BURO HAPPOLD

Faraday Tower
EIA Scoping Report

006184

14 May 2025

Revision P04

Copyright © 1976 - 2025 Buro Happold. All rights reserved

Revision	Description	Issued by	Date	Checked
P01	Draft for review	MA	17/04/2025	HL
P02	Updated draft for review (tracked changes)	MA	25/04/2025	HL
P03	Final draft for review	MA	12/05/2025	HL
P04	Final for submission	MA	14/05/2025	PL

Report Disclaimer

This Report was prepared by Buro Happold Limited ("BH") in accordance with, and remains subject to, the terms of BH's appointment for the benefit of Halliday Meecham Architects Ltd in relation to Purpose of Report. BH responsibility shall be limited to the purpose for which this Report was prepared, with BH assuming no liability for any reliance placed on this Report by any third party.

Notwithstanding the foregoing, the content of this Report shall remain subject to the following:

1. This Report is based upon the information and knowledge available to BH at the time of writing and, unless otherwise expressly stipulated herein, BH has not sought to verify or validate any data received by BH and/or which may underpin this Report.
2. BH assumes no ownership nor liability in respect of any third-party design, workmanship and/or deliverables, and shall not be held responsible for the consequences of any negligence, error or omission in respect of the same.
3. BH does not guarantee any particular outcome, nor does BH provide any warranty in respect of any third-party services, equipment requirements and/or software and is not responsible for the outcome or use of the same; regardless of whether the content of this Report is followed.
4. This Report shall not be construed as investment or financial advice.

BH reserves the right on notice to withdraw this Report and all associated intellectual property rights, licences or otherwise granted pursuant to BH's appointment should any payments which fall due not be paid in full. Any reliance placed upon the Report in such circumstances shall be deemed null and void.

author	**Maddie Adas & George Witts**
date	**14/05/2025**
approved	**Helen Lund**
signature	
date	**14/05/2025**

Copyright © 1976 - 2025 Buro Happold. All rights reserved

Contents

1 INTRODUCTION 6

1.1 BACKGROUND TO THE SCHEME 6

1.2 REQUIREMENT FOR ENVIRONMENTAL IMPACT ASSESSMENT 6

1.3 THE PURPOSE OF SCOPING IN THE EIA PROCESS 6

1.4 STRUCTURE OF THE SCOPING REPORT 7

2 SITE AND SURROUNDING AREAS 8

2.1 SITE DESCRIPTION 8

3 DESCRIPTION OF THE PROPOSED PROJECT 10

3.1 INTRODUCTION 10

3.2 PROPOSALS FOR THE SITE 10

3.3 INDICATIVE DEMOLITION PROGRAMME 10

4 PROPOSED APPROACH TO EIA 11

4.1 PURPOSE 11

4.2 SCOPE OF THE ASSESSMENT 11

4.3 DEFINING SIGNIFICANCE 11

4.4 MITIGATION AND RESIDUAL EFFECTS 12

4.5 DEVELOPMENT ALTERNATIVES 12

4.6 ASSESSING THE SCHEME 12

4.7 ASSESSMENT OF CUMULATIVE ENVIRONMENTAL EFFECTS 12

4.8 PLANNING POLICY FRAMEWORK 16

5 PROPOSED ASSESSMENTS AND STRUCTURE OF ES 17

5.1 NON-SIGNIFICANT ISSUES TO BE SCOPED OUT OF THE ES 17

5.2 ENVIRONMENTAL ISSUES TO BE SCOPED INTO THE ES 19

5.3 ENVIRONMENTAL STATEMENT GENERAL CHAPTERS 19

5.4 VOLUMES OF THE ES 19

6 ENVIRONMENTAL ASSESSMENTS 20

6.1 INTRODUCTION 20

6.2 AIR QUALITY 20

6.3 NOISE AND VIBRATION 22

Copyright © 1976 - 2025 Buro Happold. All rights reserved

6.4 BUILT HERITAGE 23

7 SUMMARY OF KEY POTENTIAL ENVIRONMENTAL ISSUES 27

8 OTHER PLANNING DOCUMENTS 28

9 REFERENCES 29

Table of Tables

Table 3-1 Indicative demolition programme 10

Table 4-1 Matrix for determining effect significance 11

Table 4-2 Identified Cumulative / Future receptors 13

Table 5-1 Sources of ecology and biodiversity baseline information and surveys undertaken to date. 18

Table 5-2 Sources of landscape and trees baseline information and surveys undertaken to date. 18

Table 6-1 Sources of air quality baseline information and surveys undertaken to date. 20

Table 6-2 Sources of noise and vibration baseline information and surveys undertaken to date. 22

Table 6-3 Sources of built heritage baseline information and surveys undertaken to date. 23

Table of Figures

Figure 2-1 Red Line Boundary 8

Figure 2-2 Constraints Map (Source: Historic England, 2025) 8

Figure 4-1 Cumulative Schemes 15

Figure 6-1 GCMA air quality monitoring in proximity to the site. Labelled and colour-coded by the 2023 annual average NO_2 concentration at each monitor 20

Figure 6-2 Sensitive receptors with 250 m of the site 21

Copyright © 1976 - 2025 Buro Happold. All rights reserved

Glossary

Term	Definition
AADT	Annual Average Daily Traffic
AQMA	Air Quality Management Areas
AQO	Air Quality Objective
BH	Buro Happold Limited
BS	British Standards
CAP	Clean Air Plan
DEFRA	Department for Environment, Food and Rural Affairs
DMS	Demolition Method Statement
DN	Do nothing
DS	Do something
EIA	Environmental Impact Assessment
ES	Environmental Statement
EU	European Union
EPUK	Environmental Protection UK
GEA	Gross External Area
GHG	Greenhouse Gas
GMCA	Greater Manchester Combined Authority
ha	Hectares
HER	Historic Environment Record
HDV	Heavy Duty Vehicles
HS2	High Speed 2
IAQM	Institute of Air Quality Management
LAQM	Local Air Quality Management
LDV	Light Duty Vehicles
LOAEL	Lowest Observed Adverse Effect Level
LPA	Local planning authority
MCC	Manchester City Council
NAEI	National Atmospheric Emission Inventory
NDHA	Non-Designated Heritage Asset
NO_2	Nitrogen dioxide
NPPF	National Planning Policy Framework
NPSE	Noise Policy Statement for England
NRMM	Non-Road Mobile Machinery
PPG	Planning Practice Guidance
PPG:N	Planning Practice Guidance on Noise
PM	Particulate matter
RIBA	Royal Institute of British Architects
SEPA	Scottish Environment Protection Agency
SOAEL	Significant Observed Adverse Effect Level
SWMP	Site Waste Management Plan
TBC	To be confirmed
TMP	Traffic Management Plan
TPO	Tree Preservation Order
TV	Television
UK	United Kingdom
UMIST	University of Manchester Institute of Science and Technology
UNESCO	The United Nations Educational, Scientific and Cultural Organisation

Copyright © 1976 - 2025 Buro Happold. All rights reserved

1 INTRODUCTION

1.1 BACKGROUND TO THE SCHEME

1.1.1 This report represents a formal request to Manchester City Council (MCC), for an Environmental Impact Assessment (EIA) scoping opinion for the demolition of Faraday Tower, located immediately west of Sackville Street in central Manchester (hereafter referred to as the 'site').

