Appendix 12.4: Assessment of Health Determinants

1.1. The tables below present the assessment of the Proposed Development on the ten health determinants scoped in.

Access to Health and Social Care Services and Social Infrastructure

Assessment criteria	Relevant to the Project?	Details and evidence	Potential health impact (Scenario 5) Baseline + Phase A & B & C	Potential health impact (Scenario 6) Baseline + Phase A & B & C + Cumulative	Potential health impact (Scenario 7) Baseline + Phase A & B & C + Cumulative + IDM Masterplan	Further action or mitigation recommended
Does the proposal retain or re-provide existing social infrastructure?	☐Yes ☒No ☐N/A	There is currently no existing social infrastructure on the Site.	N/A	N/A	N/A	N/A
Does the proposal assess the impact on health and social care services and has local NHS organisations been contacted regarding existing and planned healthcare capacity?	☐Yes ☒No ☐N/A	The Proposed Development will not add any new residents to the local area and is therefore unlikely to place additional pressure on healthcare services. It is expected that for cumulative schemes, planning policy will ensure that there is sufficient investment into the necessary social infrastructure and healthcare services. There are no residential units in the wider SRF Masterplan and therefore unlikely to	N/A	☐Positive ☐Negative ☒Neutral ☐Uncertain	☐Positive ☐Negative ☒Neutral ☐Uncertain	No further action.

		place addition pressure on healthcare services.				
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	☐Yes ☒No ☐N/A	No healthcare facilities will be provided in the Proposed Development. A medical facility may be provided under application 137401/FO/2023, which is approximately 490m from the Proposed Development. Details regarding the capacity of this medical facility are currently unknown, but it is likely to meet the demand arising from the cumulative schemes	N/A	☒Positive ☐Negative ☐Neutral ☐Uncertain	☒Positive ☐Negative ☐Neutral ☐Uncertain	No further action.
Does the proposal assess the capacity, location and accessibility of other social infrastructure, e.g. primary, secondary and post 19 education needs and community facilities?	☐Yes ☒No ☐N/A	There are no residential units in the Proposed Development, and therefore no increase in residents which would put pressure on social infrastructure. It is expected that for cumulative schemes, planning policy will ensure that there is sufficient investment into the necessary social infrastructure.	N/A	☐Positive ☐Negative ☒Neutral ☐Uncertain	☐Positive ☐Negative ☒Neutral ☐Uncertain	No further action.
Does the proposal explore opportunities for shared community use and co-location of services?	☒Yes ☐No ☐N/A	Phases A and C do not include any community space, but Phase B includes 771 sqm (GIA) of community space. Community spaces can improve social interaction, which helps to reduce stress and improve mental health. Cumulative schemes include space for community uses, providing further health benefits. The SRF will provide a range of internal and external settings for community activity, including outdoor events, exhibitions, conferences, and places for people to meet.	☒Positive ☐Negative ☐Neutral ☐Uncertain	☒Positive ☐Negative ☐Neutral ☐Uncertain	☒Positive ☐Negative ☐Neutral ☐Uncertain	No further action.

	The buildings can provide low-cost spaces for small enterprises and community groups.

Access to Open Space and Nature

Assessment criteria	Relevant to the Project?	Details and evidence	Potential health impact (Scenario 5) Baseline + Phase A & B & C	Potential health impact (Scenario 6) Baseline + Phase A & B & C + Cumulative	Potential health impact (Scenario 7) Baseline + Phase A & B & C + Cumulative + IDM Masterplan	Further action or mitigation recommended
Does the proposal retain and enhance existing open and natural spaces?	☒Yes ☐No ☐N/A	The existing open space will be enhanced to become Sister Square, which will connect Plot C with the wider masterplan and will showcase a diversity of uses and types of spaces, including planted areas. Existing trees will be preserved in the square, and it will be designed to be accessible for all. Holloway Forest runs north-south along London Road within the Site boundary. The existing trees will be preserved with additional native plantings. Open and natural spaces improve human health by providing a space for increased physical activity, reducing stress and improving mental wellbeing. Cumulative schemes include public realm provision, and the SRF will include high-quality open spaces. These will provide further health benefits.	☒Positive ☐Negative ☐Neutral ☐Uncertain	☒Positive ☐Negative ☐Neutral ☐Uncertain	☒Positive ☐Negative ☐Neutral ☐Uncertain	No further action.
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	☒Yes ☐No ☐N/A	The baseline assessment identified a diverse range of park types and provisions. The Proposed Development includes the creation of a new public square, including access and other associated works. Sister Square will be a city-scale civic square and will include planted areas, preserve existing trees, and will be accessible for all. It will also have the potential to host events. Sister	☒Positive ☐Negative ☐Neutral ☐Uncertain	☒Positive ☐Negative ☐Neutral ☐Uncertain	☒Positive ☐Negative ☐Neutral ☐Uncertain	No further action.

