

Cambridge Halls, Manchester
Volume 4: Non-Technical Summary (NTS)

April 2025

Turley

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Client

Unite Students and Manchester Metropolitan University

April 2025

1. Introduction

What is an Environmental Statement and 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 a planning application for a Purpose Built Student Accommodation (PBSA) development and other supporting commercial/community uses (the 'Proposed Scheme') to replace the existing Cambridge Halls PBSA in Manchester city centre (the 'Site'). The planning application has been submitted on behalf of Unite Students and Manchester Metropolitan University, who are the 'Applicant'.
- 1.2 Details of the Proposed Scheme are provided in **Section 2**.
- 1.3 The ES, which comprises four Volumes¹, will inform Manchester City Council's (MCC) determination of the planning application. The purpose of EIA and the ES is to assess and report the 'likely significant effects' of the Proposed Scheme on the environment. The ES is the output of the Environmental Impact Assessment (EIA) process (described in **Section 3**) undertaken in accordance with the 'EIA Regulations'².
- 1.4 In line with the EIA Regulations, the ES should include a non-technical summary of the information presented within the ES. As defined in Planning Practice Guidance (PPG)³, the non-

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.**

technical summary should be written in '*plain English*', so as to ensure that the findings reported in **Volume 1: Primary Report and Supporting Graphics** (and where applicable **Volume 2: Technical Appendices to the Primary Report**) can be easily understood.

- 1.5 The EIA Regulations have various requirements of what needs to be reported in the ES (and thus summarised in the NTS), which are set out in **Appendix 1**, alongside where that information is located in this document to ensure clarity that regulatory requirements have been met.

What does this NTS include?

- 1.6 The NTS provides the summary of the EIA process and outputs of assessments, specifically covering the following key aspects:
 - An overview of the Proposed Scheme and what it includes (**Section 2**);
 - Outline of the 'EIA Process' and the approach taken for this specific project (**Section 3**);
 - The existing relevant baseline conditions of the Site and surrounding area (**Section 4**), as EIA is focused on the 'changes' caused by the Proposed Scheme;

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

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

- A summary of the outputs of the technical assessments undertaken to determine the ‘effects’ of the Proposed Scheme and if they are significant (**Section 5**); and
- Synopsis of the evaluation of ‘cumulative effects’ of the Proposed Scheme and with other projects (**Section 6**).

What Happens Next

- 1.7 The ES has been submitted to MCC in support of the planning application and is now with MCC for determination, which follows the general process outlined within **Extract 1**. The process of determination of the planning application (once validated by MCC) is 16 weeks. MCC can request an extension to this period, if agreed in writing with the Applicant.
- 1.8 The ES (**Volumes 1 – 4**) has been submitted in digital format and is available on the MCC planning portal website (**Box 1**).
- 1.9 Electronic copies of the ES can be requested from Turley at a fee of £15 (digital file) using the contact details within **Box 1**.
- 1.10 During the determination of the planning application members of the public and statutory consultees have an opportunity to comment on the planning application via the MCC planning portal website (**Box 1**).

Box 1: Contact Details

Manchester City Council

Address:

Town Hall Extension
Albert Square
Manchester
M2 5DB

Tel: 0161 234 4490

Email: building.control@manchester.gov.uk

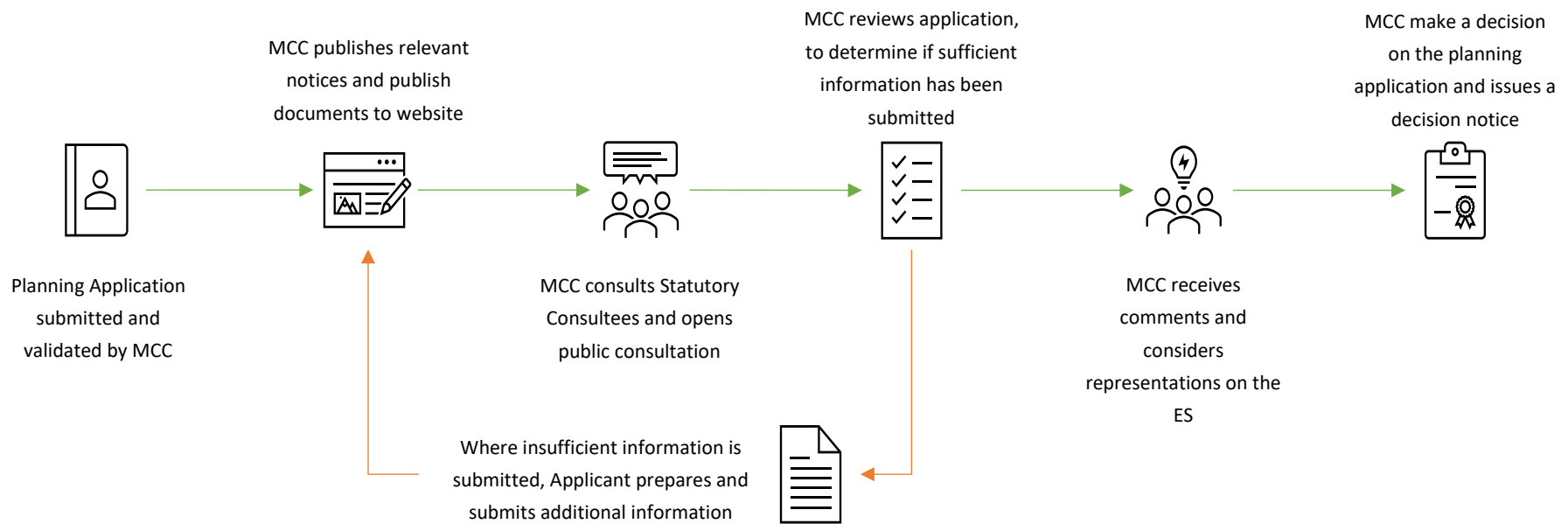
Planning Portal Website: <https://pa.manchester.gov.uk/online-applications/>

Turley (EIA Team)

Address:

Level 5
Transmission
6 Atherton Street
Manchester
M3 3GS

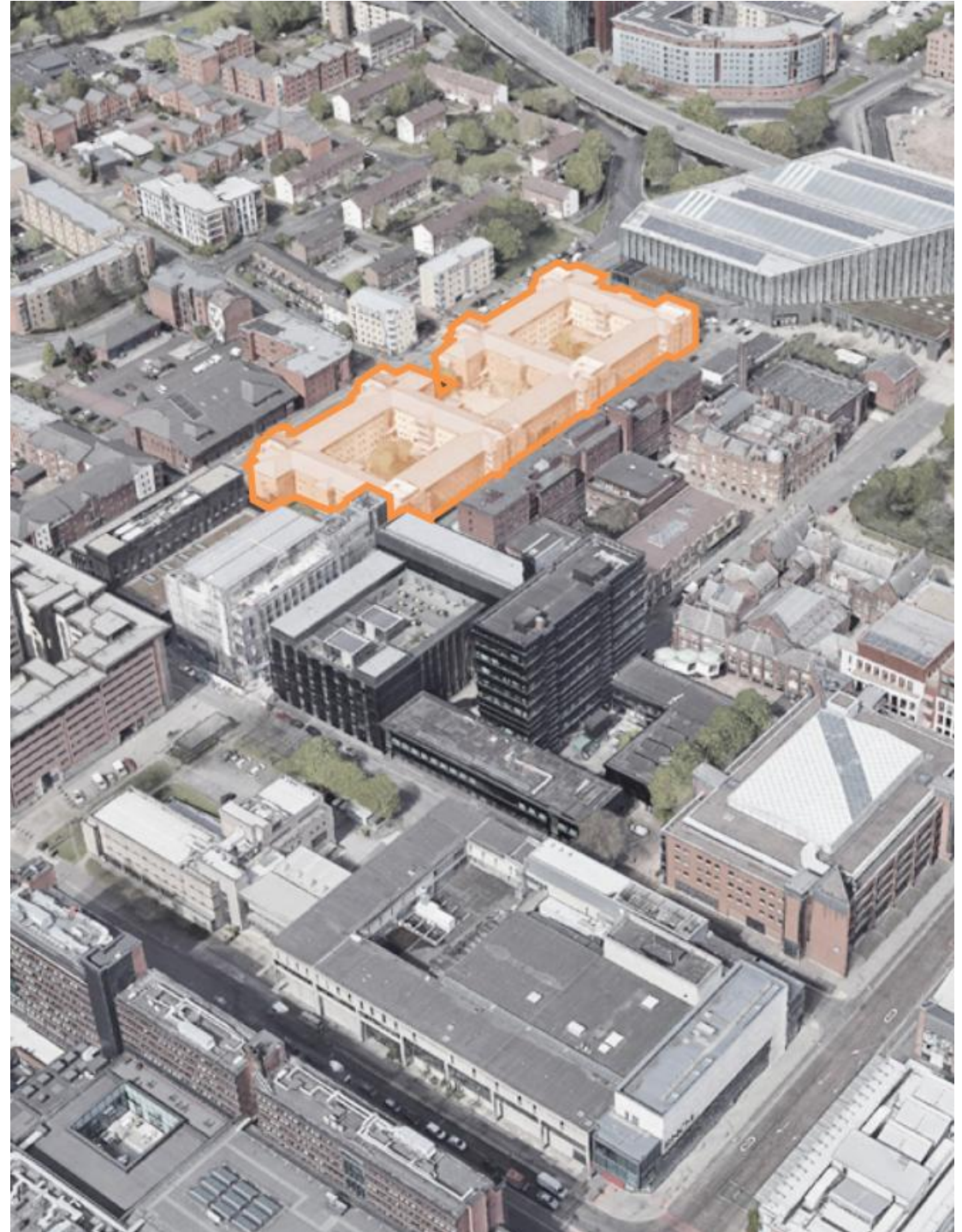
Tel: 0161 233 7676



Extract 1: Overview of the determination of planning application process

2. The Proposed Scheme

- 2.1 The Applicant is seeking planning permission for a new PBSA development and other supporting commercial/community uses.
- 2.2 The Site is approximately 1.29 hectares (ha) in area and currently comprises Cambridge Halls, an existing, operational student accommodation development of approximately 800 beds with private courtyard areas and landscaping, with limited on-Site parking spaces. An aerial view of the Site (with the existing Cambridge Halls) is shown on **Extract 2**.
- 2.3 Further details on the Site and the surrounding area are presented in **Section 4**.
- 2.4 As shown on **Extracts 3**, the Site is bound by buildings along Boundary Street West to the south; A5067 Higher Cambridge Street to the west; buildings along Higher/Lower Chatham Street to the east; and the Manchester Metropolitan University Business School to the north.
- 2.5 The planning application submitted is termed a 'full' planning application, where details of the Proposed Scheme are submitted for approval. Therefore, the assessments were based on a set of 'detailed' plans and drawings of the Proposed Scheme and a description which defined the Proposed Scheme considered across all technical assessments within the ES. This approach to the EIA is discussed further in **Section 3**.