1.1.2 The University of Manchester (hereafter referred to as "the applicant") is seeking an EIA scoping opinion under the Town and Country Planning (EIA) Regulations 2017 (as amended) for the demolition of Faraday Tower (hereafter referred to as the "proposed project". The applicant intends to submit a detailed planning application for the proposed project, which will be subject to EIA and is the focus of this EIA scoping report.

1.1.3 A full description of the proposed project is provided in Chapter 3 of this report.

1.2 REQUIREMENT FOR ENVIRONMENTAL IMPACT ASSESSMENT

1.2.1 The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (hereafter referred to as the "EIA Regulations") transposed, on 16th May 2017, the European Union (EU) Directive 2014/52/EU ("2014 EIA Directive").

1.2.2 Projects that require or may require an EIA are set out in Schedule 1 and 2 of the EIA Regulations. A Schedule 1 development automatically requires an EIA as this has the most potential to cause significant environmental effects. The proposed project is not considered a Schedule 1 development in accordance with the EIA Regulations.

1.2.3 Schedule 2 relates to development, other than exempt development, of a description mentioned in column 1 of the table in Schedule 2, where:

a. "Any part of that development is to be carried out in a sensitive area; or

b. any applicable threshold or criterion in the corresponding part of column 2 of that table is respectively exceeded or met in relation to that development."

1.2.4 With regards to the first criteria for a Schedule 2 development, according to the EIA Regulations, a "sensitive area" relates to any of the following:

a. 'Land notified under section 28(1) (sites of special scientific interest) of the Wildlife and Countryside Act 1981;

b. A National Park within the meaning of the National Parks and Access to the Countryside Act 1949;

c. The Broads;

d. A property appearing on the World Heritage List kept under article 11(2) of the 1972 UNESCO Convention Concerning the Protection of the World Cultural and Natural Heritage;

e. A scheduled monument within the meaning of the Ancient Monuments and Archaeological Areas Act 1979;

f. an area of outstanding natural beauty designated as such by an order made by Natural England under section 82(1) (areas of outstanding natural beauty) of the Countryside and Rights of Way Act 2000 as confirmed by the Secretary of State; or

g. A European site;'

1.2.5 In certain cases other statutory and non-statutory designations which are not included in the definition of "sensitive areas", but which are nonetheless environmentally sensitive, may also be relevant in determining whether an EIA is required.

1.2.6 The site does not contain any of the designations outlined above.

1.2.7 The 2011 ruling secured by SAVE Britain's Heritage against the Secretary of State for Communities and Local Government, involved the decision by Lancaster City Council to authorise the demolition of the historic Mitchell's Brewery building without prior approval. The Court of Appeal ruled that such demolitions must be subject to the EIA process if they are likely to have significant environmental effects.

1.2.8 Regarding the descriptions of development in Schedule 2 of the EIA Regulations, the proposed project falls under Category 10(b) in column 1 of the table in Schedule 2. This refers to infrastructure projects in the form of urban development projects. Although the proposed project falls below the thresholds identified in column 2 of the table, MCC has requested an EIA is undertaken for the proposed project due to the view that likely significant effects may occur.

1.2.9 Therefore, the applicant is proceeding straight into the EIA scoping stage.

1.3 THE PURPOSE OF SCOPING IN THE EIA PROCESS

1.3.1 There is no formal requirement for scoping to be undertaken prior to the submission of an Environmental Statement (ES), although provision for it is made in the EIA Regulations to enable a scoping opinion request to be made and responded to. Regulation 15 requires that a "scoping opinion" request includes the following information:

- *'A plan sufficient to identify the land (provided in Chapter 2);*
- *A brief description of the nature and purpose of the development, including its location and technical capacity (provided in Chapter 2 and Chapter 3);*
- *An explanation of the likely significant effects of the development on the environment (provided in Chapter 4, Chapter 5 and Chapter 6); and*
- *Such other information or representations as the person making the request may wish to provide or make.'*

1.3.2 The EIA Regulations set out a five week timescale for adopting an EIA scoping opinion, and the need to gain the opinion of statutory consultees. A scoping opinion is adopted when the local authority is satisfied that sufficient information has been provided for them to form a decision.

1.3.3 The submission of a scoping opinion request is considered to be good practice for EIA. It ensures that the scope of the assessment focuses on the important issues and eliminates detailed study of areas that are considered not to be significant. This makes sure that the process is proportionate.

1.3.4 The scoping report will form a basis of common reference for consultation regarding the scope and methodology of the EIA. The responses received from consultees on the scoping report will feed into the EIA process and the ES that accompanies the planning application. It is not the purpose of this report to provide detailed measurement, calculation or assessment of potential impacts and effects. Detailed assessments will be carried out when the EIA of the proposed project is undertaken and presented in the ES.

Copyright © 1976 - 2025 Buro Happold. All rights reserved

1.4 STRUCTURE OF THE SCOPING REPORT

1.4.1 The remainder of the scoping report is set out as follows:

- Chapter 2 - Site and Surrounding Areas: describes the site, surrounding area, and potential sensitive resources and receptors;
- Chapter 3 - Description of the Proposed Project: describes the proposed project;
- Chapter 4 - Proposed Approach to EIA: describes the overall approach for the EIA at a high level;
- Chapter 5 - Proposed Assessments and Structure of the ES: provides a description of the environmental issues that are to be addressed by the EIA and sets out which environmental topics will not require detailed assessment and are scoped out;
- Chapter 6 - Environmental Assessments: details the proposed approach to the EIA and the structure of the ES;
- Chapter 7 - Summary of Key Potential Environmental Issues: summarises the key potential environmental issues that will be assessed; and
- Chapter 8 - Other Planning Documents: provides a summary of the wider planning documents proposed to be submitted.

1.4.2 This report is accompanied by the following appendices, which should be read in conjunction with section 6.4 Built Heritage of this report:

- Appendix A Review of archive plans;
- Appendix B Review: Location of Listed buildings within 500m radius of application site; and
- Appendix C Review: Location of Conservation areas within 500m radius of application site.

Copyright © 1976 - 2025 Buro Happold. All rights reserved

2 SITE AND SURROUNDING AREAS

2.1 SITE DESCRIPTION

Location and Context

2.1.1 The proposed project is located in central Manchester and falls within the administrative area of MCC. The site is located immediately west of Sackville Street, and is predominately occupied by Faraday Tower, a former university building.

2.1.2 The site is centred on Ordnance Survey Grid Reference SJ 84533 97436 as shown in Figure 2-1, and is approximately 0.4 ha.



Figure 2-1 Red Line Boundary

Surrounding uses

2.1.3 The site is bound to the east and south by Sackville Street, running parallel to the A57(M), and bound to the north by Dover Lane. The site is largely surrounded by University of Manchester operational buildings.