		Square will connect Plot C to the wider masterplan on a key north-south link. Cumulative schemes include public realm provision. The SRF will include high-quality open spaces, under the principle of being connected, open, and accessible. These will provide further health benefits.				
Does the proposal provide a range of play spaces for children and young people?	☒Yes ☐No ☐N/A	Sister square will include a surface-level water feature where water gathers in the centre. Water jets can be turned on which can be used for play. However, the Proposed Development does not include any residential component, the primary users of the provided open space will likely be commercial occupants. Play spaces are not specified in the cumulative schemes, but there may be the provision of play space included in the public realm. The SRF includes playful public realm for all ages, allowing for both formal play elements and opportunities for spontaneous play, throughout the Masterplan.	☒Positive ☐Negative ☐Neutral ☐Uncertain	☒Positive ☐Negative ☐Neutral ☐Uncertain	☒Positive ☐Negative ☐Neutral ☐Uncertain	No further action.
Does the proposal provide links between open and natural spaces and the public realm?	☒Yes ☐No ☐N/A	The public realm between the viaduct and Hollaway Hall will create a pocket entrance court and improved setting for part of the revitalised Holloway Wall. Altrincham Street will be the principal pedestrian and cycle route through the masterplan. The Civic Square will play a role in connecting different character areas across Plot C to the wider masterplan. There are accessible links around Plot C to different levels of public realm and green space. Natural spaces are spread across the whole Plot, which are well	☒Positive ☐Negative ☐Neutral ☐Uncertain	☐Positive ☐Negative ☒Neutral ☐Uncertain	☒Positive ☐Negative ☐Neutral ☐Uncertain	No further action.

		connected to public realm, and also provide places to sit and rest. Exact details are not known at this stage, but the public realm included in the cumulative schemes will likely be designed such that it includes connections between open and natural spaces, and have enhance access and pedestrian routes. The SRF is based on the principle of being connected, open and accessible. The masterplan will improve access to nature, and provide linkages to the surrounding public realm, including the newly developed Mayfield park.				
Are the open and natural spaces welcoming and safe and accessible for all?	☒Yes ☐No ☐N/A	Lighting has been designed around the Site to improve wayfinding, placemaking, and safety, making the Site welcoming and safe for all. Sister Square will be accessible for all, and it connects Plot C to the wider masterplan. Sister Square also have an accessible route inside the green slope and stairs going along the façade of C1, following regulations. The pedestrian link from Hollaway Forest to Mill Lane also offers an accessible route. There are open view lines to provide visibility to building entrances and a sense of safety along Holloway Place, Altrincham Street, Mill Lane, and the pedestrian path on Holloway Forest. These features allow everyone access to enjoy the open and natural spaces around Plot C, providing opportunities for social interaction and possibly physical activity,	☒Positive ☐Negative ☐Neutral ☐Uncertain	☐Positive ☐Negative ☒Neutral ☐Uncertain	☒Positive ☐Negative ☐Neutral ☐Uncertain	No further action.

		which will improve mental and physical health. As mentioned above, the public realm in the SRF will be designed based on the principle of being open and accessible, providing links between the masterplan and public realm. Exact details about accessibility and safety of public realm are not available for the cumulative schemes, however, it is likely that they will be designed to be accessible and welcoming for all.				
Does the proposal set out how new open space will be managed and maintained?	☒Yes ☐No ☐N/A	The open space will be managed and maintained through an adaptive landscape management approach, which includes monitoring changes in plant growth, species interactions, and ecosystem health, then adjusting the maintenance strategy to support biodiversity. Within the management approach, there is guidance on mowing, and meadow and grassland planting. There is also an approach to knowledge transfer, outlining how knowledge should be transferred from the design team to the maintenance organisation during the first few years of maintenance. This adaptive management approach is expected to have a positive impact on health by providing well-maintained green spaces that promote physical activity, reduce stress, and improve mental well-being. Details of how open space will be managed and maintained for the cumulative schemes and for the SRF are not known at this stage.	☒Positive ☐Negative ☐Neutral ☐Uncertain	☐Positive ☐Negative ☐Neutral ☒Uncertain	☐Positive ☐Negative ☐Neutral ☒Uncertain	No further action.

Air Quality, Noise and Neighbourhood Amenity

Assessment criteria	Relevant to the Project?	Details and evidence	Potential health impact (Scenario 5) Baseline + Phase A & B & C	Potential health impact (Scenario 6) Baseline + Phase A & B & C + Cumulative	Potential health impact (Scenario 7) Baseline + Phase A & B & C + Cumulative + IDM Masterplan	Further action or mitigation recommended
Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	☒Yes ☐No ☐N/A	The effect of construction dust on human health impacts has been scoped out of the ES, as per the Air Quality ES Chapter. However, a construction dust risk assessment is included in Appendix 8.2 as part of the Air Quality Assessment, which will ensure that the effects of construction dust on human health are not significant, provided all recommended measures to avoid or reduce environmental effects are inherently part of the development and considered embedded mitigation. Scenario 6 represents a worst-case scenario for construction dust, and the effects of scenario 5 will have less of an impact on the Proposed Development. The construction dust risk assessment, and recommended measures apply to all scenarios. The following recommendations to mitigate against construction dust impacts have been provided, as outlined in Appendix 8.2: • Conducting daily on-Site and off-Site inspections to monitor dust and record inspection results • Avoiding the use of diesel or petrol-powered generators and using mains	☐Positive ☐Negative ☒Neutral ☐Uncertain	☐Positive ☐Negative ☐Neutral ☒Uncertain	☐Positive ☐Negative ☐Neutral ☒Uncertain	Follow the recommended measures for air quality, to reduce the impact of construction dust on human health, as outlined in Appendix 8.2 of the Air Quality ES Chapter. Follow the recommendations to minimise the impacts of construction noise and vibration through the implementation of an approved CEMP and BPM, which will provide suitable construction noise mitigation. Where construction activities are predicted to result in significant