Extract 2: Aerial view of the Site



Extract 3: Site Boundary Plan

2.6 The key characteristics of the Proposed Scheme, specifically the details assessed within the ES, are set out below.

Proposed Land Use and Quantum

2.7 The Proposed Scheme is for the following uses and quantum:

- Purpose built student accommodation – 2,302 units;
- Retail– 615m²; and
- Community or education – 850m².

Layout, General Arrangement and Building Heights

2.8 Built form of the Proposed Scheme will be across two distinct plots of buildings (Phase 1 in the south of the Site and Phase 2 in the north of the Site).

2.9 The height in each of these phases will range from 8 – 30 storeys and increase to the north east corner of each phase. The maximum height (i.e. in the north east corner of each phase) in Phase 1 will be up to 24 storeys above ground level and the maximum height in Phase 2 will be up to 30 storeys above ground level (**Extract 4**).

2.10 Phase 1 will provide retail use on the Ground Floor with student accommodation and associated supporting uses (e.g. include kitchens, study areas, and sports and wellness facilities) on Levels 01 to 22. A courtyard will be provided within the centre of the building.

2.11 Phase 2 will provide for community use on the Ground Floor and Level 01. Towards the centre of the building, a 'super kitchen' will be provided with breakout seating connecting to an external amenity space. Levels 01 to 28 of Phase 2 will provide for student accommodation and associated supporting uses.

Landscaping, Public Realm and Biodiversity

- 2.12 Open space will be provided on the ground floor through the provision of 2 green internal courtyards, a central public realm with private and public amenity areas, and a tree and ornamental shrub planted building curtilage with high quality new surfacing that is open to the public. The central green space will be accessed from Higher Chatham Street and Cambridge Street. The spaces will include biodiverse planting include species that attract pollinators and offer seasonal variety, high quality surface materials and street furniture to accommodate different user types.
- 2.13 Open space will be provided on Level 07 of both phases and will include raised planters with opportunity for 'grow your own' spaces, diverse mixed ornamental planting, a range of spaces for private and group study and the opportunity to access sunlight, away from street level and overshadowing. Areas dedicated to student wellness and an active lifestyle will also be provided on the Level 07 roof terraces.

Operational Access Arrangements and Parking Provision

- 2.14 Vehicles for taxi drop-offs and refuge collection will access the Site from Higher Cambridge Street and Lower Chatham Street.
- 2.15 Drop off / pick up on move in and out days will be from Lower Chatham Street and Higher Chatham Street.
- 2.16 Priority pedestrian access will be from Lower Chatham Street, which will be pedestrianised. Access will also be off Higher Cambridge Street to commercial and community uses.

- 2.17 The existing cycle thoroughfare within the site (along the Cavendish Street alignment) will remain closed and be re-routed during the operational stage as part of the University's wider masterplan aspirations to divert cycle movements onto Boundary Street West and Rosamond Street. Pedestrian access on this route will be maintained.
- 2.18 The Applicant will have a management plan in place on these days to help control the movement of vehicles around the area to minimise the potential for any disruption to the operation of the highway.
- 2.19 There will be no provision for parking within the Site. Provision for disabled parking will be provided on Higher Chatham Street, Lower Chatham Street and Cavendish Street, providing access through the Site from Higher and Lower Chatham Street.

Operational Hours

- 2.20 The Proposed Scheme will be operational 24 hours a day / 7 days a week.

Lighting Strategy

- 2.21 The Proposed Scheme will include lighting at accesses, pedestrian routes, and for the operation of the buildings. Where lighting is proposed, it will be designed and installed in line with

relevant industry best practice and guidance⁴ to ensure a safe environment for all.

Energy Strategy

- 2.22 The energy strategy for the Proposed Scheme will follow a fabric-first approach⁵, following energy hierarchy principles (i.e., making the reduction of energy use the first priority before looking to meet demand with the cleanest options available) to ensure the energy demand has been reduced through passive design measures⁶.
- 2.23 The Proposed Scheme will incorporate renewable technology (which includes the use of Air Source Heat Pumps for domestic hot water and photovoltaic panels for on-Site energy generation). The energy strategy proposes an entirely fossil fuel free approach with a 6% carbon reduction over the building regulations (i.e., the Building Regulations Part L 2021), in alignment with the policy requirements in Manchester (Manchester Local Plan).
- 2.24 A sample of units which are considered the highest risk of heating in the buildings will undergo overheating assessment⁷ in line with the requirements of Part O of the Buildings Regulations⁸

⁴ Including CIE 150: 2017; ILP GN01; and BS 5489-1 : 2020, etc.

⁵ A fabric-first approach in building design means prioritising the improvement of the performance of a building's components and materials before considering other systems or technologies.

⁶ Passive design measures take into consideration the context of the Site and harnesses natural resources, to have minimal impact on the environment whilst optimising a building's performance, comfort and energy efficiency.

in order to assess and reduce the risk of summer overheating by taking into account future climate scenarios.

Other Operational Strategies

- 2.25 Additional operational strategies will be implemented as part of the Proposed Scheme, in relation to surface water drainage, foul water, climate resilience, waste, building safety / crime prevention principles. These strategies have all been prepared in line with relevant best practice or technical guidance / legislation / regulation (these measures will be secured through appropriately worded planning condition(s)).

Construction of the Proposed Scheme

- 2.26 Demolition of the existing Cambridge Halls building is anticipated to commence (at the earliest) in Q4 2025. The Proposed Scheme will be delivered across two phases, with the first phase of construction commencing in Q3 2026 and completed by 2029 and the second phase completed by 2030 (the second phase construction is due to commence in Q2 2027). The Proposed Scheme is anticipated to be complete and fully operational in 2030.

⁷ Evaluation of the risk of excessive heat in buildings, particularly in urban centres.

⁸ Overheating: Approved Document O. Available at: <https://www.gov.uk/government/publications/overheating-approved-document-o>

2.27 A commitment has been made to adopt a series of construction methods which will avoid, offset and reduce environmental effects associated with the construction. These measures will be provided within the Construction Environmental Management Plan (CEMP) and submitted to MCC for approval⁹ in advance of construction activities occurring. These measures are derived from best practice measures or technical specific guidance / recommendations. As such, these measures are 'tried and tested' and proven to effectively prevent construction related environmental effects.

2.28 Demolition and construction works are anticipated to comprise the following key stages, broadly in chronological order:

- Securement of the Site;
- Formation of construction access(s) and temporary construction compound (within the Site);
- Site preparation works, including clearance works, demolition, utilities diversions (where appropriate), provision of retained features, etc.;
- Works to access junctions, including temporary closures/diversions (where required);
- Excavation, earthworks, levels and material management;

- Construction of buildings and associated infrastructure (i.e. services and plant); and
- Implementation of proposed landscaping, lighting, internal and external finishing.

Reasonable Alternatives

2.29 The EIA Regulations require "*a description of the reasonable alternatives studied by the developer*", including in relation to alternative sites; design; technology or a do nothing scenario. The alternative studied by the Applicant comprised alternative designs for the Proposed Scheme.

2.30 With respect to the 'Do Nothing Scenario', the Site and surrounding area will continue to change regardless of the Proposed Scheme due to the following:

- Continued growth of existing trees around the perimeter of the Site;
- Increase in total employment across Manchester and Greater Manchester, with a decrease in construction sector employment;
- Continued decrease in air pollutant concentrations; and

⁹ The CEMP will be maintained and updated (as required) throughout the construction process.

- Reduction in greenhouse gas emissions (carbon budgets reducing to achieve net zero).

2.31 The Proposed Scheme was chosen to be bought forward rather than a do nothing scenario due to the economic benefits and requirement for higher quality accommodation.

2.32 The design of the Proposed Scheme has developed to adapt to Site constraints as well as feedback from stakeholders (in particular during the pre-application meetings with MCC. The text below provides an overview of how alternative design options have been discounted in order to avoid, reduce or offset the Proposed Scheme's environmental impacts:

- **Form and Massing** – The massing of the Proposed Scheme was developed in response to Site constraints and existing context, whilst also considering the impact it might have on the neighbouring buildings, streets, and residential areas. In addition, consideration was given to the area of Hulme, with requests for a design received through consultation which would avoid the sense of a 'wall' between the University campus to the east and Hulme to the west. The final design of the Proposed Scheme redistributes the taller aspects of the buildings away from the residential area of Hulme which better relates to the scale of the city. This was noted to be the more favoured alternative in terms of visual effects. In addition, following an initial undertaking of a daylight-sunlight analysis, the massing was re-arranged to allow for daylight into the central courtyards and reduce overshadowing, with the

rounding of the corners encouraging wind to flow around the tower at higher levels.