2.1.4 The University of Manchester buildings surrounding the site include:

- George Begg Building;
- Masdar Building (Graphene Engineering Innovation Centre);
- Manchester Conference Centre and Pendulum Hotel / Weston Hall / Echoes Day Nursery; and
- Manchester Institute of Biotechnology (John Garside Building).

2.1.5 The non-university businesses/buildings surrounding the site include a hotel & conference centre adjacent and student accommodation.

2.1.6 103 Grade II and Grade II* listed building and structures are located within the surroundings of the site, as shown in Figure 2-2.

2.1.7 The Greater Manchester local Heritage List does not show any locally listed assets within proximity of the site. MCC does not have an adopted local list of buildings, nor is MCC proposing to draft and adopt a local list as part of the ongoing Greater Manchester Local Heritage List Initiative, however a building can be identified as a Non-Designated Heritage Asset (NDHA) at any stage. Buildings and sites to be considered as potential NDHAs include Faraday Tower, Reynold Building, Jackson Street Mill and the Maths and Science Building.

2.1.8 There are two conservation areas within 1 km of the site, as shown in Figure 2-2, comprising:

- Whitworth Street and Princess Street, located 140 m north of the site; and
- George Street, located 530 m to the north west of the site.



Figure 2-2 Constraints Map (Source: Historic England, 2025)

Site Description

2.1.9 Faraday Tower is 13 storeys in height with two basement levels. The building was constructed in 1967 forming part of the campus of the former University of Manchester Institute of Science and Technology (UMIST).

2.1.10 Externally, a reduced level car park and basement are present in the west, accessed through Drover Lane from

Copyright © 1976 - 2025 Buro Happold. All rights reserved

Sackville Street. Single storey service buildings are present in the south, at basement level. A retaining wall is located at the western boundary, adjacent to the George Begg Building. Retaining walls are also located in the north (car park access route) and the basement wall along the east, north and south of the site. Managed grassed landscaping is present in the south of the site. Access to the site is from Sackville Street to the east and Drover Lane to the north.

2.1.11 Faraday Tower was closed in 2007, and in 2016 partial demolition of the building including the link bridge was undertaken in preparation for the construction of the Graphene Engineering Innovation Centre (Masdar Building), with Faraday Tower remaining in-situ. Since the building's vacancy, the University of Manchester have continued to maintain the building.

Copyright © 1976 - 2025 Buro Happold. All rights reserved

3 DESCRIPTION OF THE PROPOSED PROJECT

3.1 INTRODUCTION

3.1.1 At present, the demolition works are based on input from the tendering demolition contractors, which will be developed in further detail once a contractor is appointed.

3.2 PROPOSALS FOR THE SITE

3.2.1 The proposed project comprises the complete demolition of the Faraday Tower including: the disconnection of utilities and services; removal of hazardous materials; soft strip and hard demolition of the building, and leaving the site in a safe and secure condition.

3.2.2 Based on input from the demolition contractors, it is anticipated that the following scope of works will be carried out:

- *'Site establishment, including necessary additional / relocation of hoarding / footpath closures and siting the welfare facilities.*
- *Asbestos removal – to be confirmed awaiting refurbishment and demolition asbestos survey.*
- *Hazardous material clean / decontamination – to be confirmed awaiting on hazardous materials survey and investigations. It is noted that there are number of air conditioning units, these will require de-gassing by competent contractors to ensure prevention of accidental release of ozone depleting substances.*
- *Soft stripping of building, removal of non-structural materials (excluding large plant items – which will be removed during the demolition works).*
- *Demolition of the former district heating system which is understood to be redundant including the storage cells.*
- *Erection of scaffold wrap enclosure around the tower.*
- *Demolition of the tower to ground level. It is understood that a pump within the basement of the tower is / was used to ensure that the basement does not flood.'*

3.2.3 Information on the demolition works will be provided in the planning application. A Demolition Method Statement (DMS) for the proposed project is expected to be secured through a planning condition and implemented prior to commencement of the demolition works.

3.3 INDICATIVE DEMOLITION PROGRAMME

3.3.1 The indicative demolition programme for the proposed project, is presented in Table 3-1.

Table 3-1 Indicative demolition programme

Activity	Commencement	Completion
Advanced Safety Measures	December 2025	February 2026
Decontamination and Soft Strip	December 2025	August 2026
Hard Demolition Works	August 2026	October 2027
Overall Project Completion	October 2027	

Copyright © 1976 - 2025 Buro Happold. All rights reserved

4 PROPOSED APPROACH TO EIA

4.1 PURPOSE

4.1.1 The purpose of an EIA is to predict the potentially significant environmental effects of a proposed project and, where appropriate, to identify, evaluate and develop methods to mitigate significant effects.

4.1.2 An EIA is conducted by establishing baseline conditions for relevant topic areas and comparing these with the conditions that are predicted to occur were the proposed project to occur, to identify likely changes in environmental conditions. Environmental effects on sensitive and valued receptors (e.g. people, heritage, built resources and natural resources) and their significance are then determined, as a result of the changes that are predicted due to the proposed project.

4.1.3 The output of the EIA is an ES that is submitted with the planning application. A robust ES allows the local planning authority (LPA) to make an informed decision, on the potential significant environmental effects, ahead of determining a planning application.

4.2 SCOPE OF THE ASSESSMENT

Technical scope

4.2.1 The range of environmental topics to be addressed in the ES is referred to as the technical scope. Schedule 4 of the EIA Regulations notes that an ES should describe the:

4.2.2 '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 hydro-morphological 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'.

4.2.3 Potential environmental issues have been evaluated as part of this EIA scoping exercise – which is part of the overall EIA process – to determine the extent to which certain topics should be included in the EIA. These are discussed further in Chapter 6 and Chapter 7 of this report.

Spatial scope

4.2.4 The geographical or spatial scope of the EIA considers the following factors:

- The physical extent of the proposed works;
- The nature of the baseline environment;
- The manner in which the impacts are likely to be realised; and
- Local, regional and national planning policy.

4.2.5 For the proposed project, the geographical extent of the assessment will include the site and its neighbours, as well as sensitive receptors in the wider area. The spatial scope for each assessment will be defined based on a combination of desk study, collection of survey data, site visits and consultation and professional experience, as appropriate.

Temporal Scope

4.2.6 In terms of the temporal scope, a demolition programme will be submitted alongside the detailed planning application. The anticipated start date, subject to planning determination timelines, is Q4 2025, with an expected delivery timeline of circa. 2 years.

Existing baseline

4.2.7 The existing baseline conditions will be reviewed for each topic, including the identification of existing sensitive receptors.

Future baseline – year of completion (without demolition occurring)

4.2.8 This baseline will describe how environmental conditions may change if no demolition occurred by the time it is anticipated to be completed. Consideration of such a baseline will allow for an appreciation of how environmental conditions could change over time without the proposed project occurring.

4.3 DEFINING SIGNIFICANCE

4.3.1 The ES will report on those environmental effects arising from the proposed project that are considered likely to be significant. There is no statutory definition for what constitutes 'significance', but in many cases there are accepted methods – and relevant technical institute guidance – for quantifying effects and determining the threshold of significance. Where a more qualitative approach is needed, a significant effect can be defined for the purposes of the assessment based on professional judgement. Where there are technical institute-specific guidelines for assessment methodologies these will be followed and briefly set out under the relevant disciplines in Section 6 of this report. Where there is no specific guidance there will be a consistent approach to determination and in terminology, as set out below.