	electricity or battery-powered equipment where practicable Producing a Construction Logistics Plan to manage the sustainable delivery of goods and materials. Construction activities close to sensitive receptors could potentially generate noise and vibration impacts including speech interference and disturbance. In general, the impacts will be managed using 'Best Practicable Means' (BPM), i.e., the use of all reasonable measures to minimise construction noise and vibration. Control measures to be implemented on-site will be captured within a Construction Environmental Management Plan (CEMP), and include measures such as confining construction to permitted hours, loading and unloading to be done away from residential properties, and material will be handled in a manner that minimises noise and drop heights of materials will be minimised. It has been assessed in the Noise ES Chapter that the predicted noise levels will have a minor to major negative impact on some receptors surrounding the Site. Similarly, in the Construction Programme chapter, mitigation measures have been considered to include low noise options, noise attenuation techniques, and carrying out certain activities during agreed hours of the day. Similar mitigation has also been proposed to minimise the impact of vibration and dust. The impacts on air quality and noise for cumulative schemes and the SRF, will need to		adverse levels, the implementation of noise and vibration monitoring should be considered.

		be assessed through their respective applications.				
Does the proposal minimise air pollution caused by traffic and energy facilities?	☒Yes ☐No ☐N/A	The operation of the development will generate additional traffic on the local road network, likely increasing air pollution from road traffic. When considering the trip generation of all phases (Scenario 5: Phase A, B & C) in combination, the operational trip generation falls below the EPUK and IAQM criteria (Environmental Protection UK and Institute of Air Quality Management), and the effects are considered to be neutral. No mitigation is required to reduce air quality impacts from operational traffic. The proposed building energy strategy relies entirely on electric power, utilising zero-emission technologies such as heat pumps to minimise potential air quality impacts. Diesel generators are included only for backup and life safety use, with maintenance testing limited to fewer than 18 hours per year. Since no combustion sources are proposed for the primary energy supply, no local air quality impacts are anticipated, and a detailed assessment of combustion emissions from the energy plant has been excluded. There will likely be no negative impacts on human health arising from air quality, and the overall impact on health is deemed neutral. The impacts on air quality for cumulative schemes and the SRF, will need to be assessed through their respective applications.	☐Positive ☐Negative ☒Neutral ☐Uncertain	☐Positive ☐Negative ☐Neutral ☒Uncertain	☐Positive ☐Negative ☐Neutral ☒Uncertain	No further action.

Does the proposal minimise noise pollution caused by traffic and commercial uses?	☒Yes ☐No ☐N/A	The change in noise levels and vibration levels from construction traffic is predicted to result in a neutral effect. During the operational phase, as the Proposed Development is car free, the predicted increase in traffic flows will be minimal and therefore the effect on noise pollution will be neutral. Noise contributions from the building services scheme will be controlled through a selection of adequate items of plant and the provision of suitable noise mitigation measures, as required. The change in noise level from cumulative schemes is predicted to result in a neutral impact, as outlined in the Noise and Vibration ES Chapter. During operation, noise from each cumulative scheme would be controlled to achieve the noise criteria set out by Manchester City Council, and the effect would remain as a moderate or minor negative effect.	☐Positive ☐Negative ☒Neutral ☐Uncertain	☐Positive ☒Negative ☒Neutral ☐Uncertain	☐Positive ☐Negative ☐Neutral ☒Uncertain	No further action.

Accessibility and Active Travel

Assessment criteria	Relevant to the Project?	Details and evidence	Potential health impact (Scenario 5) Baseline + Phase A & B & C	Potential health impact (Scenario 6) Baseline + Phase A & B & C + Cumulative	Potential health impact (Scenario 7) Baseline + Phase A & B & C + Cumulative + IDM Masterplan	Further action or mitigation recommended
Does the proposal address the ten Healthy Streets indicators?	☐Yes ☒No ☐N/A	The Healthy Streets indicators are not relevant to developments outside Greater London. Key active mobility and accessibility considerations that would contribute towards meeting the Healthy Streets indicators are detailed in the following assessment criteria.	N/A	N/A	N/A	N/A
Does the proposal prioritise and encourage walking, for example through the use of shared spaces?	☒Yes ☐No ☐N/A	Access to the Proposed Development includes a footway along the A6 to the northeast of the Site. This footway is 1.5m to 2m wide. This footway goes south and becomes routed adjacent to a cycle lane on the eastern side of the Proposed Development. From the West, pedestrians can access the Site along the southern side of Altrincham Street. Encouraging walking provides health benefits through encouraging physical activity around the Site. Details of walking routes for the cumulative schemes are not known at this stage. The SRF encourages walking by providing routes that are accessible and safe, and accessible for people walking or wheeling to provide for all accessibility needs.	☒Positive ☐Negative ☐Neutral ☐Uncertain	☐Positive ☐Negative ☐Neutral ☒Uncertain	☒Positive ☐Negative ☐Neutral ☐Uncertain	No further action.

Does the proposal prioritise and encourage cycling, for example by providing secure cycle parking, showers and cycle lanes?	☒Yes ☐No ☐N/A	Altrincham Street will create an enhanced east-west connection, as a principal pedestrian and cycle route through the masterplan. The width of Altrincham Street is increased through the construction of the service tunnel below, which improves pedestrian flow. Cycle storage and changing rooms will be included in Phase A and B, which will encourage people to cycle to the Site. Encouraging cycling improves physical health by encouraging people to be more active. Details of cycling routes around the cumulative schemes are not known at this stage. The exact details of cycle parking and cycle routes around the SRF are not known at this stage.	☒Positive ☐Negative ☐Neutral ☐Uncertain	☐Positive ☐Negative ☐Neutral ☒Uncertain	☐Positive ☐Negative ☐Neutral ☒Uncertain	No further action.
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	☒Yes ☐No ☐N/A	Cycle routes surrounding the Proposed Development include a short section of on-carriageway lanes on Sackville Street that lead to a segregated lane. There is a short section of on-carriageway lane along Altrincham Street, which leads to London Road. There is a segregated route going south along London Road that aligns to a pedestrian footway. The renovation of Phase C has the opportunity to reinforce Altrincham Street as a principal pedestrian and cycle route, which also connects to the wider masterplan area. Access to cycling and walking networks encourages physical activity, providing physical health benefits.	☒Positive ☐Negative ☐Neutral ☐Uncertain	☐Positive ☐Negative ☐Neutral ☒Uncertain	☒Positive ☐Negative ☐Neutral ☐Uncertain	No further action