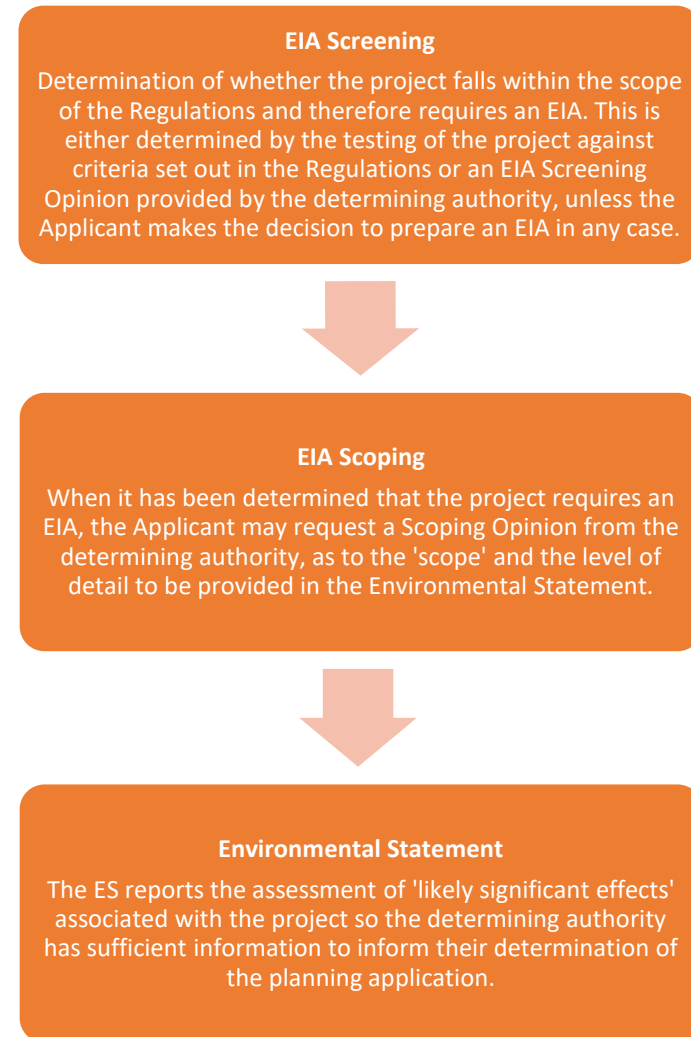
- **Materiality** – The proposed use of pre-cast concrete (in various shades) was taken forward as part of the design of the Proposed Scheme instead of the use of stone / brick that was seen in more historic buildings in the University campus, as the modern, more recent buildings reflect the University's aspirations and growing student presence whilst also providing visual interest and contrast. This is the favoured option in terms of townscape and visual considerations.
- **Public realm** – An active ground floor (that incorporates and merges with the wider public realm) was incorporated to both phases, which acts to unify the Site with the wider surrounding, whilst creating a more sympathetic street scale to the Proposed Scheme. Courtyards were added to each phase to improve on the ground floor use on-Site and whilst also creating a sense of character in the area. Overall, this option was overall favoured in terms of visual amenity (with the provision of tree planting within and around the Site and at the courtyards), whilst also providing a design and floorplan that provides human health benefits, largely due to the incorporation of a more inclusive design that provides a positive impact for the future users on-Site and the wider residential community.
- **Cycle/Pedestrian Route** – As part of the design proposals, the existing public pedestrian and cycle link through the

centre of the Site will be rerouted. Given the objective to further prioritise pedestrians within the campus, the central courtyard will retain a pedestrian link between Cambridge Street and Chatham Street whilst re-routing the cycle route. This has been developed as a response to assessment work, with the alternative cycle route providing a number of benefits including improved safety for cyclists (using the alternative route) and pedestrians (utilising the existing route).

3. The EIA Process and Approach

The EIA Process

- 3.1 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.
- 3.2 As such, EIA is a tool to assess and report likely significant environmental effects.
- 3.3 The EIA process generally comprises a series of steps, which are summarised in **Extract 5**. It should be noted that the first step (Screening) is not mandatory, and the second stage (Scoping) is voluntary. For this project, the Scoping and Environmental Statement stages of the EIA process were completed.
- 3.4 The EIA Regulations specify that EIA must “*identify, describe and assess the direct and indirect significant effects*” of the Proposed Scheme on a number of ‘factors’. These factors, generally broken down into specific sensitive receptors (e.g. the human receptors of a residential property or a building with heritage importance), have been considered/assessed within a number of technical topics and appraised at each stage of the EIA process.



Extract 5: Steps in EIA process

EIA Screening

- 3.5 As indicated in **Extract 5**, the purpose of the EIA Screening process is to establish if the Proposed Scheme for which consent is being sought is considered 'EIA Development', principally due to the presence of likely significant effects.
- 3.6 EIA Screening was not undertaken for the Proposed Scheme as it was considered that an EIA would be required at the outset of the project. For a number of topics, likely significant effects were unable to be ruled out, and therefore, the team considered the Proposed Scheme was EIA development.

EIA Scoping

- 3.7 The EIA Scoping process, informed by a series of baseline studies, undertook a preliminary assessment in order to identify technical topics and/or specific effects which were considered 'not significant'. This process was used to 'scope' the ES, thereby ensuring only those topics and/or effects that were likely to be significant would be subject to further assessment and reported as part of the ES.
- 3.8 The EIA Scoping process, culminating in an EIA Scoping Report¹⁰, was submitted to MCC on 29th January 2025. An EIA Scoping Opinion¹¹, informed by consultee responses, was received on 7th April 2025.

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

- 3.9 Within the EIA Scoping Report, it was proposed to scope out the following technical topics because no likely significant effects were anticipated:

- Archaeology;
- Biodiversity;
- Water Environment;
- Ground Conditions and Contamination;
- Transport and Access;
- Lighting;
- Major Accidents and/or Disasters; and
- Waste.

- 3.10 The EIA Scoping Opinion from MCC only raised one comment on the breadth of topics and effects proposed to be scoped out of assessment, in relation to construction stage traffic. Further information on construction traffic generation was set out in Volume 1, Chapter 2 of the ES. Due to the limited scale of traffic generation, this was not considered to be significant.

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

3.11 The ES has reported the assessment of ‘*likely significant effects*’ for the following technical topics¹²:

- Townscape and Visual;
- Built Heritage;
- Wind;
- Daylight, Sunlight and Overshadowing;
- Climate Change;
- Socio-Economics and Human Health;
- Air Quality; and
- Noise and Vibration.

3.12 No comments were made by MCC in their EIA Scoping Opinion on the scope of effects or methodology for the above topics.

3.13 The precise approach to the assessment of likely significant effects varies somewhat between the various technical topics, reflecting relevant industry and technical guidance/regulations. The adopted methodology for each technical topic was confirmed through the EIA Scoping process. The methodologies

adopted are clearly outlined for each technical topic within **Volume 1** of the ES.

3.14 Nonetheless an overarching approach, required by the EIA Regulations that covers all technical topics is set out in **Extract 6**. The steps within **Extract 6** are colour coded, with the subsequent sections of this NTS following a similar colour coding, allowing readers to understand how each step within the assessment approach (**Extract 6**) has been completed as part of the ES.

