume 1, Chapter 9: Wind Microclimate** reports the assessment of operational stage effects of the Proposed Scheme in terms of potential adverse wind conditions for proposed uses, including exceedance of industry standard Lawson Criteria for both pedestrian comfort and pedestrian distress. The assessment considered users of entrances, bus stops, seating areas, terraces / balconies, thoroughfares and recreational spaces within and around the Site, where the impact of wind gusts have the potential for the greatest impact on where pedestrian activities are most sensitive to wind and require the most benign conditions. This included consideration of future residents and site users, pedestrians and cyclists.
- 6.28 No construction stage effects were specifically assessed for the Proposed Scheme in relation to wind microclimate as the assessment of operational effects would represent an approximation of the worst-case scenario during construction.

Operation

- 6.29 For all receptors, the modelling and subsequent analysis has concluded that all existing and proposed uses will be within the relevant range for pedestrian comfort conditions and no exceedances of distress / safety criteria were identified at all assessed receptor location within or around the Site. Therefore, effects are adverse but Not Significant.

Socio-economics and Human Health

- 6.30 **Volume 1, Chapter 10: Socio-economics and Human Health** reports the temporary employment uplift during the construction stage which will support uplift in Gross Value Added (GVA)²⁰, net change in operational employment (and change in GVA), increase in the number of homes in the assessment area and contribution towards local housing need, additional demand for healthcare facilities (GP services and dentists) as a result of the uplift in population and additional demand for the use of the existing leisure facilities and open / amenity areas within close proximity to the Site.

Construction

- 6.31 475 Full Time Equivalent (FTE) jobs are anticipated to be created during the construction stage. Given this, the temporary employment uplift during the construction stage and associated uplift in GVA was considered to be beneficial but Not Significant in the context of the existing numbers of people employed in the construction sector.

Operation

- 6.32 Once completed and operational, the net direct operational employment (and change in GVA) is predicted to be 894 FTEs²¹. However, contextualised against the number of employees in the

²⁰ GVA is a measure of the value of goods and services produced in an area / industry / sector of economy.

²¹ Calculated taking into account leakage of jobs being taken outside of Greater Manchester and 'multiplier' effects.

sectors likely to occupy the Proposed Scheme, this was considered to be a beneficial but Not Significant.

- 6.33 The Proposed Scheme will lead to an increase in the number of homes available (as it will deliver 800 homes), contributing towards local housing need. This was considered to be beneficial but Not Significant as this represents 2.2% of the MCC's 10 year housing target by 2032 and 1.3% of Manchester's housing delivery target in the adopted Greater Manchester Places for Everyone (PfE) plan.
- 6.34 Additional demand for healthcare facilities (GP services and dentists) as a result of the uplift population was considered to be adverse but Not Significant.
- 6.35 The new residents of the Proposed Scheme will create additional demand for the use of existing leisure facilities and open spaces / amenity areas within close proximity. However, given the public realm included, this was determined overall to be beneficial but Not Significant.

Climate Change

- 6.36 **Volume 1, Chapter 11: Climate Change** reports the assessment of the effects of net GHG emissions across the construction and operational stages.

Construction and operation

- 6.37 Emissions associated with construction materials and operational energy usage were considered alongside GHG mitigation measures, including the targeting a range of BREEAM credits that will mitigate construction-stage GHG emissions, utilising a 'fabric

first' approach²² and efficient building services during operation. The Proposed Scheme complies with up-to-date policy (which represents good practice for a project of its type) and will make an appropriate contribution to Manchester's and the UK's net zero trajectories. Therefore, effects were considered to be adverse but Not Significant.

²² This improves the thermal performance of residential buildings by prioritising the improvement of fabric.

7. Cumulative Effects

Overview

- 7.1 It is a requirement of the EIA Regulations for the EIA to assess the 'cumulative effects' arising from the Proposed Scheme.
- 7.2 There is no standard set methodology for the assessment of cumulative effects, but it is common (and in accordance with accepted guidance) for two types of cumulative effects to be considered, namely:
- **Effect interactions**, which considers different effects from the project affecting the same receptors, either within the Site or in the local area; and
 - **In-combination effects**, which considers effects from the Proposed Scheme alongside those from other existing or approved projects impacting upon a common receptor.
- 7.3 For both types of cumulative effects there needs to be a 'common receptor', e.g. the same receptor that is considered in either two or more topics (for effect interactions) or by the Proposed Scheme and another existing or approved project (for in-combination effects). If there is an absence of a common receptor it is considered that a cumulative effect does not occur.
- 7.4 Identifying, interpreting and communicating cumulative effects can often be technical and complicated, making it difficult to

explain the outputs in '*plain English*'. However, the process and outputs are set out below.