		The SRF is within easy walking distance to the Beeline, which delivers a network of cycle routes around the masterplan area. Details on connecting to local cycle and walking networks are not known for the cumulative schemes.				
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	☒Yes ☐No ☐N/A	The vehicle route from Echo Street to Altrincham Street will be closed, which will manage traffic while also providing new public realm to the area. Servicing by large vehicles will be under the building in the service tunnel, which is accessed from London Road and Mill Lane to minimise large vehicles in public spaces. There are no other vehicle routes through the Proposed Development. These measures are likely to reduce and minimise road injuries, therefore having a positive effect on human health. Traffic management for cumulative schemes and the wider masterplan are not known at this stage. This will need to be assessed through respective applications.	☒Positive ☐Negative ☐Neutral ☐Uncertain	☐Positive ☐Negative ☐Neutral ☒Uncertain	☐Positive ☐Negative ☐Neutral ☒Uncertain	No further action.
Is the proposal well connected to public transport, local services and facilities?	☒Yes ☐No ☐N/A	Altrincham Street will improve connectivity from Piccadilly Station and Mayfield through to the Corridor, and be enlivened by the re-activation of the railway arches. The Site has excellent public transport access, sitting within an area that scores an 8 on the Greater Manchester Accessibility Level (GMAL) scale (8 is the highest level). The Site is located within 100m of Manchester Piccadilly train station, and the associated tram stop which facilitates access to the wider transport network in Manchester. There are also bus stops going northbound and southbound along London Road	☒Positive ☐Negative ☐Neutral ☐Uncertain	☒Positive ☐Negative ☐Neutral ☐Uncertain	☒Positive ☐Negative ☐Neutral ☐Uncertain	No further action.

		immediately to the east of the Site. The SRF will therefore also have good connectivity to public transport and services. Public transport can connect people to amenities, services, and employment, providing mental health and wellbeing benefits. The cumulative schemes are located in close proximity to the Proposed Development and are therefore likely to also have good connectivity to public transport and services.				
Does the proposal seek to reduce car use by reducing car parking provision, supported by the controlled parking zones, car clubs and travel plans measures?	☒Yes ☐No ☐N/A	The Proposed Development has been designed to be car free where possible, and looking to remove vehicles from the public realm where possible. The only car parking provision for the Proposed Development will be 2 disabled parking spaces on Mill Lane and one at the south end of Echo Street adjacent to the development. This will encourage the use of public transport to the Site, or active travel, which will have a positive effect on human health. Car use for the cumulative schemes and the wider masterplan are not known at this stage, and will need to be assessed through respective applications.	☒Positive ☐Negative ☐Neutral ☐Uncertain	☐Positive ☐Negative ☐Neutral ☒Uncertain	☐Positive ☐Negative ☐Neutral ☒Uncertain	No further action.
Does the proposal allow people with mobility problems or a disability to access buildings and places?	☒Yes ☐No ☐N/A	The existing open space will be enhanced to become Sister Square, which will connect Plot C with the wider masterplan. Sister Square will be designed to be accessible for all. All buildings throughout the Proposed Development have been designed to be fully accessible to enable people with a disability or mobility problems to be able to access all builings. This includes entrance doorways	☒Positive ☐Negative ☐Neutral ☐Uncertain	☐Positive ☐Negative ☐Neutral ☒Uncertain	☐Positive ☐Negative ☐Neutral ☒Uncertain	No further action.

	being wide enough to allow easy access, ramps throughout buildings to help with level change, and lifts which exceed minimum space requirements. The SRF allows connectivity for people whether they are walking or wheeling, to cater to all mobility needs. Exact details on the accessibility of buildings around the masterplan are not known at this stage. Details on accessibility for the cumulative schemes are not known, and should be assessed through respective applications.	

Crime Reduction and Community Safety

Assessment criteria	Relevant to the Project?	Details and evidence	Potential health impact (Scenario 5) Baseline + Phase A & B & C	Potential health impact (Scenario 6) Baseline + Phase A & B & C + Cumulative	Potential health impact (Scenario 7) Baseline + Phase A & B & C + Cumulative + IDM Masterplan	Further action or mitigation recommended
Does the proposal incorporate elements to help design out crime?	☒Yes ☐No ☐N/A	As identified in the baseline, Manchester ranks poorly for crime deprivation, ranking 1st out of all local authorities in 2019. The Site falls within the Piccadilly Ward, and in 2019 fell within the 10% most deprived LSOAs for crime deprivation. It is therefore important for the Proposed Development to design out crime, to help prevent crime activities happening around the Site. Pathways across the whole of Plot C will be illuminated to improve visibility and wayfinding, and will improve safety around the Site. Contrasts between lit and unlit zones will improve visibility and create a sense of increased safety. By creating a safe environment, this can have benefits in improving mental health. The Proposed Development has been well designed to prevent crime. The arches have currently been a generator or criminal activity as they are disused, and reactivating the arches will reduce criminal activity in this area. Buildings have been designed such tha reception staff will be able to monitor people entering or leaving the building through the main entrance, and will have a good view of the area immediately in front of the building, allowing activity to be supervised. Cycle	☒Positive ☐Negative ☐Neutral ☐Uncertain	☐Positive ☐Negative ☐Neutral ☒Uncertain	☐Positive ☐Negative ☐Neutral ☒Uncertain	No further action.