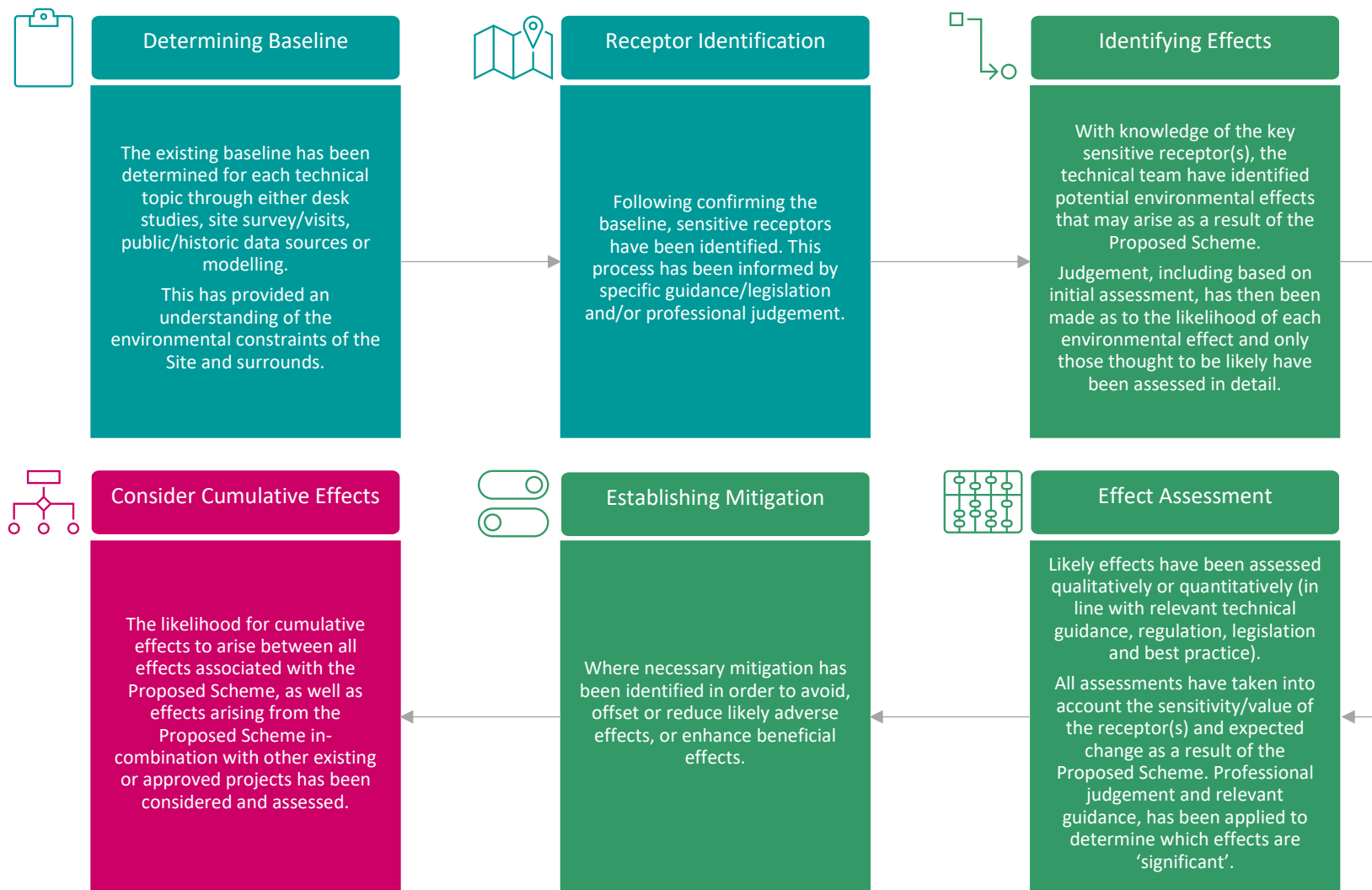
Environmental Statement

3.15 As set out within **Section 1**, the purpose of EIA and the ES is to assess and report the ‘likely significant effects’ of the Proposed Scheme on the environment. On this basis the summary of the technical assessments presented within this NTS (**Section 5**) concludes by identifying whether an effect was considered ‘significant’ or ‘not significant’.

3.16 Furthermore, where the determination of ‘significant’ or ‘not significant’ is linked to the implementation of specific mitigation, this proposed mitigation has been noted as part of the summary within **Section 5**.

¹² In some instances, specific effects within topics were scoped out following the EIA Scoping process as they were identified to not be significant following

further design information or assessment for example. Where this is the case, it is clearly documented in **Volume 1, Technical Chapters 6 – 13**.



Extract 6: Overview of EIA process

4. Description of the Baseline

- 4.1 As set out within **Extract 5**, in order to determine the environmental effects of the Proposed Scheme it was necessary to establish the existing characteristics of the Site and surrounding area (i.e., the existing baseline conditions).
- 4.2 As such, a summary of relevant baseline information for the various technical topics scoped into the assessment are provided below.

Context

- The Site is located within the administrative area of Manchester City Council (MCC) and currently comprises Cambridge Halls (an existing student accommodation), private courtyard areas, and limited associated parking and landscaping areas.
- The Site is bound by buildings along Boundary Street West to the south; A5067 Higher Cambridge Street to the west; buildings along Higher/Lower Chatham Street to the east; and the Manchester Metropolitan University Business School to the north.
- The wider surroundings of the Site comprise:

- To the north by the A57(M) Mancunian Way, student accommodation buildings and university premises, and the wider City Centre located to the north of the A57(M) motorway;
- To the west (beyond the A5067 Higher Cambridge Street) lie further PBSA premise, as well as residential and commercial buildings;
- To the south includes buildings / educational facilities associated with Manchester Metropolitan University and a PBSA; and
- To the east lie further educational facilities and public realm associated with All Saints Park, beyond which lies Oxford Road.

Townscape and Visual

- The Site and its immediate surrounding lie within an urban townscape setting and PBSA uses are typical of this character area.
- The Site is located within the Local Townscape Character Area¹³ (LTCA) 1 – Universities Area. This includes the Site and the streets which extend east across Oxford Road and north past the Manchurian Way towards the City Centre.

¹³ Townscape Character Areas (TCAs) are unique areas which are the discrete geographical areas of a particular townscape type. A local TCA includes a local-level character of the landscape.

The character area covers the various university buildings including lecture halls and the library.

- Key positive contributors¹⁴ to the visual amenity of the areas surrounding the Site include: listed buildings located to the east of the Site, All Saints Park, and the pedestrianized routes that traverse the area at Higher Chatham Street and Lower Ormond St and Cavendish Street.
- Due to the existing built-up area and the relatively low rise built form within the Site, views of the Site are limited to the immediate vicinity.
- Key visual receptors include the open space users in All Saints Park, users of the roads within close proximity to the Site (Lower Chatham Street, Cavendish St and Boundary Street West), and residents of the nearby PBSA to the west.

Built Heritage

- Within a 500m radius of the Site, there are 28 designated heritage assets (comprising 27 listed buildings and 1

conservation area) and 3 non-designated heritage assets¹⁵, as shown in **Extract 7** below.

Wind

- Wind conditions throughout the existing Site and surrounding areas satisfy the criteria for safe wind conditions¹⁶ are acceptable for all existing uses.

Daylight, Sunlight and Overshadowing

- The buildings surrounding the Site include a mix of uses (including commercial/non-domestic, education and residential occupancy). These buildings and open spaces surrounding the Site presently enjoy high levels of daylight and sunlight for a city centre location.

Climate Change

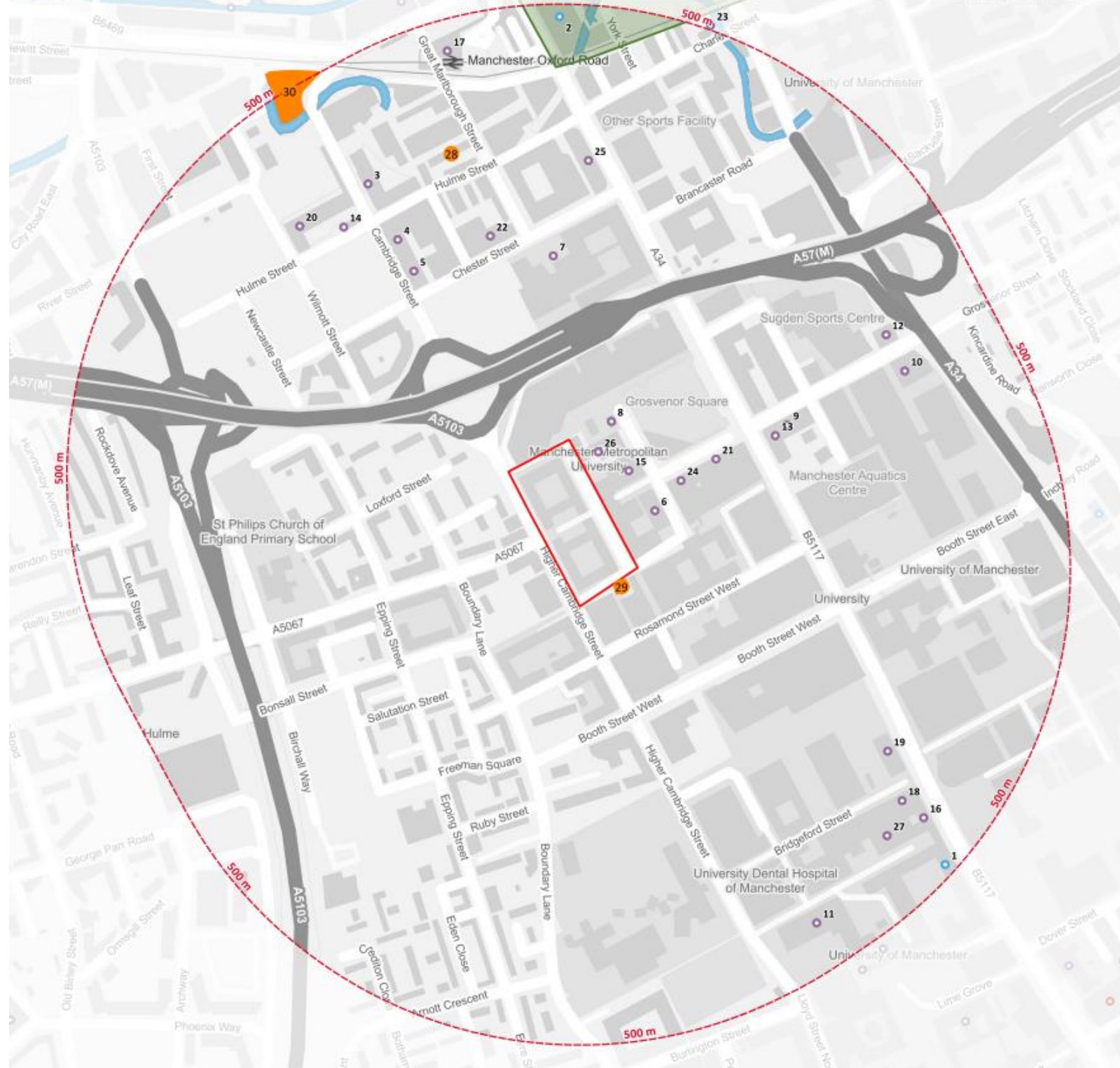
- The Site is currently occupied by an existing student accommodation. Whilst the existing Site may result in the release of greenhouse gas (GHG) emissions, no data are currently available on energy demand and emissions, the scale of such GHG emissions is considered likely to be limited.

¹⁴ These are features or assets that contribute positively to the visual amenity / a view experienced by a receptor.

¹⁵ Designated heritage assets comprise listed buildings, scheduled monuments, conservation areas, registered parks and gardens, registered battlefields and battle sites, protected wreck sites, and world heritage sites. Non-designated

heritage assets (NDHAs) can comprise a similar range of sites which have been identified by the local planning authority as having 'a degree' of heritage significance but not enough to merit designation.

¹⁶ For general patterns of use (i.e. sitting, standing, strolling, and walking).