Effect Interactions

- 7.5 The evaluation of effect interactions first looks to combine all of the effects assessed within all technical chapters and 'categorise' them into 'receptor categories' that are specified within the EIA Regulations²³. By sorting all effects into these factors / groups, the potential for an effect interaction to occur can be identified.
- 7.6 Once collated in tabular form, it is clear where a receptor category is experiencing multiple effects associated with the Proposed Scheme and thus where there is a 'potential' for an effect interaction. Following this initial sorting process, the specific effects and receptors are examined in greater detail.
- 7.7 The assessment identified the following for the construction stage:
- Population and human health – effect interactions likely to be greater than the effects individually and perceived as **Significant**.
- 7.8 The assessment identified the following for the operational stage:

²³ i.e. population, human health, biodiversity, land, soil, water, air, climate, material assets, cultural heritage and landscape (townscape).

- Population and human health – effect interactions likely to be greater than the effects individually and perceived as **Significant**; and
- Landscape – effect interactions likely to be no greater than the effects individually and **Not Significant**.

In-Combination Effects

7.9 The first step for this assessment is to identify other existing or approved projects that should be considered in-combination with the Proposed Scheme (termed as ‘Cumulative Projects’). This identification and selection process was completed as part of the EIA Scoping process. The Cumulative Projects identified are set out in the table below. These include projects both in Manchester and Salford. The locations of these Cumulative Projects are provided in **Extract 12**.

ID	Planning application reference	Project name
1	134287/FO/2022	Alberton House
2	135028/FO/2022	27-33 King Street West
3	21/78277/FUL	Ralli Quays
4	131314/FO/2021	Speakers House, 39 Deansgate
5	132088/FO/2021	Renaissance Hotel
6	134640/FO/2022	Premier House, Renaissance Hotel
7	PA/2024/1691	New Bailey, Plot A1

ID	Planning application reference	Project name
8	138273/FO/2023	Colloco
9	21/78212/OUTEIA	Middlewood Locks, Plots A, B, C, D and P
10	21/74465/HYBEIA	Greengate
11	23/82208/FULEIA	Enclave, Gorton Street
12	23/81487/FUL	Trinity 2
13	PA/2024/1152	Oldfield Basin
14	139715/FO/2024	Viadux Phase 2
15	133172/FO/2022	Albion Street
16	125804/FO/2019	325-327 Deansgate
17	137792/FO/2023	New Victoria Phase 2
18	132429/FO/2021	Trinity Islands
19	PA/2024/0962	Regent Retail Park
20	23/82372/FUL	Upper Wharf Street
21	137794/FO/2023	12 & 14-16 Piccadilly
22	137941/FO/2023	Former Boddingtons Brewery
23	128002/FO/2020	One City Road
24	22/80643/FULEIA	Springfield Lane
25	124544/FO/2019	43 – 47 Piccadilly

ID	Planning application reference	Project name
26	138805/FO/2023	Hotspur Press
27	129273/FO/2021	Park Place
28	132199/FO/2021	Plot F, Great Jackson Street
29	137227/FO/2023	Plot D, Great Jackson Street
30	137226/FO/2023	Plot C and Plot E, Great Jackson Street
31	29251/FO/2021	Kendals and Fraser redevelopment
32	135565/FO/2022	Great Northern Warehouse Redevelopment

7.10 The evaluation of in-combination effects was undertaken for each technical topic. The evaluation was informed by technical reports submitted in support of the other projects, or where this was not available professional judgement was applied.

7.11 The evaluation considered the following:

- (a) Do the projects share a common receptor that is affected at the same time, across either the construction and / or operational stages?
- (b) Does the combined effect of each project together give rise to an effect that is greater than that reported at the project-level?

(c) Is the combined effect Significant or Not Significant.

7.12 The evaluation of in-combination effects is normally undertaken qualitatively but for some topics quantitative modelling accounted for the other projects identified (e.g. for daylight, sunlight, overshadowing and wind microclimate).