4.3.2 Receptor sensitivity will be defined as high, moderate, low or negligible and magnitude of change will be defined as large, medium, small or negligible. Significance of effect is then determined using Table 4-1, whereby a significant effect is one which is judged as moderate or major. Where there is a level of subjectivity, professional opinion will be used by the assessment author.

Table 4-1 Matrix for determining effect significance

		Magnitude of change / impact			
		Large	Medium	Small	Negligible
Receptor sensitivity	High	Major	Major	Moderate or Minor*	Negligible
	Moderate	Major	Moderate	Minor	Negligible
	Low	Moderate or Minor*	Minor	Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

**Please note that where an effect is identified as being 'Moderate or Minor', the technical author will use professional judgement to determine whether the effect is significant or not in EIA terms.*

Copyright © 1976 - 2025 Buro Happold. All rights reserved

4.3.3 The following types of effects shall be considered in undertaking the EIA:

- Direct effects – effects that arise from activities that form an integral part of the project (e.g. demolition noise);
- Indirect or secondary effects – effects that arise from activities not explicitly forming part of the proposed project (e.g. noise changes due to an increase or decrease in road traffic flows on existing off-site roads resulting from the demolition works);
- Cumulative effects – these arise from the combination of the proposed project in conjunction with other development projects, or the interaction of a number of effects. These include effects of a different nature at a particular location; at different locations but affecting the same resource; of the same nature at different locations; reoccurring over a period of time. The cumulative effect of two or more effects, which may be non-significant by themselves, can be significant on one receptor;
- Short-term, medium-term and long-term effects, as defined below:
    - Short-term effects are those that would be of short duration and would occur for up to 2 years;
    - Medium-term effects are those that occur for a period of between 2-10 years; and
    - Long-term effects are those that occur for 10 years or more and include permanent effects.
- Permanent effects – effects that result from an irreversible change to the baseline environment or which persist for the foreseeable future;
- Temporary effects – effects that persist for a limited period only and possibly revert to an original or identified baseline state; and
- Beneficial and adverse effects – having a beneficial or adverse influence on receptors and resources.

4.4 MITIGATION AND RESIDUAL EFFECTS

4.4.1 Ideally a project will achieve environmental enhancement, where possible; however, where adverse effects exist, the reduction of effect significance through mitigation will take into consideration the following hierarchy:

- Avoidance of the significant effect;
- Reduction of the effect;
- Finding a way to reverse or repair the effect; and
- As a last resort, compensation.

4.4.2 Residual effects (assuming mitigation options are applied) will then be classified as not significant or still significant (albeit reduced), as appropriate.

4.5 DEVELOPMENT ALTERNATIVES

4.5.1 The circa 50+ year old Faraday Tower has reached the end of serviceable life and following detailed structural inspections it has been established that the refurbishment or re-use of the building is not viable as the structural integrity cannot be relied upon, therefore, demolishing the Faraday Tower has been determined to be the only suitable option and forms the brief for this project.

4.6 ASSESSING THE SCHEME

4.6.1 The EIA will assess the likely effects of the demolition works, based on information provided by the tendering contractors and relevant planning documents including drawings.

4.7 ASSESSMENT OF CUMULATIVE ENVIRONMENTAL EFFECTS

4.7.1 Cumulative interactions can occur either as interactions between multiple effects of the proposals on one receptor (intra-project effects) or through the effect of multiple development schemes on a receptor (inter-project effects).

4.7.2 The effects presented within each technical chapter will be reviewed to identify the potential for interaction effects which are considered cumulative effects. Where there is more than one effect on a particular receptor the cumulative effect will be determined and if found to be significant further mitigation will be proposed, if necessary. This review of intra-project cumulative effects will be set out in the cumulative effects chapter.

4.7.3 A review of the combined effects of the proposed project with other proposed projects will also be presented within the cumulative effects chapter of the ES. As a threshold, the proposed projects that will be considered within the assessment of cumulative effects are those that comprise:

- Known sites submitted for planning via a planning application, permitted / with a resolution to grant permission or under construction, located within approximately 1km of the site, and:
    - Which are 10,000 square metres (m^2) or greater Gross External Area (GEA);
    - Schemes below the above thresholds but of more than 50 residential units;
    - Major infrastructure schemes; or
    - Schemes that may be below the above thresholds for quantum, but that were deemed to require an EIA in their own right.

4.7.4 The development sites that have been identified as meeting the above criteria are outlined in Table 4-2.

4.7.5 It should be noted that should any of these projects be deemed to be fully constructed, occupied and operational at the time of the EIA assessment stage, they will instead be considered as part of the baseline assessment, as opposed to a cumulative scheme. The status of each of the schemes will be reviewed again prior to the preparation of the EIA.

4.7.6 Further guidance is sought from MCC – both in regard to other schemes or changes to the assumptions made in the cumulative development schedule – that should be considered to ensure the assessment meets MCC's expectations.

4.7.7 As a matter of good practice, an EIA should ordinarily consider those schemes that have been submitted for planning ahead of the scheme being assessed. In doing so, each ES submitted to the local authority will present a cumulative effects assessment which evolves as each application comes forward. However, it is acknowledged that in some instances certain schemes are submitted at a very similar time and therefore the local authority may want to coordinate the cumulative effects assessment. Therefore, we would additionally welcome feedback in this regard from MCC i.e. on any other schemes anticipated for planning submission in mid 2025 that should be considered in the cumulative effects assessment in the EIA.