Extract 7: Heritage Asset Plan (500m study area)

Ref	Listed Building	Grade
1	Victoria University Of Manchester Including Christie Library, Whitworth Hall	II*
2	Former Refuge Assurance Company Offices	II*
3	Chorlton New Mill And Attached Chimney	II
4	Chorlton Old Mill	II
5	Mill On North East Corner Of Junction With Chester Street	II
6	Righton Building	II
7	Dalton Statue In Forecourt Of Dalton College	II
8	Former Manchester Ear Hospital	II
9	Adult Deaf And Dumb Institute (former)	II
10	Oddfellows Hall	II
11	Pharmacy Department, Department Of Adult Education, University Of Manchester	II
12	94-98, Grosvenor Street	II
13	Former Grosvenor Picture Palace	II
14	Mill Chimney Stack On West Side Of Junction With Cambridge Street	II
15	Ormond Building, Manchester Metropolitan University (formerly Municipal Offices)	II
16	Manchester Museum Extensions	II
17	Manchester Oxford Road Station (including Platform Structures)	II
18	Former Department Of Metallurgy, University Of Manchester, And Attached Railings	II
19	Waterloo Place	II
20	Former Cotton Mill On West Side Of Junction With Cambridge Street	II
21	Former Town Hall Facade To Mabel Tylecote Building, Manchester Metropolitan University	II
22	Chatham Mill	II
23	Lass O Gowrie Public House	II
24	Grosvenor Building, Manchester Metropolitan University Faculty Of Art And Design	II
25	Dancehouse Theatre Including Numbers 6-14	II
26	Roman Catholic Church Of St Augustine	II
27	Manchester University Rutherford Building And Hopkinson Memorial Wing	II
Ref	HER Entry	
28	Textile finishing works (former)	
29	The Salutation public house	
30	Hotspur Press (Hotspur House) (former Medlock Mill)	

Socio-Economics and Human Health

- Economic activity rates, according to the ONS's Annual Population Survey (APS) (October 2023 – September 2024), amongst the resident working-age population (aged 16 to 64 years) of Manchester¹⁷ and Greater Manchester¹⁸ (71% and 75% respectively) are lower than the activity rates in England as a whole (79%). The employment rates in the Manchester and Greater Manchester (65% and 71% respectively) were also lower than the rate in England as a whole (76%).
- Manchester accommodates a total of circa 457,600 workforce jobs, identified through the latest (2023) ONS Business Register and Employment Survey (BRES). The wider Greater Manchester region supports a total of circa 1.5 million jobs.
- A report presented to MCC's Executive Committee in May 2023 identified the need for an additional 5,440 to 11,320 bedspaces up to 2030, and concluded that demand for PBSA city-wide equated to need for 750 new bed spaces annum up to 2030, affirming that there is a clear need for additional PBSA in Manchester. The Site is identified by the report ('Cambridge Halls') as one of 20 sites that could

¹⁷ The local impact area.

¹⁸ The wider impact area.

¹⁹ An area where air quality exceeds or is not likely to achieve the objectives for good air quality.

contribute towards meeting PBSA need in Manchester during this period.

Air Quality

- The Site is located in Greater Manchester Combined Authority (GMCA) Air Quality Management Area (AQMA)¹⁹, declared due to exceedances of the annual mean standards of Nitrogen Dioxide (NO₂).
- The annual average nitrogen dioxide (NO₂) concentrations at the nearby diffusion tubes²⁰ in the past two years are below the annual mean objective (40µg/m³)²¹. Particulate matter (PM₁₀ and PM_{2.5}) monitoring and Defra background data indicate that concentrations are well below the annual air quality objectives²². This suggests air quality is good in the local area.
- Given that the data notes that the NO₂, PM₁₀ and PM_{2.5} concentrations are below the relevant air quality objectives, the Site is unlikely to have poor air quality.

Noise and Vibration

- The noise environment on-Site is primarily influenced by road traffic on the local road network (Cambridge Street, Chatham Street, Boundary Street West, and the

²⁰ Diffusion tubes are small, pollutant-specific devices that are used for measuring and monitoring of air pollutants.

²¹ This is taken as the annual mean for the protection of human health.

²² Considered to be an annual average of 40 µg/m³ for PM₁₀ and 20 µg/m³ for PM_{2.5}.

Mancunian Way), pedestrian activities associated with the nearby commercial (specifically The Salutation Pub) and University uses, and other local sources (such as occasional activities at nearby commercial premises and public areas).

5. Effects of the Proposed Scheme

- 5.1 A summary of the assessment in the ES and the identified 'likely significant effects' reported within **Volume 1: Primary Report and Supporting Graphics**, taking each topic in turn, is provided below.
- 5.2 The summary is reflective of the scope of assessments, as discussed within **Section 3** and therefore technical topics or effects 'scoped out' have not been discussed. Assessments within **Volume 1** have considered effects arising from the demolition, construction and operational stages of the Proposed Scheme, however, where the text only considers one of these stages, this is due to that fact that effects associated with the other stage where also 'scoped out'.
- 5.3 As with the requirements of the Non-Technical Summary, to be written in plain English, the summaries of assessment presented below are not overly technical and parties interested in understanding the specifics of an assessment process or output are directed to **Volume 1**.
- 5.4 A summary of the technical topics is provided in the following table, where:
- No significant effects were identified – denoted by ✕;

²³ Within the townscape and visual assessment, 'neutral' is a term used to describe an effect that is both adverse and beneficial.

- 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?
Townscape and Visual	✓ ²³
Built Heritage	✕
Wind	✕
Daylight, Sunlight and Overshadowing	✓
Climate Change	✕
Socio-Economics and Human Health	✓
Air Quality	✕
Noise and Vibration	✕

Townscape and Visual

What effects were considered?

- 5.5 The following effects were considered in **Chapter 6: Townscape and Visual** during the operational stage:

- Changes to local townscape character; and
- Changes to visual amenity.

What receptors were considered?

- LTCA 1 – Universities area; and
- Visual receptors including:
 - Open space users in All Saints Park (to the east);
 - Users of the roads in close proximity to the Site including Lower Chatham Street, Cavendish St and Boundary Street West; and
 - Residents of the nearby PBSA to the west.

What did the assessment identify?

5.6 The Proposed Scheme would directly affect the characteristics of LTCA1 – Universities area, given the introduction of a large, PBSA development with some commercial and retail use at ground floor level and improved public realm, on a Site which currently contains PBSA of limited architecture and townscape merit. The overall change to the LTCA once the Proposed Scheme is operational is seen as a beneficial and significant effect given the introduction of the buildings of further height and massing, with high quality design within landscaped areas. These elements have also been appropriately designed to the Site's position adjacent to the City Centre and shows due regard to the neighbouring residential development. In addition, the proposed

mixed uses across the Site are reflective of the local context and are considered appropriate to the local character.

- 5.7 Once the Proposed Scheme is operational, a mix of positive and negative changes to the views will be experienced by a number of visual receptors near the Site.
- 5.8 Regarding views of open space users at All Saints Park, the Proposed Scheme would introduce an enhanced built form providing visual interest and further details on the skyline (as shown on **Extract 8**). The built form would be a detracting feature viewed as a backdrop to Grade II listed buildings in the vicinity but in the context other University and taller buildings on the skyline. In addition, the change in height and gaps in the proposed built form break up the massing of built form to avoid the building being dominant and overbearing on the space. The two tower elements with curved corners will also provide additional visual interest to the views, with a decorative parapet screening views of the rooftop plant. Given the balance of adverse and beneficial effects to the views, effects are considered to be significant and neutral.



Extract 8: View from All Saints Park towards the Site (with the Proposed Scheme)

- 5.9 Beneficial and significant effects are likely to be experienced by the users of the road network in close proximity to the Site – including Lower Chatham Street, Cavendish St and Boundary Street West, as the Proposed Scheme will introduce contemporary architecture which is well constructed, with the improvements to public realm (including new tree planting, landscaping and an improved interface between the Site and streets through the introduction of a new entrance directly from the street). This is even with the increased scale and massing of the Proposed Scheme which would result in an increased sense of enclosure and a reduction of visible open sky in views from these streets.
- 5.10 For residents within the apartments at the west facing on to the Site, the change in views towards the Site would be of a PBSA development with limited architectural quality (i.e. the existing Cambridge Halls building) to a much taller but higher-quality PBSA development (the Proposed Scheme). The nature of this change will be perceived differently by different individuals and given this, a precautionary approach has been adopted. Therefore, an adverse and significant effect has been concluded for this receptor.

²⁴ The surroundings in which the historic asset is understood, experienced and appreciated.

Built Heritage

What effects were considered?

- 5.11 The following effects were considered in **Chapter 7: Built Heritage** during the construction and operational stages:

- Change within the setting²⁴ of the designated and non-designated heritage assets.

What receptors were considered?

- 5.12 28 designated heritage assets and 3 non-designated heritage assets were identified within 500m of the Site. Those assets for which the Site makes no contribution to significance and has no potential for its significance to be affected (a total of 22 assets) do not form part of the technical baseline. Following this, the 9 heritage assets (forming part of the technical baseline) which have been taken forward as part of the assessment are as follows (the noted built heritage assets are shown on **Extract 7** above, which the Heritage Asset Plan (HAP) no. below relates to):

- Former Manchester Ear Hospital (grade II listed building, HAP no. 8);
- Roman Catholic Church of St Augustine (grade II listed building, HAP no. 26);

- Ormond Building, Manchester Metropolitan University (formerly Municipal Offices) (grade II listed building, HAP no. 15);
- Righton Building (grade II listed building, HAP no. 6);
- Grosvenor Building, Manchester Metropolitan University Faculty of Art and Design (grade II listed building, HAP no. 24);
- Former Town Hall Façade to Mabel Tylecote Building, Manchester Metropolitan University (grade II listed building, HAP no. 21);
- Former Grosvenor Picture Palace (grade II listed building, HAP no. 13);
- Adult Deaf and Dumb Institute (former) (grade II listed building, HAP no. 9); and
- Salutation Public House (non-designated heritage asset, HAP no. 29).