		storage is provided in a designated rom within the basement of the building, which will prevent bicycle theft. Security measures have been carefully incorporated into the public realm and building design, without it being too visible and announcing that the design was concerned about crime and safety, and without the need for obtrusive retro-fitted security measures needed to be installed. Exact design details of the cumulative schemes and the SRF are not known, and should be assessed through respective applications.				
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	☒Yes ☐No ☐N/A	Lighting has been designed to improve the safety of the Site and to make people feel safe as they move through the Site. The Proposed Development will also feature large buildings that will attract a large number of people and people will feel secure through the critical mass of people around. The reactivation of the arches will also help to make people feel secure, by providing active frontages in an area where there is currently no activity. The reactivation of the arches will also attract people to the Site, avoiding the feeling of a 'gated community'. Exact design details of the cumulative schemes and the SRF are not known, and should be assessed through respective applications.	☒Positive ☐Negative ☐Neutral ☐Uncertain	☐Positive ☐Negative ☐Neutral ☒Uncertain	☐Positive ☐Negative ☐Neutral ☒Uncertain	No further action.
Does the proposal include attractive, multi-use public	☒Yes ☐No ☐N/A	Key landmarks will be illuminated to improve wayfinding and placemaking. Sister Square will provide attractive open space where people can gather, and will include natural features such as trees and plants. The square	☒Positive ☐Negative ☐Neutral	☒Positive ☐Negative ☐Neutral	☒Positive ☐Negative ☐Neutral	No further action.

spaces and buildings?	has the possibility of being used as an events space and could host a range of events such as open air cinema screenings, food festivals, or fitness classes. These features will improve mental health by encouraging social interaction by allowing people to gather, thereby improving human health. Community use space is included in Phase B, and Flexible Tenancy space is included in the lower levels of Phase A. This could lead to commercial space like shops, cafes or restaurants coming forward in these spaces. The collision engine space is in the central space at lower levels between Phase A and B, and has been designed to encourage mixing and collaboration for the users of the buildings, and members of the public. Phase C, reactivating the arches, provides an opportunity to include multiple uses to encourage people to gather and socialise around this area. Throughout the Site there is therefore a wide range of spaces, inside and outside, that will have different uses and will encourage social interaction and gathering. Community use space is included in some cumulative schemes, but the exact details of how this space will be used are not known. It will likely result in a positive overall health impact. The SRF aims to establish new areas and routes which will encourage people to move through the masterplan and dwell in the space. The SRF will consider heritage assets, listed buildings and conservation areas when designing the masterplan.	☐Uncertain	☐Uncertain	☐Uncertain

Has engagement and consultation been carried out with the local community and voluntary sector?	☒Yes ☐No ☐N/A	Consultation with the community was completed via online feedback forms, paper feedback forms, emails, and in-person drop-in events. Local community groups that were engaged included local residents, business owners, frequent visitors to the area, workers in the area, people who are part of a local interest group, and current and former university staff and students. It is unknown whether community engagement has taken place for the cumulative schemes and the wider SRF. This will need to be assessed through their respective applications.	☒Positive ☐Negative ☐Neutral ☐Uncertain	☐Positive ☐Negative ☐Neutral ☒Uncertain	☐Positive ☐Negative ☐Neutral ☒Uncertain	No further action.

Access to Healthy Food

Assessment criteria	Relevant to the Project?	Details and evidence	Potential health impact (Scenario 5) Baseline + Phase A & B & C	Potential health impact (Scenario 6) Baseline + Phase A & B & C + Cumulative	Potential health impact (Scenario 7) Baseline + Phase A & B & C + Cumulative + IDM Masterplan	Further action or mitigation recommended
Does the proposal facilitate the supply of local food, for example allotments, community farms and farmers' markets?	☒Yes ☐No ☐N/A	Flexible use is included in Phases A, B, and C. The Proposed Development will include food and beverage establishments, but it is not known at this stage whether it will include the supply of local food. There are no plans for an allotment or farmers' market on Site. Supplying local food can provide health benefits if the food is fresher, and will have environmental benefits through less shipping. Benefits also include supporting local businesses, meaning more employment for local residents. It is unknown whether the cumulative schemes or the SRF will supply local food. There are no plans for a farmers' market in the cumulative schemes or SRF.	☐Positive ☐Negative ☐Neutral ☒Uncertain	☐Positive ☐Negative ☐Neutral ☒Uncertain	☐Positive ☐Negative ☐Neutral ☒Uncertain	To consider whether the flexible use space will be made available to a range of occupiers, including local businesses.
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	☒Yes ☐No ☐N/A	The Proposed Development includes flexible use space in Phases A, B and C with food and beverage uses. However, it is not known at this stage which businesses will occupy these units. Having smaller affordable shops is more inclusive for people accessing the Site, improving accessibility and mental wellbeing. Cumulative schemes and the SRF are planning to include food and beverage uses.	☐Positive ☐Negative ☐Neutral ☒Uncertain	☐Positive ☐Negative ☐Neutral ☒Uncertain	☐Positive ☐Negative ☐Neutral ☒Uncertain	To consider whether the employment space will be made available to a range of occupiers, including local businesses.