Copyright © 1976 - 2025 Buro Happold. All rights reserved

Table 4-2 Identified Cumulative / Future receptors

Reference	Scheme	Application number	Description	Planning status	Anticipated construction phasing
1	Number 3 Circle Square	134288/FO/2022	Erection of 15 storey building comprising office space (Use Class E(g)(i)) and ancillary flexible commercial uses (Use Class E), rooftop terrace, highway works, landscaping, and other associated works.	Approved 4th November 2022	Under construction
2	IQ Echo Street	136874/FO/2023	Erection of 3 interlinked towers ranging from 27, 21 and 16 storeys together with intermediary link buildings (15 and 11 storeys) to form Purpose Built Student Accommodation (Sui Generis) with associated amenity space and external landscaping and other associated works.	Approved 12th September 2023	Under construction
3	London Road Fire Station	125712/FO/2019	Refurbishment, restoration, reconfiguration and extension of former London Road Fire Station site to create a mixed use development comprising of hotel (Use Class C1), workspace/office (Use Class B1, D1), commercial floorspace for shop and food and drink uses (Use Classes A1, A3 and A4), residential apartments (Use Class C3) and leisure (Use Class D2), together with access and highways works, servicing, rooftop plant and associated works	Approved 17th April 2020	Under construction
4	Baring Street West	127486/FO/2020	Construction of a 7,11,14 storey building with roof top plant area and basement, comprising office use (Use Class B1) with external terraces above ground floor commercial units (Use Classes A1 and A3); new public realm and landscaping, cycle parking; external plant, access, servicing and work to the highway (Baring Street) and other associated works	Awaiting decision	Planning pending
5	Upper Brook Street	137399/FO/2023	Erection of a 6 to 9 storey building for Sci-Tech use (Use Class E (g)(ii)) and 265sqm of a cafe/bar (Use Class E (b)), and a 9 to 23 storey building for Purpose Built Student Accommodation (PBSA) (Use Sui Generis), comprising 737 bedrooms and 293sqm of community use (Use Class F2 (b)) and 80sqm of commercial floorspace (Use Class E), alongside new public realm, access, parking, and associated works following demolition of existing buildings	Approved 29th November 2024	Construction to commence
		141897/NMC/2025	Non Material Change to planning permission 137399/FO/2023 to make alterations building height, elevational alterations and alterations to landscaping	Awaiting decision	
6	Upper Brook Street	137401/FO/2023	Full planning application for the demolition of existing buildings and erection of three ground floor + 12/14/29 storey buildings to be used for Purpose Built Student Accommodation (Use Sui Generis), comprising 983 bedrooms in total and 506sqm of ground floor ancillary uses (café/commercial and convenience store - Use Classes E (a)/(b)/(c)), three buildings comprising ground floor + 5/7/9 storeys for Science and Innovation uses (Use Class E (g)(i) & (ii)) and 834sqm ground floor community uses (retail/ cafés and medical facility (Use Classes E (a)/(b) and (e)), and the provision of new public realm, two new public squares, new access and parking, and associated works	Approved 29th November 2024	Construction to commence
		142266/JO/2025	Variation of planning condition 2 attached to planning permission 137401/FO/2023 to reconfigure the footprint of block B1 including removal of colonnade that fronted Kincardine Road, reduction in amenity area and other internal reconfigurations together with alterations to landscaping	Awaiting decision	
7	Kincardine Court extension	124472/FO/2019	Erection of a part 4, part 5, part 6 storey extension to existing student accommodation building to form 25 additional student flats (comprising 100 bedrooms) (Use Class Sui Generis) to form 86 student flats in total (329 bedrooms) following removal, modification and reconfiguration of existing car parking, landscaping and boundary treatment together with the erection of a single storey water tank	Approved 6th December 2019	Planning approved
		134968/NMC/2022	Non material amendment to planning permission 124472/FO/2019 to make elevational alterations	Approved 26th September 2022	
8	Metropolitan University Library	138424/FO/2023	Part demolition and redevelopment of existing library building to form new library (Use Class F1) including a new 13 storey building, external amenity spaces, public realm, access and servicing arrangements and other associated works	Approved 16th February 2024	Construction to commence
9	Student Castle, Hulme Street	121252/FO/2018	Partial reconfiguration of existing Multi-Storey Car Park (MSCP), including temporary access off Great Marlborough Street, construction of 5 storey external ramps, closure of vehicular access to top level; and construction of new facade; and partial demolition of the surplus part of existing MSCP and erection of a part 55, part 11 storey, part 4 storey mixed-use building comprising 853 Purpose Built Student Accommodation units (sui generis), ancillary amenity space and support facilities, and 786sqm (GIA) SME incubator workspace (Use Class B1), including public realm improvements and other associated work	Approved 23rd July 2021	Construction to commence
10	Jadebricks Student	138808/FO/2023	Erection of 15-storeys plus plant level building to provide purpose-built student accommodation (PBSA - Sui Generis) along with site preparation works, works over the public highway and other associated works.	Approved 31st July 2024	Construction to commence
11	Mayfield Baring Street Car Park	124972/FO/2019	Phased creation of circa 2.4 ha (6 acres) of public park, including hard and soft landscaping and new bridges across the River Medlock; erection of 9 storey office development above basement with mezzanine and plant level (Class B1) with ground floor Class A1 (Shop), A2 (Financial and Professional Services), A3 (Café and Restaurant), A4 (Drinking Establishment) B1 (Office) uses, rooftop amenity spaces and terrace levels, associated public realm and riverside walkway; erection of 11 storey Multi-Storey Car Park to provide 581 car parking spaces with associated landscaping; highways and infrastructure works including the creation of new junction from London Road to provide access to the multi-storey car park (MSCP) (Use Class Sui Generis); works to Baring Street, stopping up of Bond Street and Nether Street (alongside associated Traffic Regulation Orders to manage unrestricted parking to Buxton Street, Berry Street and Travis	Approved 14th February 2020	Construction to commence

Copyright © 1976 - 2025 Buro Happold. All rights reserved

Reference	Scheme	Application number	Description	Planning status	Anticipated construction phasing
			Street (to be delivered and implemented prior to the MSCP becoming operational)) alongside enabling works comprising phased demolition and site clearance, earthworks including re-profiling and construction of retaining walls for the land bounded by the Mancunian Way to the south, Mayfield Depot to the north, Baring Street to the west and Hoyle Street to the east		
12	Mayfield Phase 1 Manchester M1 2AD	132255/JO/2021	S73 application to vary conditions 2 (Approved Dwgs), 3 (Highways Works), 5 (Wayfinding), 6a (UXB), 7 (Contam), 8 (Archaeology), 9 (Coach drop off), 10 (Programme and Phasing), 11 (Park Levels), 12 (Japanese Knotweed), 13 (Remediation EA), 16 (SUDS 1), 18 (Local Economic and Social Benefit Plan), 21 (Phase A CMP), 22 (Phase A Hydrological Modelling), 23 (Bat Licence), 65 (a and b) (Materials Phases F, G, H and I), 66 (Phase F Medlock re-sectioning), 67 (Phase F Landscape and Ecology Management Plan), 71 (Phase F Circularity Management), 72 (Phase F Bird Nesting), 73 (Phase F Lighting), 74a-h (Phase F Landscape Programme and Details), 75 (Phase F Lighting Levels), 77(a and b) (Phase H Circularity Management), 78 (Phase H Lighting), 79 (a-h) (Phase H Landscape Programme and Details), 80 (Phase H Lighting Levels), 81 (Phase H Glare), 82 (Phase I Circularity Management), 83(a-i) (Phase I Landscape Programme and Details), 84 (Phase I Lighting), 85 (Phase I Glare), 86 (Safeguarding Bat Roost) attached to application ref no 124972 /FO/2019 and to discharge conditions 8 (Archaeology) and 19 (Flood Evacuation) (approval for Public Park, 9 storey office development above basement with mezzanine and plant level and 11 storey Multi-Storey Car Park with associated landscaping; highways and infrastructure works alongside enabling works) to agree changes to the final design of the park, including changes to park levels, flood compensation areas, tree planting, drainage, remediation and phasing of the development, to reflect the information discharged against 124972/FO/2019 between October 2020 and October 2021 and to add new conditions to allow for the timely submission of further details where areas are being retained on a temporary basis, such as Freight Island (Phase X) and to allow for the submission of detailed information relating to an Art Strategy for the Park.	Approved 29 July 2022	Construction to commence
13	The Poulton	137263/FO/2023	Erection of 9 storey office development with mezzanine and plant level (Class E) with ground and basement floor retail, cafe and / or restaurant and / or gym (Use Class E) uses, rooftop amenity spaces and terrace levels, associated public realm and riverside walkway and associated works.	Approved 18th September 2023	Construction to commence
14	The Republic	125248/FO/2019	Erection of 13 storey building (including ground and mezzanine) comprising office space (Use Class B1) above flexible uses at ground and mezzanine levels (Class A1 (Shop), A2 (Financial and Professional Services), A3 (Café and Restaurant), A4 (Drinking Establishment) /D1 (Art Gallery, Museum and Conference & Training Centre)/D2 (Cinema)/ Theatre (Sui Generis)) with rooftop amenity spaces and external terrace levels, internal ancillary storage spaces for waste, cycles, rooftop plant, back of house functions and associated landscaping works.	Approved 14th February 2020	Construction to commence