What did the assessments identify?

5.13 During the construction stage, there are several forms of temporary effects that may affect the heritage assets at this stage. This includes the temporary diminution in the quality of the setting of heritage assets due to the construction activities (such as site securement, formatting of the construction access, from the presence of scaffolds, fixed tower crane and hoarding, visible machinery, and construction traffic movements).

5.14 During the construction stage, the incomplete structures of the Proposed Scheme and associated construction infrastructure and equipment would be experienced within the setting of the listed buildings (designated heritage assets) and non-designated assets (particularly in regard to views from Lower and Higher Ormond Street, All Saints Park and its environs, Cavendish Street, and Boundary Street West). While under construction, the Proposed Scheme has the potential to be an unsightly distracting element within the setting of the receptors and affecting the ability to appreciate their significance. However, the distracting nature of the Proposed Scheme would be reduced in the latter stages of the construction programme, after the external envelope of the Proposed Scheme has been completed; therefore, effects are considered to be not significant given the temporary and short-term nature of the works.

5.15 Once constructed and operational, the Proposed Scheme would introduce new buildings of up to 24 and 30 storeys in height (above ground). As a result of its scale and height, the Proposed Scheme would extend the visual relationship between the Site and the identified heritage assets. The impacts relate solely to the experience of the assets within their setting and should be considered within the context of the existing character of the setting of the heritage assets, which is varied and includes taller, modern buildings, as well as the limited overall contribution that setting makes to their significance.

5.16 The designated assets (Grosvenor Building and Former Town Hall Façade to Mabel Tylecote Building) would not experience significant effects as it was concluded that the Proposed Scheme

would sustain the local heritage significance²⁵ of these assets. However, the listed buildings to the west of Lower and Higher Ormond Street (i.e. the Grade II listed Former Manchester Ear Hospital, Roman Catholic Church of St Augustine, Ormond Building and Righton Building) are approximately 30 – 50m away from the Proposed Scheme (and therefore, located the closest). Although the change was considered to be adverse, the effect was not considered to be significant.

- 5.17 For the non-designated heritage asset (Salutation Public House), the Proposed Scheme would enhance the quality of the built environment within the immediate context of the asset, including in key views taken from Boundary Street West but would also overall, sustain the local heritage significance of the asset. Therefore, effects that are not significant are concluded.

Wind

What effects were considered?

- 5.18 The following effects were considered in **Chapter 8: Wind:**

- Altered wind safety²⁶ and comfort²⁷ conditions within and surrounding the Proposed Scheme.

²⁵ The heritage significance refers to the value or meaning of an asset due to its heritage qualities.

²⁶ Criteria which determine whether or not strong winds will be generated that create unsafe conditions for pedestrians.

²⁷ Criteria which determine whether public spaces are suitable for sitting (occasionally or frequently), standing (including at entrances of buildings) and strolling for pedestrians.

What receptors were considered?

- Pedestrians and cyclists in external public areas on-Site and in the immediate surroundings (within a 300m radius²⁸).

What did the assessments identify?

- 5.19 A Computational Fluid Dynamics (CFD) study²⁹ was undertaken to confirm and quantify pedestrian level wind conditions.
- 5.20 The assessment/modelling identified that wind comfort conditions will be met throughout the study area and therefore, effects are considered to be not significant at all locations, with the exception of the secondary entrances to the security lobby in the underpass in Phase 1 (which are noted to have 'Strolling' conditions³⁰). Nevertheless, mitigation will be implemented which will focus on reducing the impact of wind conditions within the underpasses in both Phases 1 and 2. To alter any potential wind comfort conditions to be more favourable, active mitigation can be implemented such as locking the doors on windy days at the discretion of the users (which can be secured through an on-Site management plan and training). With this

²⁸ Buildings beyond the 300m radius are expected to not impact the local wind conditions at the Site due to the distance.

²⁹ CFD is a tool used to carry out computer based analysis of the wind flow around buildings.

³⁰ i.e. the wind speeds are such that 'strolling' would be comfortably possible in the wind climate.

mitigation in place, it was concluded that effects are considered to be not significant.

- 5.21 The wind assessment found that without the benefits of a canopy in the courtyard, the suction through the underpass in the Phase 2 plot could produce conditions that exceed the safety threshold for general public access (and may impact the safe use of the secondary doors into the security lobbies). With the implementation of active mitigation measures (such as locking the doors on windy days) and passive mitigation details (such as the development of the canopy design in the courtyard of Phase 1 and the introduction of a canopy in Phase 2, and the inclusion of hard and soft landscaping such as artwork, trees, etc, to dissipate the winds energy within the courtyard before it reaches the underpass), no significant wind effects in relation to pedestrian safety were identified.

Daylight, Sunlight, and Overshadowing

What effects were considered?

- 5.22 The following effects were considered in **Chapter 9: Daylight, Sunlight, and Overshadowing**:

- Reduced daylight and sunlight amenity³¹; and
- Increased overshadowing.

What receptors were considered?

- 5.23 13 existing surrounding buildings and three neighbouring amenity area were assessed as part of the assessment (shown on **Extract 9** below), specifically:

- Cavendish Hall of Residence (part Ormand Building);
- Victoria Hall;
- Needham Court;
- Manchester House;
- 44 Cavendish Street;
- 2-28 Dalesman Walk;
- 84 Cambridge Street;
- Cambridge House;
- 2-12 Elmdale Walk;
- 2-12 Broomwood Walk;
- 2-12 Maltham Walk;
- 2-24 Knowles Place;

³¹ Daylight is directly received from an unobstructed overcast sky whilst sunlight is light received directly from the sun.

- 60-70 Loxford Street;
- Loxford Gardens;
- Manchester Metropolitan University amenity areas; and
- Cavendish Hall of Residence (courtyard).

NEIGHBOURING PROPERTIES CONSIDERED FOR ANALYSIS

- 1: Cavendish Hall Of Residence
(part Ormond Building)
Dwg No: 24312-LOC-001
- 2: Victoria Hall
Dwg No: 24312-LOC-002
- 3: Needham Court
Dwg No: 24312-LOC-003
- 4: Manchester House
Dwg No: 24312-LOC-004
- 5: 44 Cavendish Street
Dwg No: 24312-LOC-004
- 6: 2-28 Dalesman Walk
Dwg No: J24312-LOC-005
- 7: 84 Cambridge Street
Dwg No: 24312-LOC-004
- 8: Cambridge House
Dwg No: 24312-LOC-004
- 9: 2-12 Elmdale Walk
Dwg No: 24312-LOC-005
- 10: 2-12 Broomwood Walk
Dwg No: 24312-LOC-005
- 11: 2-12 Matham Walk
Dwg No: 24312-LOC-005
- 12: 2-24 Knowles Place
Dwg No: 24312-LOC-005
- 13: 60-70 Loxford Street
Dwg No: 24312-LOC-006
- 14: Loxford Gardens
- 15: Manchester Metropolitan Uni
- 16: Cavendish Hall of Residence



Extract 9: Daylight, Sunlight, and Overshadowing study area. The surrounding buildings are highlighted in orange and the neighbouring amenity areas are highlighted in yellow.

What did the assessments identify?

- 5.24 The new buildings on-Site have the potential to lessen the availability of daylight and sunlight received by surrounding receptors due to the increased height proposed. The assessment of daylight and sunlight was completed using technical analyses of a 3D computer model of the Site and Proposed Scheme's massing.
- 5.25 The construction stage effects have not been modelled as a separate scenario as the operational stage is considered to be a worst cast proxy (i.e. when the massing is at its maximum form) and therefore, the construction stage effects are considered to be less than or on parity with the operational stage effects.
- 5.26 Windows at Cavendish Halls of Residence, Needham Court, Manchester House, 84 Cambridge Street, and Cambridge House currently have a largely unobstructed view over the low-level existing building and benefit from a high level of visible sky and the Proposed Scheme would lead to an inevitable reduction in daylight. As a result of the Proposed Scheme, an adverse and significant effect is likely to be experienced by residents of these properties due to the loss of daylight compared to the current baseline. All other identified daylight receptors will not experience a significant effect.
- 5.27 Similarly, the loss of sunlight as a result of the Proposed Scheme in operation will have an adverse and significant effect upon residents of Cambridge House. The remaining identified receptors will not experience a significant effect.

- 5.28 Overshadowing (changes to the levels of shadow) as a result of the Proposed Scheme during operation will have an effect that is considered not significant upon Loxford Gardens and the Cavendish Hall of Residence, and on a majority of the amenity areas at and around Manchester Metropolitan University. However, the assessment identified that the terraced amenity area to the south of the Manchester Metropolitan University building located directly to the north of the Site will experience an adverse and significant effect due to extent of the overshadowing effects to the area and the retained direct sunlight levels at the amenity space.

Climate Change

What effects were considered?

- 5.29 The following effects were considered in **Chapter 10: Climate Change**:

- GHG emissions during construction and operational stages.

What receptors were considered?

- The global climatic system.

What did the assessments identify?

- 5.30 GHG emissions during the demolition stage are anticipated as a result of the demolition of the buildings and transport of materials offsite for processing. However, a demolition audit will be carried out to review opportunities for the reuse and recycling of materials from the existing buildings and therefore, GHG emissions during the demolition stage is anticipated to be limited and not significant.