		It is not known which businesses will occupy these units.				
Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	☒Yes ☐No ☐N/A	The Proposed Development will include flexible use space in Phases A, B, and C. Food and beverage establishments will be included throughout the Proposed Development, which could allow for the sale of food and drink for consumption on the premises, not exclusively for takeaway. By not contributing to an over-concentration of these establishments, the development can help promote healthier eating habits within the community. It is not known at this stage which businesses will occupy food and drink establishments in the cumulative schemes or the SRF.	☐Positive ☐Negative ☒Neutral ☐Uncertain	☐Positive ☐Negative ☐Neutral ☒Uncertain	☐Positive ☐Negative ☐Neutral ☒Uncertain	No further action.

Access to Work and Training

Assessment criteria	Relevant to the Project?	Details and evidence	Potential health impact (Scenario 5) Baseline + Phase A & B & C	Potential health impact (Scenario 6) Baseline + Phase A & B & C + Cumulative	Potential health impact (Scenario 7) Baseline + Phase A & B & C + Cumulative + IDM Masterplan	Further action or mitigation recommended
Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?	☒Yes ☐No ☐N/A	It is expected that Scenario 5 will create approximately 245 FTEs over an approximate 5-year build period. Some of these could be in association with construction training or apprenticeship schemes. Phase A is estimated to create 634 net additional operational FTE jobs, phase B will generate 1,028 FTEs, and phase C will generate 27 jobs. The Applicant will seek to promote employment and skills enhancement opportunities for local people, including through apprenticeships and work experience programmes. Employment opportunities and local employment training impact human health by improving financial stability, reducing stress, and improving mental wellbeing. Impacts of the cumulative schemes are expected to generate more jobs and will have a positive impact on employment and human health. For the SRF, while the additional floorspace has the potential to generate a substantial amount of additional employment, Scenario 7 is unlikely to be significant in relation to the	☒Positive ☐Negative ☐Neutral ☐Uncertain	☒Positive ☐Negative ☐Neutral ☐Uncertain	☐Positive ☐Negative ☒Neutral ☐Uncertain	No further action.

		potential employment generation associated with Scenario 6.				
Does the proposal provide childcare facilities?	☐Yes ☒No ☐N/A	Phases A and B are primarily office space and Phase C is flexible use space. The Proposed Development does not include any childcare facilities. It is unknown whether childcare facilities will be provided in the cumulative schemes and SRF.	N/A	N/A	N/A	N/A
Does the proposal include managed and affordable workspace for local businesses?	☒Yes ☐No ☐N/A	Phases A and B include office space, but no office space is included in Phase C. Flexible Use space is included in all phases. It is not known at this stage which businesses will occupy the retail and commercial space, and therefore it is not known whether there will be managed and affordable workspace for local businesses. It is also unknown at this stage whether workspace in the cumulative schemes and SRF will be managed and affordable for local businesses.	☐Positive ☐Negative ☐Neutral ☒Uncertain	☐Positive ☐Negative ☐Neutral ☒Uncertain	☐Positive ☐Negative ☐Neutral ☒Uncertain	Consider whether the employment space will be made available to a range of occupiers, including local businesses.
Does the proposal include opportunities for work for local people via local procurement arrangements?	☒Yes ☐No ☐N/A	The Applicant (ID Manchester Limited) aims to maximise local labour benefits resulting from the Proposed Development. This applies to the construction phase and to end-use operations. The Applicant aims to work closely with the Council's Employment and Skills service to develop employment and skills scheme to promote employment opportunities for local people.	☒Positive ☐Negative ☐Neutral ☐Uncertain	☐Positive ☐Negative ☐Neutral ☒Uncertain	☐Positive ☐Negative ☐Neutral ☒Uncertain	No further action.

Social Cohesion and Inclusive Design

Assessment criteria	Relevant to the Project?	Details and evidence	Potential health impact (Scenario 5) Baseline + Phase A & B & C	Potential health impact (Scenario 6) Baseline + Phase A & B & C + Cumulative	Potential health impact (Scenario 7) Baseline + Phase A & B & C + Cumulative + IDM Masterplan	Further action or mitigation recommended
Does the proposal consider health inequalities by addressing local needs through community engagement?	☒Yes ☐No ☐N/A	As outlined in the baseline assessment, Manchester is the second most deprived local authority in England (MHCLG, 2019), and ranks 5th most deprived for health inequalities. Community engagement considered a range of themes and topics, including social value, public space and public realm, amenities, environmental impact, and community initiatives. The engagement ensures the views and perspectives of the local communities surrounding the Site are captured. Specifically, a Community Panel has been established which will help shape the Social Value Strategy and set long-term objectives to ensure local communities benefit from the project. Feedback was positive around the provision of open and green space the provision for active travel throughout the Site, and the provision of community space. Some feedback suggested strategically placing the green space so it is actually used, including more green space in the Proposed Development, retaining mature trees and planting trees that attract biodiversity, and including play equipment for children.	☒Positive ☐Negative ☐Neutral ☐Uncertain	☐Positive ☐Negative ☐Neutral ☒Uncertain	☐Positive ☐Negative ☐Neutral ☒Uncertain	Consider the feedback from community consultation in the design of the Proposed Development.