Copyright © 1976 - 2025 Buro Happold. All rights reserved



Figure 4-1 Cumulative Schemes

Copyright © 1976 - 2025 Buro Happold. All rights reserved

4.8 PLANNING POLICY FRAMEWORK

Policy Context

4.8.1 Each of the technical chapters contained within the ES will include reference to relevant national, regional and local planning policy and guidance documents. A summary is provided below.

National Policy

4.8.2 The ES will outline the relevant aspects of the National Planning Policy Framework (NPPF) (February 2025), which sets out the Government's planning policies for England and how these should be applied.

4.8.3 The ES will also have regard to the Planning Practice Guidance (PPG) where relevant. The PPG is a web-based resource which brings together planning guidance on various topics into one place.

4.8.4 The Government's Planning Reform Working Paper: Development and Nature Recovery (February, 2025), supports a '*new framework of environmental Outcomes Reports that will replace the current systems of environmental assessments*'. This is unlikely to influence the EIA for the proposed project as changes are unlikely to be made to the planning system prior to the targeted planning submission date.

National Planning Policy Framework

4.8.5 The NPPF sets out the overarching planning policies from the Government. A revised Framework was published in February 2025, and this now forms the overarching planning guidance in England.

Local Planning Policy

4.8.6 The ES will have regard to the planning policies set out in MCC's Core Strategy Development Plan (July 2012, as amended 2025) relevant to the proposed project. The Core Strategy sets out Manchester's long-term spatial vision and policies for the city for the duration of 2012-2027.

4.8.7 Reference will be given to the Places for Everyone Joint Development Plan where required. This document sets an informed integrated spatial vision for nine of the Greater Manchester Authorities. The Places for Everyone Submission Plan was adopted by the Council in March 2024.

Copyright © 1976 - 2025 Buro Happold. All rights reserved

5 PROPOSED ASSESSMENTS AND STRUCTURE OF ES

5.1 NON-SIGNIFICANT ISSUES TO BE SCOPED OUT OF THE ES

5.1.1 The purpose of the EIA Scoping Report is to help ensure that the EIA for the proposed project focusses on the significant effects that are possible from the proposed project. In doing so, issues may be scoped out if significant effects are not considered likely. The following sections provide detail, and justification, on the issues that should be scoped out the EIA.

Major Accidents and/or Natural Disasters

5.1.2 The proposed project is unlikely to produce a significantly elevated risk of accidents or natural disasters outside of the existing context. If granted planning consent, a DMS is expected to be secured through a planning condition and would include mitigation as proposed by the various assessments included within the ES. Demolition practices will adhere to good practice guidance, including health and safety guidance, which will be set out in the DMS.

5.1.3 As for the potential for accidents and / or disasters to impact on the proposed project itself, the proposed project will be undertaken in accordance with industry standards.

5.1.4 Considering the commitments and measures outlined in this section, a dedicated ES chapter assessing major accidents and or natural disasters is scoped out of the ES, as significant effects are not considered likely.

Waste Management

5.1.5 It is proposed that waste management will be scoped out of the EIA as the associated impacts in relation to waste are expected to be effectively mitigated through other measures. A pre-demolition audit will be undertaken to identify the types and quantities of demolition waste. It is expected that a Site Waste Management Plan (SWMP) will be secured through a planning condition and this plan will outline measures to reduce, reuse, recycle and manage demolition waste and potential reuse / recycling routes for materials. In addition, the DMS secured through a planning condition, will ensure that demolition is conducted safely, efficiently and in line with policies.

5.1.6 As such, a dedicated ES chapter assessing waste management is scoped out of the ES, as significant effects are not considered likely.

Wind Microclimate

5.1.7 The proposed project will not result in significant wind microclimate effects occurring. Therefore, it is proposed that wind microclimate is scoped out of the ES.

Daylight, Sunlight, Overshadowing and Solar Glare

5.1.8 The proposed project will not result in significant effects on daylight and sunlight received at surrounding receptors.

5.1.9 As such, a dedicated ES chapter assessing daylight, sunlight and overshadowing is scoped out of the ES, as significant effects are not considered likely.

Water Resources and Flood Risk

5.1.10 The site is located in Flood Zone 1, 2 and 3. It is understood that there is a culverted section of the River Medlock which runs around the southern and western boundaries of the site, this is expected to sit outside the boundary retaining walls and has been captured as part of the dimensional survey work for the site. A River Medlock culvert survey has been undertaken to clarify the position of the existing River Medlock culvert and inform any associated constraints in relation to the proposed demolition works.

5.1.11 The building will be demolished to ground floor level, with retention of the existing below ground drainage network. It is therefore not anticipated that the proposed project would have an impact on the culvert, or flood risk on the site or surrounds.

5.1.12 It is not anticipated that the proposed project will result in significant effects with regards to water resources and flood risk, and as such, a dedicated ES chapter is scoped out of the ES.

Ground Conditions

5.1.13 It is proposed that Faraday Tower will be demolished to ground floor level, and therefore is not anticipated to include any ground breaking works. No significant effects are anticipated with regards to ground conditions, as such, a dedicated ES chapter is scoped out of the ES

Archaeology

5.1.14 Faraday Tower has deep and extensive basements and a deeply excavated service yard to the rear of the building which will likely have removed any earlier archaeological remains. The site is considered to have very low archaeological potential due to the lack of any HER entries in and around the site and from the extent of below ground disturbance from the existing building.

5.1.15 Therefore, a report to examine the potential for below ground heritage assets by way of an archaeological desk-based assessment is not considered to be necessary, and a dedicated ES chapter assessing archaeology is scoped out of the ES.

Traffic and Transportation

5.1.16 A Traffic Management Plan (TMP) for the proposed project is expected to be secured through a planning condition and implemented prior to commencement of the demolition works. This would define works vehicles routes as well as appropriate controls to manage and co-ordinate the movement of vehicles and pedestrians in and around the site.

5.1.17 Given that the increased traffic levels during the demolition works would be temporary and mitigation measures will be implemented by managing demolition traffic through implementation of the TMP, effects on road users are unlikely to be significant.

5.1.18 It is not anticipated that the proposed project will result in significant effects with regards to traffic and transportation, and as such, a dedicated ES chapter is scoped out of the ES.

Ecology and Biodiversity

Introduction

5.1.19 This section of the EIA Scoping Report has been prepared by Rachel Hacking Ecology and has considered the potential effects relating to ecological features for the proposed project.