5.31 Construction activities will result in GHG emissions both on- and off-Site, from a range of activities including the manufacture of construction materials, fuel and electricity consumption, etc. The construction stage of the Proposed Scheme is estimated to result in total emissions of 52,269 (tCO₂e)³², equating to annual construction emissions of circa 10,454 tCO₂e across the 5 year construction period. However, the upfront carbon³³ of the Proposed Scheme shows a reduction against relevant good practice benchmarks³⁴ for designing lower construction carbon. Therefore the construction will represent an appropriate contribution to the UK net zero targets. Although adverse, effects related to GHG emissions during construction were not considered to be significant.

5.32 Similarly, the operational stage of the Proposed Scheme will result in GHG emissions from the generation of energy consumed by the proposed dwellings, commercial and amenity space. It is estimated that the Proposed Scheme will result in GHG emissions accumulating to 894 tCO₂e across the assessed operational stage (2030 – 2042)³⁵ which aligns with the RIBA³⁶ operational energy targets for 2025 but is noted to be higher than the LETI 2020 residential target. Nevertheless, this performance is considered to make an appropriate contribution to the UK net zero targets

³² tCO₂e is a common unit of measure for GHG emissions and footprint.

³³ Carbon emissions released during the production of products and materials.

³⁴ London Energy Transformation Initiative (LETI).

³⁵ Operational GHG emissions are assessed from 2030 up to the end of 2042 to enable comparison with the UK carbon budgets ending 2042. GHG emissions of 144 tCO₂e during the first year of operation (2030), dropping to 41 tCO₂e in 2042 are reported.

through the provision of good practice mitigation regarding operational carbon. Therefore, GHG emissions during operation, whilst adverse, are not considered to be significant.

Socio-Economics and Human Health

What effects were considered?

5.33 The following effects were considered in **Chapter 11: Socio-Economics and Human Health**:

- Employment generated during the construction stage; and
- The provision of PBSA.

What receptors were considered?

- Labour force in Manchester and Greater Manchester; and
- Students requiring accommodation.

What did the assessments identify?

5.34 The number of jobs³⁷ anticipated to be generated during the construction stage was calculated to be a total of 280 net

³⁶ RIBA's '2030 Climate Challenge version 2' provides targets for embodied carbon and operational carbon emissions from new development from 2020 to 2030.

³⁷ Calculations informed by estimated construction costs (provided by the Applicant) and the average turnover per employee per annum in the construction sector in the North West.

additional full time equivalent jobs (FTE) ^{38,39} in Greater Manchester, inclusive of 100 jobs which would be taken in Manchester. Construction employment in Greater Manchester has fluctuated over the period of 2018 – 2023 (peaking at 11,000 jobs in 2021, before falling again in subsequent years), with Manchester’s construction sector supporting around 9,000 jobs in 2023. Therefore, the additional jobs generated by the Proposed Scheme will therefore make an important contribution towards sustaining employment in the sector going forwards. Overall, although beneficial, this effect was not considered to be significant given the number of jobs created (due to the scale of the Proposed Scheme) and only being temporary to the construction period.

- 5.35 The delivery of the 2,302 new PBSA units (equating to a net on-Site uplift of 1,531 bedspaces and residents in relation to the existing Cambridge Halls building) as part of the Proposed Scheme would represent a notable increase on provision of PBSA in Manchester. Specifically, the scale of net additional provision to be delivered by the Proposed Scheme would equate to between 14% and 28% of the overall need to 2030, as most-recently estimated by MCC. In addition, the Proposed Scheme will provide high-quality, healthy homes for students that result in a notable qualitative enhancements to PBSA supply and which are designed to align with wider positive wellbeing determinants, such as safety, social cohesion and access to amenities and

³⁸ This measures the number of full-time hours worked by all employees in a business.

³⁹ Taking into account leakage of jobs being taken outside of Manchester and Greater Manchester; the displacement (i.e. a proportion of jobs being taken by

services. Overall, this was considered to be a significant beneficial effect on the provision of PBSA for students, given the identified deficit of provision of PBSA city-wide in Manchester and the improvement in terms of the standard of PBSA provision for students in Manchester.

Air Quality

What effects were considered?

5.36 The following effects were considered in **Chapter 12: Air Quality**:

- Changes to pollutant concentrations resulting from traffic generated by the Proposed Scheme during the construction stage.

- 5.37 Effects relating to traffic generation from the Proposed Scheme were identified as potentially significant effects in the EIA Scoping Report. However at the assessment stage, further information was available in relation to the likely number of vehicles generated during the operational stage, which fell below thresholds for further assessment and were therefore not considered further.

What receptors were considered?

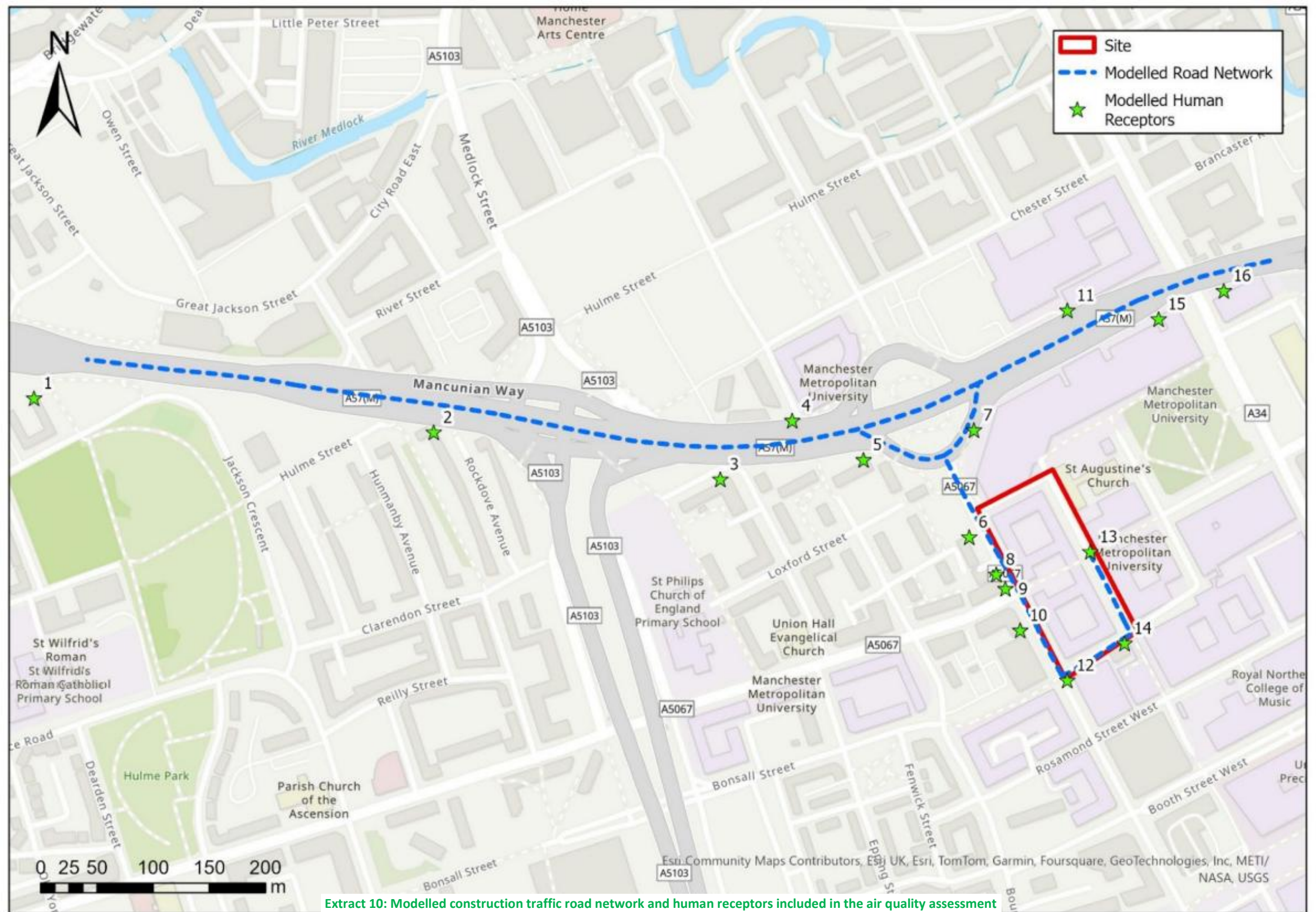
- Existing and proposed sensitive receptors near the Site, and close to roads affected by changes in traffic flows (16 locations, as set out in **Extract 10**). This includes four

those who, in the absence of the Proposed Scheme, could otherwise be working on alternative construction projects locally); and indirect employment and financial benefits for the construction sector.

residential properties, New Medlock House Student Halls, Cambridge House Student Halls, Faculty of Business and Law, Element Manchester Student Halls, Manchester House Student Halls, Opal Hall Student Halls, Faculty of Science and Engineering, Student Union, Cavendish Student Halls, School of Digital Arts, Manchester Law Building, and Institute of Sport Building.

What did the assessments identify?

- 5.38 Predicted annual mean concentrations for NO₂, PM₁₀ and PM_{2.5} at the existing and proposed sensitive receptors (noted above and shown in **Extract 10**) were identified to be below the relevant air quality objectives given the limited construction stage traffic numbers generated by the Proposed Scheme. Therefore, effects of emissions from construction traffic generated by the Proposed Scheme were considered to be not significant across all assessed sensitive receptors.



Noise and Vibration

What effects were considered?

5.39 The following effects were considered in **Chapter 13: Noise and Vibration**:

- Noise, and vibration disturbance from demolition and construction activities;
- Noise disturbance from increased road traffic during the construction and operational stages;
- Noise disturbance from proposed servicing areas and building services plant during operation;
- Noise disturbance from other proposed uses on-Site (e.g., the retail space, community uses, sports provision, and amenity space(s)) during operation; and
- Disturbance from existing environmental noise during the operation of the Proposed Scheme.

What receptors were considered?