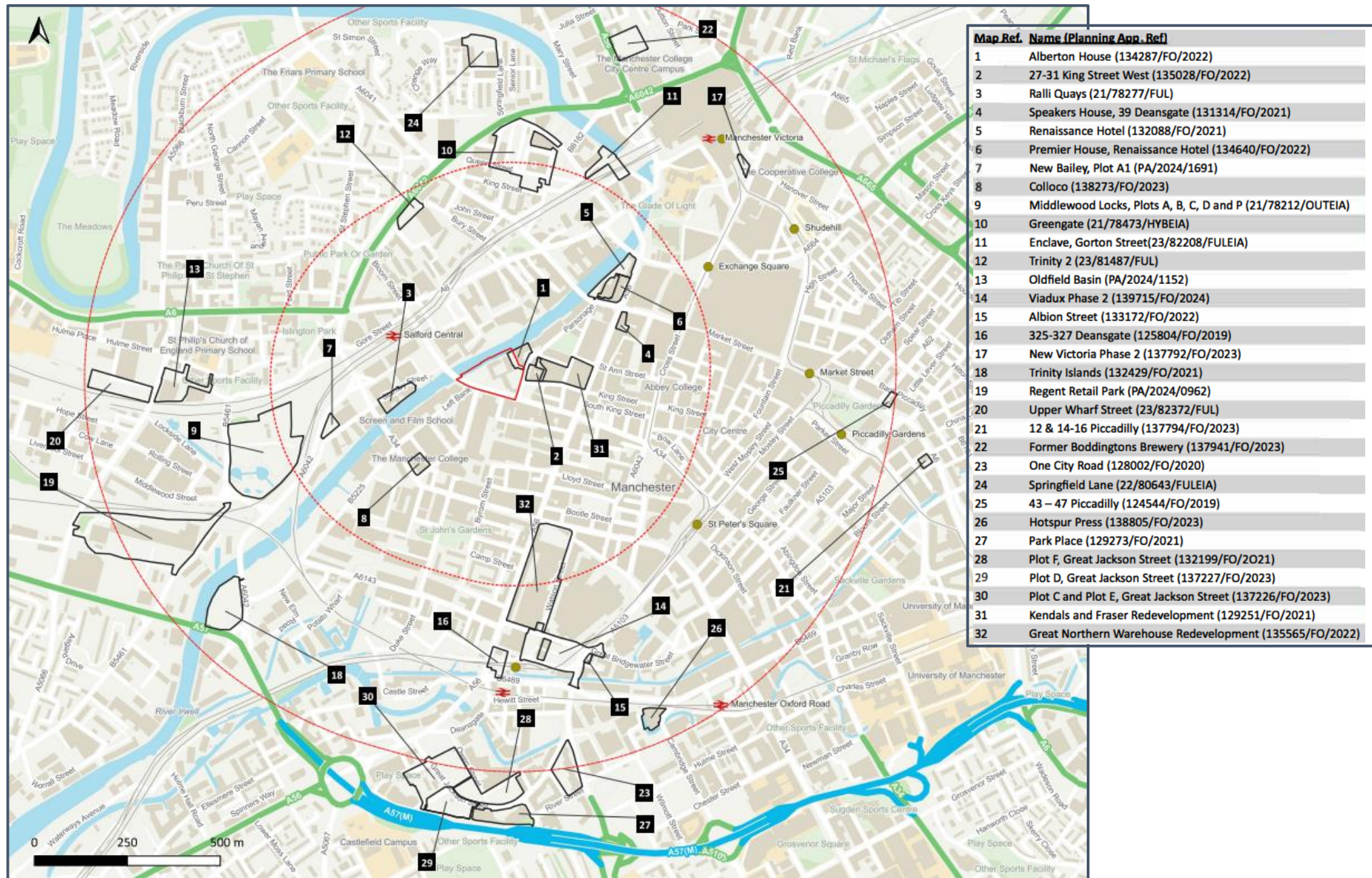
7.13 A summary of the evaluation of in-combination effects with the Cumulative Projects is provided in table below, which outlines:

- Whether in-combination effects were less than that at the project-level - denoted by <;
- Whether in-combination effects were the same as that at the project-level - denoted by =; and
- Whether in-combination effects were greater than that at the project-level - denoted by >.

7.14 An overarching commentary is provided alongside the above symbols.

Technical topic	Summary
Noise and vibration	= In-combination noise and vibration effects are / a mix; some would be the same as that at the > project-level and would be Not Significant / Significant , while others are greater and would be potentially Significant .
Townscape and	= In-combination townscape and visual effects would not exceed the maximum level of effect

Technical topic	Summary
visual	identified at the project-level and be Not Significant .
Daylight, Sunlight and Overshadowing	= In-combination daylight, sunlight and / overshadowing effects are a mix; some would > be the same as that at the project-level and would be Not Significant / Significant, while others would be greater than at the project-level though would remain Not Significant.
Wind microclimate	= In-combination wind microclimate effects are the same as that at the project-level and would be Not Significant.
Socio-economics and human health	= In-combination socio-economics and human / health effects are a mix; some would be the > same as that at the project-level and would be Not Significant, while others would be greater than at the project-level and would be potentially Significant.