Completed background studies / available baseline information

5.1.20 Details of studies completed to date are presented in Table 5-1.

Copyright © 1976 - 2025 Buro Happold. All rights reserved

Table 5-1 Sources of ecology and biodiversity baseline information and surveys undertaken to date.

Study/analysis	Overview	Date of completion
Preliminary Ecological Appraisal	The report describes the ecological features of the site and its surroundings and assesses the potential impacts of the development on the ecological interest	13/12/24

Assessment context

5.1.21 Rachel Hacking Ecology Limited was commissioned in 2024 by Halliday Meecham Architects to carry out an ecological appraisal of the Faraday Tower and immediate surrounding land, located within the University of Manchester.

5.1.22 The proposed project, in the absence of mitigation, may result in impacts to ecological features. This may incur a breach of the law as set out in the Wildlife and Countryside Act 1981 (as amended by the CRoW Act 2000) and the Conservation of Habitats and Species Regulations 2017.

5.1.23 The assessment carried out aimed at identifying potential risk to protected ecological features under the above-mentioned legislation and inform mitigation requirements, where necessary.

Potentially sensitive receptors

5.1.24 The site was found to have a low level of ecological interest. Ecological features of interest include potential roosting habitat for bats (within a tree) suitable nesting bird habitat, and sub-optimal foraging or dispersal opportunities for hedgehogs.

Potential demolition effects

5.1.25 Faraday Tower is assessed as offering negligible suitability for roosting bats. The tree offering a potential roosting feature will not be impacted by the demolition. Therefore, no impacts to bats are anticipated.

5.1.26 Faraday Tower may offer nesting opportunities, particularly under eaves or window edges for common and widespread species of birds. These are not considered to be of significant importance to the local birds populations. However, to avoid a breach of the law, impacts on nesting birds should be avoided by carrying out site demolition and tree removal, if required, outside of the bird breeding season (March- August). If this is not feasible, checks immediately before demolition and tree removal works by a suitably qualified ecologist will be required. If nesting activity is detected work, in that area will need to stop until the ecologist considers that nesting activity is finished.

5.1.27 Direct impacts to hedgehogs resulting from the demolition are not anticipated. However, hedgehogs may use the surrounding habitats for foraging and dispersal. To ensure that hedgehogs are not trapped or harmed during the demolition work, smaller excavations should be covered if left overnight. Larger excavations, if left overnight or for longer periods, should be ramped to enable animals to escape. Building remains, spoil, debris and/or brash piles should be placed within the sealed surfaces and not left on site for more than 24hrs to avoid creation of potential refugia for hedgehogs which could be impacted when these are cleared at the end of the works.

Conclusion

5.1.28 It is considered that the proposed project does not have the potential to generate any significant adverse effects on ecological features, under the assumption that the mitigation outlined in the Preliminary Ecological Appraisal report is followed. As such, it is concluded that ecology related matters should be scoped out of the EIA.

Landscape and Trees

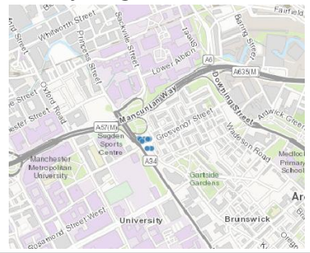
Introduction

5.1.29 This section of the EIA Scoping Report has been prepared by Paul Butler Associates Ltd and has considered the potential effects relating to landscape for the proposed project.

Completed background studies/available baseline information

5.1.30 Details of studies completed to date are presented in Table 5-2.

Table 5-2 Sources of landscape and trees baseline information and surveys undertaken to date.

Study/analysis	Overview	Date of completion
Photographic survey	Site visit to Faraday Tower and took external photographs: no significant areas of landscaping were noted on site.	4 December 2024
Review Manchester Tree Preservation Order (TPO) Plan	Review Manchester TPO plan: no TPOs were recorded on site or on land adjoining the site. 	8 April 2025

Assessment context

5.1.31 The site predominantly accommodates building footprint to the rear of which is a hard surfaced service yard. Former chemistry department stores open into the service yard, presumably used for the storage/isolation of chemicals. The Faraday Tower has no roof garden. The site is not associated with any meaningful external landscaping areas of note.

Potentially sensitive receptors

5.1.32 There are no sensitive areas of landscaping within the site. To the south of Faraday Tower, is a small area of amenity grassland which accommodates two semi-mature trees. The trees are understood not to be subject to Tree Preservation Orders, either individual or group TPOs. This small area of amenity grassland is not part of a freestanding or larger landscape designation, nature reserve or other protected greenspace.

5.1.33 The only potentially sensitive receptor identified within the immediate vicinity of the site is the amenity grassland mentioned above to the south of the site, associated with the George Begg building. The two trees, if deemed worthy of retention on amenity grounds, could be protected during the demolition works using standard tree protection measures.

Potential demolition effects

5.1.34 Demolition activity has the potential to damage these existing trees although they can be protected during the demolition works by deploying standard tree protection measures.

Conclusion

Copyright © 1976 - 2025 Buro Happold. All rights reserved

5.1.35 It is considered that the proposed project does not have the potential to generate any significant landscape effects. As such, it is concluded that landscape should be scoped out of the EIA.

Townscape and Views

5.1.36 The proposed project is not anticipated to significantly impact townscape or views. Therefore, a dedicated ES chapter is scoped out of the ES.

Socio-Economics

5.1.37 The proposed project will generate limited temporary employment opportunities, both direct and indirect, during the demolition works. As these employment opportunities will be limited in number, it is not anticipated that the proposed project would result in significant effects with regards to socio-economics. As such, a dedicated ES chapter is scoped out of the ES.

Greenhouse Gas Emissions

5.1.38 The circa 50+ year old Faraday Tower has reached the end of serviceable life and following detailed structural inspections it has been established that the refurbishment or re-use of the building are not viable, as the structural integrity of the perimeter load bearing frame cannot be relied upon. Demolition of the building is therefore considered the only suitable option.

5.1.39 Greenhouse gas (GHG) emissions associated with the demolition works will be managed through the implementation of the TMP and DMS, secured through planning conditions. The works will be carried out in line with policy and best practice guidance for projects of this type, and it is therefore considered that no significant effects are anticipated to arise as a result of the proposed project. On this basis it is proposed that GHG emissions will not be considered in a dedicated chapter within the ES.

5.2 ENVIRONMENTAL ISSUES TO BE SCOPED INTO THE ES

5.2.1 The assessment will focus on the potentially significant effects within that topic area. The proposed technical studies for inclusion within the EIA are as follows:

- Air Quality;
- Noise and Vibration; and
- Built Heritage.

Cross cutting issues

Climate change resilience and adaptation

5.2.2 The assessment of greenhouse gas (GHG) emissions associated with the proposed project (climate change mitigation) has been scoped out of the EIA. As the development includes the demolition of Faraday Tower to ground level, it is not anticipated that it will be affected by the impacts of climate change, and climate hazards. It is therefore proposed that an assessment of climate change impacts is not required, and a Climate Change Resilience Risk Assessment is scoped out of the EIA.