		This information is not available for the cumulative schemes and the SRF, and should be assessed through their respective applications.				
Does the proposal connect with existing communities, i.e. layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction?	☒Yes ☐No ☐N/A	The lighting strategy for the Proposed Development includes strategic illuminations of key landmarks, pathways, and vertical surfaces across the Site. This strategy aims to tie the area together and add to the brand identity of the Proposed Development. Existing communities will be able to access the Proposed Development via pedestrian and cycle paths which connect to the Site, including on London Road and Mill Lane. Accessibility will also be improved through a level change from Altrincham Street upper level down to Sister Square at the lower ground level, making the Site accessible for all. Another aspect to improve connectivity includes the Manchester Room - a community space on the east of the Site, and the frontage along London Road, which will encourage social interaction. The SRF aims to break down barriers between the city centre and local communities. Information about connecting with local communities for the cumulative schemes are unknown at this stage. This should be assessed through their respective planning applications.	☒Positive ☐Negative ☐Neutral ☐Uncertain	☐Positive ☐Negative ☐Neutral ☒Uncertain	☒Positive ☐Negative ☐Neutral ☐Uncertain	No further action.
Does the proposal include a mix of uses and a range of	☒Yes ☐No ☐N/A	Community space is included in Phase B, but not in Phase A or C. Other uses including office and ancillary space are provided in Phase A and B with flexible use in all phases.	☒Positive ☐Negative ☐Neutral	☐Positive ☐Negative ☐Neutral	☒Positive ☐Negative ☐Neutral	No further action.

community facilities?		External amenity space is provided in phases A and B only. Social amenity spaces will also be provided throughout the Proposed Development. Sister Square is designed to be a hub for community events. The outdoor events programme aims to be welcoming and inclusive. Events could include outdoor film screenings, food festivals, or fitness classes. Community facilities have an impact on human health by encouraging social interaction and often providing social support, which improves mental health and wellbeing. The outside space can also improve physical health by providing fitness classes for the community. Community uses are included in the cumulative schemes, but the exact type of community facilities is not known at this stage. The SRF will include a range of community spaces throughout the whole masterplan, which are likely to offer a range of facilities. This includes outdoor events and concerts, exhibitions, lectures and conferences, and informal meeting places.	☐Uncertain	☒Uncertain	☐Uncertain	
Does the proposal provide opportunities for the voluntary and community sectors?	☒Yes ☐No ☐N/A	There is no existing voluntary or community use on the Site. At this stage, the Proposed Development does not directly specify opportunities for the voluntary sectors. Community engagement can occur on the Site through the community space in Phase B, and the outdoor space in Sister Square. Community uses are included in the cumulative schemes, but the exact plans for community engagement are not known at	☐Positive ☐Negative ☒Neutral ☐Uncertain	☐Positive ☐Negative ☐Neutral ☒Uncertain	☐Positive ☐Negative ☐Neutral ☒Uncertain	Community and voluntary groups could be considered as part of any community facilities provided.

		this stage. There are no plans for voluntary sector use in any of the schemes. The SRF includes community spaces, but there are no plans for the voluntary sector.				
Does the proposal take into account issues and principles of inclusive and age-friendly design?	☒Yes ☐No ☐N/A	The Proposed Development does take principles of inclusivity and age-friendly design into account. This includes entrances to buildings being designed such that they are wide enough to allow people to easily enter the building, life sizes exceeding the minimum size requirements, and several internal ramps throughout buildings to help with level changes. The design of cumulative schemes and the SRF are not known at this stage, and should be assessed through their respective applications.	☒Positive ☐Negative ☐Neutral ☐Uncertain	☐Positive ☐Negative ☐Neutral ☒Uncertain	☐Positive ☐Negative ☐Neutral ☒Uncertain	No further action.

Minimising the Use of Resources

Assessment criteria	Relevant to the Project?	Details and evidence	Potential health impact (Scenario 5) Baseline + Phase A & B & C	Potential health impact (Scenario 6) Baseline + Phase A & B & C + Cumulative	Potential health impact (Scenario 7) Baseline + Phase A & B & C + Cumulative + IDM Masterplan	Further action or mitigation recommended
Does the proposal make best use of existing land?	☒Yes ☐No ☐N/A	The Site currently comprises the landscaped area known as the Bowling Green, the Barnes Wallis and Wright Robinson Building, Manchester Meeting Place, and Morton Labs. These are all associated with the former UMIST Campus (University of Manchester Institute of Science and Technology). The Site also contains the Grade II Holloway Wall and the Manchester South Junction and Antrincham Railway (MSJ&AR) Viaduct. The Proposed Development involves the demolition of Barnes-Wallis, Wright Robinson, Manchester Meeting Place, Morton, Moffat Buildings, and construction of two office buildings. The Proposed Development will also involve incorporating Holloway Wall into a new commercial element and changing the use of the railway arches. These buildings proposed for demolition are unoccupied and in various states of disrepair. The Proposed Development seeks to consider the full life cycle of the building and its component parts. Retention scenarios were explored, but discarded due to the age and deterioration of the buildings.	☐Positive ☐Negative ☒Neutral ☐Uncertain	☐Positive ☐Negative ☐Neutral ☒Uncertain	☐Positive ☐Negative ☐Neutral ☒Uncertain	No further action.