Extract 12: Location of Cumulative Projects

Appendix 1: Regulatory Compliance Checklist

Regulation 18, Paragraph 3 (e) of the EIA Regulations requires ‘a non-technical summary of the information referred to in sub-paragraphs (a) to (d)’ to be provided. Schedule 4, Paragraph 9 of the EIA Regulations requires ‘A non-technical summary of the information provided under paragraphs 1 to 8’ to be provided. To provide clarity on compliance with the EIA Regulations, the checklist below identifies where the information from paragraphs a to d of Regulation 18a and paragraphs 1 to 8 of Schedule 4 is located in this NTS.

Regulation 18. Environmental Statements	Schedule 4. Information for Inclusion in Environmental Statements	Location of Information in this Non-Technical Summary
(a) a description of the proposed development comprising information on the site, design, size and other relevant features of the development	1. A description of the development, including in particular: (a) a description of the location of the development; (b) a description of the physical characteristics of the whole development, including, where relevant, requisite demolition works, and the land-use requirements during the construction and operational phases; (c) a description of the main characteristics of the operational phase of the development (in particular any production process), for instance, energy demand and energy used, nature and quantity of the materials and natural resources (including water, land, soil and biodiversity) used; (d) an estimate, by type and quantity, of expected residues and emissions (such as water, air, soil and subsoil pollution, noise, vibration, light, heat, radiation and quantities and types of waste produced during the construction and operation phases.	Section 2: The Site, Section 3: The Proposed Scheme; and Section 5: Determining the Baseline
(d) a description of the reasonable alternatives studied by the developer, which are relevant to the	2. A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by	Section 3: The Proposed Scheme

Regulation 18. Environmental Statements	Schedule 4. Information for Inclusion in Environmental Statements	Location of Information in this Non-Technical Summary
proposed development and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the development on the environment	the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.	
-	3. A description of the relevant aspects of the current state of the environment (baseline scenario) and 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.	Section 2: The Site and Section 5: Determining the Baseline
-	4. A description of the factors specified in regulation 4(2) likely to be significantly affected by the development: population, human health, biodiversity (for example fauna and flora), land (for example land take), soil (for example organic matter, erosion, compaction, sealing), water (for example hydromorphological changes, quantity and quality), air, climate (for example greenhouse gas emissions, impacts relevant to adaptation), material assets, cultural heritage, including architectural and archaeological aspects, and landscape.	Section 5: Determining the Baseline; and Section 6: Effects of the Proposed Scheme
(b) a description of the likely significant effects of the proposed development on the environment	5. A description of the likely significant effects of the development on the environment resulting from, inter alia: (a) the construction and existence of the development, including, where relevant, demolition works; (b) the use of natural resources, in particular land, soil, water and biodiversity, considering as far as possible the sustainable availability of	Section 6: Effects of the Proposed Scheme and Section 7: Cumulative Effects

Regulation 18. Environmental Statements	Schedule 4. Information for Inclusion in Environmental Statements	Location of Information in this Non-Technical Summary
	these resources; (c) the emission of pollutants, noise, vibration, light, heat and radiation, the creation of nuisances, and the disposal and recovery of waste; (d) the risks to human health, cultural heritage or the environment (for example due to accidents or disasters); (e) the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources; (f) the impact of the project on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change; (g) the technologies and the substances used. The description of the likely significant effects on the factors specified in regulation 4(2) should cover the direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the development. This description should take into account the environmental protection objectives established at Union or Member State level which are relevant to the project, including in particular those established under Council Directive 92/43/EEC(1) and Directive 2009/147/EC(2).	
-	6. A description of the forecasting methods or evidence, used to identify and assess the significant effects on the environment, including details of difficulties (for example technical deficiencies or lack of	Section 4: The EIA Process and Approach and Section 6: Effects of

Regulation 18. Environmental Statements	Schedule 4. Information for Inclusion in Environmental Statements	Location of Information in this Non-Technical Summary
	knowledge) encountered compiling the required information and the main uncertainties involved.	the Proposed Scheme
(c) a description of any features of the proposed development, or measures envisaged in order to avoid, prevent or reduce and, if possible, offset likely significant adverse effects on the environment	7. 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.	Section 6: Effects of the Proposed Scheme
-	8. A description of the expected significant adverse effects of the development on the environment deriving from the vulnerability of the development to risks of major accidents and/or disasters which are relevant to the project concerned. Relevant information available and obtained through risk assessments pursuant to EU legislation such as Directive 2012/18/EU(3) of the European Parliament and of the Council or Council Directive 2009/71/Euratom(4) or UK environmental assessments may be used for this purpose provided that the requirements of this Directive are met. Where appropriate, this description should include measures envisaged to prevent or mitigate the significant adverse effects of such events on the environment and details of the preparedness for and proposed response to such emergencies.	Section 4: The EIA Process and Approach (noting that major accidents and / or disasters was 'scoped out')

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