5.40 The following noise sensitive receptors are located within 50m of the Site boundary (and are shown on **Extract 11** below):

- Residential dwellings, existing PBSA residences along Cambridge Street (A5067) and Manchester Metropolitan University educational buildings; and
- Future users of the Proposed Scheme.

What did the assessments identify?

- 5.41 Demolition and construction activities have the potential to generate noise and vibration effects through works (such as the demolition, substructure piling, the construction of the sub structure, etc). Noise levels will be the highest during demolition and superstructure construction. Nevertheless, effective best practice measures will be implemented in the Construction Environmental Management Plan (CEMP), such as the use of hoarding around the Site, implementation of acoustic barriers or temporary screens around the Site perimeter and near sensitive receptors, the adoption of vibration-reducing techniques for piling, and the regular servicing and maintenance of construction plant and equipment to reduce noise emissions, etc. Overall, construction stage effects of noise and vibration were concluded to be temporary and short-term, and not significant with the mitigation measures in place.
- 5.42 The increased road traffic due to the construction of the Proposed Scheme may result in noise disturbance at nearby existing noise receptors. The increase at three key locations adjacent to the Site (Cambridge Street, Boundary Street West, and Chatham Street) are predicted to be less than relevant thresholds. Therefore, whilst adverse, effects are considered to be not significant.
- 5.43 The operational stage will generate additional traffic on the surrounding road network. The increases in traffic noise is predicted to be less than 3dB at the three key locations considered given the limited operational traffic generated. In addition, no car parking spaces are proposed within the Site as

part of the Proposed Scheme. Therefore, the effects of the changes in noise levels due to the operational road traffic, whilst adverse, are not considered to be significant.

- 5.44 The operation of the Proposed Scheme includes elements on-Site that will generate noise (including retail, community spaces, and amenity areas) at nearby sensitive receptors. The assessment confirms that noise levels from these uses will remain below relevant thresholds and therefore, effects are considered to be adverse, but not significant.
- 5.45 In relation to the proposed Multi-Use Games Area (MUGA) and Gym areas on-Site, the assessment concluded that with the inclusion of appropriate design measures (such as acoustic insulation and control of structure-borne noise emissions for the proposed gym areas), effects are considered to not significant.
- 5.46 The proposed service areas and building services plant (i.e., mechanical and electrical plant and equipment to be used for the operation of the Proposed Scheme) has the potential cause nuisance and disturbance to the nearby noise sensitive receptors. Plant noise will be controllable through the incorporation of appropriate design measures to ensure plant adheres to recommended noise limits in line with relevant guidance (e.g., BS 4142:2019 and Manchester City Council's Noise Technical Guidance). With these measures in place, it was considered that the noise from fixed plant and servicing equipment was not be significant.

- 5.47 There will be new sensitive receptors introduced into the Site (i.e. students) that may experience noise from existing commercial and entertainment uses/activities, such as the nearby Salutation Pub, and Manchester Metropolitan University activities. Disturbance from noise from existing sources will be mitigated through the implementation of appropriate acoustic design specifications, such as the incorporation of suitable building envelope specifications, including high-performance glazing and alternative ventilation strategies, etc. With such mitigation, effects, whilst adverse, are considered to be not significant.



Extract 11: Study Area and Nearest Noise Sensitive Receptors

6. Cumulative Effects

- 6.1 It is a requirement of the EIA Regulations for the EIA to assess the 'cumulative effects' arising from the Proposed Scheme.
- 6.2 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:** the interaction of environmental effects of the Proposed Scheme affecting the same receptor either within the Site or in the surrounding area⁴⁰, for example an adjacent residential receptor experiencing an increase in construction noise and change in visual amenity during construction; and
 - **In-combination interactions:** the combination of environmental effects of the Proposed Scheme with existing or cumulative projects affecting the same receptor, for example multiple new tall buildings in-combination with the Proposed Scheme changing townscape character.
- 6.3 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

⁴⁰ i.e the technical study areas as defined in **Technical Chapters 6 – 13**.

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.

Effect Interactions

- 6.4 The evaluation of effect interactions first looks to combine all of the effects assessed within all technical chapters and categorise them into 'receptor groups' that are specified within the EIA Regulations⁴¹. The receptors considered within the technical assessments will fall within one of the receptor groups. By sorting all effects into these factors / groups, the potential for an effect interaction to occur can be identified.
- 6.5 The assessment of effect interactions identified that effect interactions would be experienced by the 'population and human health' factors / receptor groups for the construction and operational stages.
- 6.6 At the construction stage, the potential effect interactions are in relation to the adverse effect of reduced daylight and sunlight amenity and overshadowing (albeit this is most likely when the full massing is implemented towards then end of the construction period); the beneficial effect of employment generated (in Manchester and Greater Manchester) and the adverse effects from noise and vibration (from construction activities and traffic). Overall, the effect interaction during the construction stage is likely to be greater than each effect

⁴¹ i.e. population, human health, biodiversity, land, soil, water, air, climate, material assets, cultural heritage and landscape.

individually but not considered to be significant due to the different spatial scales at which the effects will be felt, the temporal scope of the effects and that the construction stage effects are temporary.

- 6.7 During the operational stage of the Proposed Scheme, there is also a possible effect interaction in relation to the adverse effects of reduced daylight and sunlight amenity and increased overshadowing; noise disturbance and change in visual amenity (for one receptor); and beneficial effects from provision of PBSA and change in visual amenity (one receptor, with another receptor being reported as neutral). The interactions on future receptors (i.e. future users of the PBSA) are not considered to be significant due to the types of effects interacting (i.e. beneficial effects of the provision of PBSA on a wider Manchester scale, and the adverse effect of noise that the future PBSA receptors would experience, which is not significant). The interactions on existing sensitive receptors are likely to be greater than the effects individually, which are perceived to be significant (with some of the effects individually being significant). This is due to the permanent nature of the effects and the overlap in receptors which may experience reduced daylight and sunlight; increased noise and changed visual amenity all concurrently.

In-Combination Effects

- 6.8 The first step for this assessment is to identify other existing or approved projects that should be considered in-combination with the Proposed Scheme. A location plan of the identified Cumulative Projects can be found at **Extract 12**.

- 6.9 The evaluation of in-combination effects was undertaken for each environmental 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.

- 6.10 The evaluation considered the following:

- (a) Do the projects share a common receptor, 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 for the Proposed Scheme in isolation?

- 6.11 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 wind microclimate).

- 6.12 A summary of the evaluation of in-combination effects is provided within the table below.

- 6.13 Where a greater in-combination effect is identified and is considered to be Significant, this has been highlighted in grey.

Technical Topic	Summary of In-Combination Effects with Relevant Projects
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Townscape and visual	Due to intervening features in the townscape (e.g. other buildings) and distance from the Site, the
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Technical Topic	Summary of In-Combination Effects with Relevant Projects
	Cumulative Projects would not be experienced in combination with the Proposed Scheme in the Local Townscape Character Area – ‘Universities Area’. There are no other common receptors between the Proposed Scheme and Cumulative Projects. Therefore there is no in-combination effect greater than for the Proposed Scheme in isolation.
Built Heritage	There are only common receptors between the Proposed Scheme and Cumulative Projects 3, 5 and 9. In-combination effects are not greater than for the Proposed Scheme in isolation (which are not significant) due the projects being experienced as a continuation of the varied, urban context of the common receptors.
Wind	The Cumulative Projects within a 500m radius were modelled with the Proposed Scheme. Results showed similar conditions to those modelled around the Proposed Scheme in existing surroundings. Therefore the in-combination effects with the cumulative surroundings are the same as those for the Proposed Scheme in isolation, which are not significant.
Daylight, Sunlight and Overshadowing	None of the Cumulative Projects are located close enough to the Site to influence the daylight, sunlight and overshadowing effect of the Proposed Scheme.

Technical Topic	Summary of In-Combination Effects with Relevant Projects
Climate Change	All global cumulative GHG sources are relevant to the effect on climate change, which is taken into account when defining the global climatic system receptor as being of high sensitivity to further emissions. Therefore, the cumulative effect remains as reported for the Proposed Scheme in isolation, which is not significant.
Socio-Economics and Human Health	All Cumulative Projects will generate employment in the construction sector. This will exceed the level of effect considered at the project level and result in a significant cumulative effect. Cumulative Projects 2, 4, 7, 9, 10, 11, 12, 14 and 23 will provide PBSA. This will result in a cumulative effect quantitatively greater than at the project level (albeit the level of effect remains the same), which is significant.
Air Quality	The construction traffic data assessed for the Proposed Scheme considers traffic growth and the impact of local developments on the highway network. As such, the air quality assessment (summarised in Section 5) considers a cumulative evaluation of construction traffic, which is not significant
Noise and Vibration	There are only common receptors with Cumulative Project 1. Construction of this project will have

Technical Topic Summary of In-Combination Effects with Relevant Projects

finished in advance of the Proposed Scheme, therefore there is no construction stage cumulative effect.

During operation, the Proposed Scheme and Cumulative Project 1 are physically separated by Cavendish Halls (PBSA), which are common receptors. Any potentially noise-generating activities occurring simultaneously from both the Proposed Scheme and Cumulative Project 1 would affect opposite façades of this building. No in-combination effects are anticipated.

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 Proposed Scheme and Section 4: 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 2: 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 Proposed Scheme and Section 4: 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 4: Determining the Baseline and Section 5: 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;	Section 5: Effects of the Proposed Scheme and Section 6: Cumulative Effects

(b) the use of natural resources, in particular land, soil, water and biodiversity, considering as far as possible the sustainable availability of 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).

Regulation 18. Environmental Statements	Schedule 4. Information for Inclusion in Environmental Statements	Location of Information in this Non-Technical Summary
-	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 knowledge) encountered compiling the required information and the main uncertainties involved.	Section 5: Effects of 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 5: 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 3: The EIA Process and Approach

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