		The Proposed Development makes best use of the existing structures by revitalising the railway arches to include retail, food and drink space. However, the demolition of the buildings and construction of office blocks will increase the resources being used compared to the status quo. Details on this for the cumulative schemes and the SRF are not known at this stage, and should be assessed with their respective applications.				
Does the proposal encourage recycling, including building materials?	☒Yes ☐No ☐N/A	Opportunities to maximise demountable and future re-use of the frame and façade of the building will be investigated. The Proposed Development will look to consider the full life cycle of the building and its component parts, finding opportunities to enable adaptability, flexibility, and long-term value retention of materials where possible. The key materials identified for reuse are bricks, façade panels from Wright Robinson building, cobble pavers, glass blocks, and paving slabs. Recycling schemes will be enabled that minimise the loss of value of the existing materials, and the proposal is currently targeting 90% of demolition waste to be diverted from landfills. Construction waste will be minimised, where possible, through a strategy that reduces the materials demand. Some of the waste produced during the construction phase will be recyclable, and waste collection contractors will segregate all waste that can be recycled. To maximise the recycling of operational waste, the Proposed Development has	☒Positive ☐Negative ☐Neutral ☐Uncertain	☐Positive ☐Negative ☐Neutral ☒Uncertain	☐Positive ☐Negative ☐Neutral ☒Uncertain	No further action.

		dedicated storage space and facilities for each of the towers. Details on this for the cumulative schemes and the SRF are not known at this stage, and should be assessed with their respective applications.				
Does the proposal incorporate sustainable design and construction techniques?	☒Yes ☐No ☐N/A	Sustainable materials for the Proposed Development have been considered, which includes the use of locally sourced and biobased materials, and using high quality and high durability materials which will ensure longevity and robustness. Materials and products will be specified with sustainability, durability, lifecycle replacement, and ease of access and maintenance, to maximise longevity. Construction systems include using offsite manufacture to bring the design together. Details on this for the cumulative schemes and the SRF are not known at this stage, and should be assessed with their respective applications.	☒Positive ☐Negative ☐Neutral ☐Uncertain	☐Positive ☐Negative ☐Neutral ☒Uncertain	☐Positive ☐Negative ☐Neutral ☒Uncertain	No further action.

Climate Change

Assessment criteria	Relevant to the Project?	Details and evidence	Potential health impact (Scenario 5) Baseline + Phase A & B & C	Potential health impact (Scenario 6) Baseline + Phase A & B & C + Cumulative	Potential health impact (Scenario 7) Baseline + Phase A & B & C + Cumulative + IDM Masterplan	Further action or mitigation recommended
Does the proposal incorporate renewable energy?	☒Yes ☐No ☐N/A	The lighting across Plot C is designed to reduce light pollution, and reduce energy consumption and negative effects on biodiversity. The Proposed Development has taken a fabric-first approach to minimise the energy demand, and energy efficiency has been maximised with high-efficient air-source heat pumps for heating and cooling, demand control ventilation, and LED lighting. Roof mounted photovoltaic panels have been proposed of the roof of C2 tower, and the Proposed Development has been designed to be "all-electric", with no reliance on gas or fossil fuels. The use of primarily heat-pump heating will take advantage of the advancing decarbonisation of the electricity grid. Details of renewable energy use for the cumulative schemes and the SRF are not known at this stage. This should be assessed through their respective applications.	☒Positive ☐Negative ☐Neutral ☐Uncertain	☐Positive ☐Negative ☐Neutral ☒Uncertain	☐Positive ☐Negative ☐Neutral ☒Uncertain	No further action.
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer	☒Yes ☐No ☐N/A	Tree planting around Holloway Place has been designed to mitigate against strong winds on Altrincham Street. A dense tree canopy will break down uncomfortable wind, and shade-tolerant planting will be used. The Landscape RIBA Stage 2 Report proposed	☒Positive ☐Negative ☐Neutral ☐Uncertain	☐Positive ☐Negative ☐Neutral ☒Uncertain	☐Positive ☐Negative ☐Neutral ☒Uncertain	No further action.

temperatures, for example ventilation, shading and landscaping?		increasing the trees from a current 54 on Plot C to 334. This will preserve a mix of sun and share areas to provide comfort in the different weather and temperature conditions. Building materials that are optimised to reduce heat loss in winter months, and reduce heat gains in summer months, will be sourced, reducing the heating and cooling requirements. Additional ventilation will be provided where a potential risk of overheating is identified in order to mitigate the overheating risk. Details for the cumulative schemes and the SRF are not known at this stage. This should be assessed through their respective applications.				
Does the proposal maintain or enhance biodiversity?	☒Yes ☐No ☐N/A	Sister Square will allow wildlife to move freely, helping to strengthen and enhance biodiversity. This helps to mitigate the effects of habitat fragmentation and create a more resilient urban ecosystem across Plot C. The retention of trees across Plot C will also maintain biodiversity across the Site. Other measures to achieve biodiversity net gain include maximising tree retention, and avoiding damage to trees and root systems. The SRF will aim to enhance biodiversity by including greenery and natural habitats throughout the masterplan. This information is not available for the cumulative schemes, and should be assessed through their respective applications.	☒Positive ☐Negative ☐Neutral ☐Uncertain	☐Positive ☐Negative ☐Neutral ☒Uncertain	☒Positive ☐Negative ☐Neutral ☐Uncertain	No further action.

Does the proposal incorporate sustainable urban drainage techniques?	☒Yes ☐No ☐N/A	Rain beds have been proposed along Mill Lane in order to detain water on site, with the hope to also infiltrate some of it is existing soil permeability properties enables it under existing vegetation. Unpaved surfaces have also been maximised throughout the Site in order to limit runoffs. This information is not available for the cumulative schemes or the SRF, and should be assessed through their respective applications.	☒Positive ☐Negative ☐Neutral ☐Uncertain	☐Positive ☐Negative ☐Neutral ☒Uncertain	☐Positive ☐Negative ☐Neutral ☒Uncertain	No further action.