Human Health

5.2.3 Potentially significant effects on human health will be directly or indirectly considered across the technical chapters, rather than in a dedicated ES chapter. Exposure to pollution will be assessed within the noise and vibration and air quality ES chapters.

5.3 ENVIRONMENTAL STATEMENT GENERAL CHAPTERS

5.3.1 Further to the technical chapters, the following chapters will also be provided as part of the ES:

- Introduction;
- Development Description, to include a Description of Alternatives;
- Methodology;
- Cumulative and Interactive Effects; and
- Residual Effects and Conclusions.

5.4 VOLUMES OF THE ES

5.4.1 The ES will consist of the following volumes:

- Environmental Statement: Non-Technical Summary;
- Environmental Statement Volume I: Main Report; and
- Environmental Statement Volume II: Appendices to Main Report.

Copyright © 1976 - 2025 Buro Happold. All rights reserved

6 ENVIRONMENTAL ASSESSMENTS

6.1 INTRODUCTION

6.1.1 Agreeing the assessment methodology is a crucial stage of the process and is the primary purpose of requesting a scoping opinion. Ensuring the EIA methodology is acceptable to decision makers and consultees helps to avoid unnecessary delays in the post-planning submission determination process.

6.1.2 The assessment methodologies for each of the topic areas, proposed to be scoped into the ES, are set out below. To aid MCC and other statutory consultees in determining whether the methodology proposed is sufficient, some baseline contextual information is provided and preliminary consideration is given to potential significant effects.

6.2 AIR QUALITY

Introduction

6.2.1 This section of the EIA Scoping Report has been prepared by the Buro Happold Air Quality team and has considered the potential effects relating to air quality for the proposed project.

Completed background studies / available baseline information

6.2.2 Baseline information used to inform this section has been drawn from the following sources set out in Table 6-1.

Table 6-1 Sources of air quality baseline information and surveys undertaken to date.

Study / analysis	Overview	Date of completion
Desktop Survey	A review of MCC air quality data has been undertaken, whereby Air Quality Management Areas (AQMA) and air quality monitoring within the vicinity of the site have been identified. Information has also been obtained from the DEFRA background maps to identify the background concentrations of air pollutants at the site.	14/03/2025

Assessment context

6.2.3 The site is located within the Greater Manchester Combined Authority (GMCA) Air Quality Management Area (AQMA), which was declared in 2016 due to exceedances of national air quality objectives (AQO) for annual mean nitrogen dioxide (NO_2) and 24-hour mean particulate matter PM_{10} concentrations. The site is in an area where the local air quality is primarily affected by road traffic emissions from the local road network surrounding the site, including Mancunian Way.

6.2.4 GMCA have deployed two monitoring networks, to fulfil the requirements for Local Air Quality Management (LAQM) and the Clean Air Plan (CAP). The most recent year of publicly available air quality monitoring data is 2023, which was published by the GMCA[1]. Figure 6-1 presents air quality monitoring locations in proximity to the site and the wider study area. Each air quality monitoring location is colour-coded based on the 2023 annual average NO2 concentration measured.

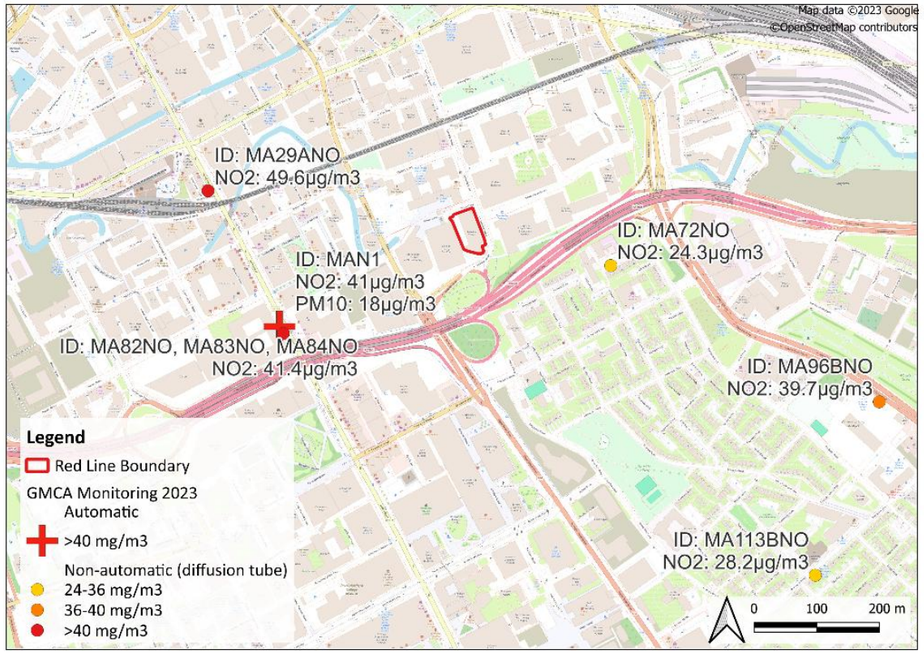


Figure 6-1 GCMA air quality monitoring in proximity to the site. Labelled and colour-coded by the 2023 annual average NO_2 concentration at each monitor

6.2.5 Air quality monitoring locations MA72NO, MA29ANO and the triplicate MA82NO are the closest passive diffusion tube sites near the proposed project. The 2023 annual mean NO2 concentration measured at sites MA29ANO and MA82NO are 49.6 µg/m^3 and 41.4 µg/m^3, both exceeding the annual average Air Quality Objective (AQO) of 40 µg/m^3. The concentrations at those sites have been consistently exceeding the AQO during 2021-2023. NO_2 concentration was measured at site MA72NO, recorded an annual mean concentration of 24.3 µg/m^3, 39% below the AQO.

6.2.6 Manchester Oxford Road (MAN1) is the closest automatic monitoring station to the proposed project. The 2023 NO_2 annual mean concentration at this site is 41 µg/m^3, exceeding the AQO level. The 1-hour mean NO_2 concentration at this site did not exceed the threshold of 200 µg/m^3 in 2023 although there were three recorded exceedances in 2022.

6.2.7 For particulate matter, 2023 annual mean concentration of PM_{10} measured at MAN1 is 18 µg/m^3, which is below the annual average AQO (40 µg/m^3). Hourly mean PM_{10} concentrations exceeded the threshold of 50 µg/m^3 four times, which complies with the allowable 35 times. $PM_{2.5}$ concentrations were not available from any nearby stations. No other major emission sources have been identified at this stage.

Potentially sensitive receptors

6.2.8 Potential sensitive receptors to dust soiling and health impacts from air pollution within 250 m of the site are shown in Figure 6-2. The majority of buildings are commercial and education, comprising offices, university lecture buildings and hotels (Pendulum Hotel at western boundary of the site). The closest residential building is Weston Hall (student accommodation), approximately 50 m north of the site, with a nursery attached to the

[1] GMCA. (2024). 2023 Air Quality Annual Status Report. https://downloads.ctfassets.net/tlpgbvy1k6h2/3XAEIZRea7W64L3A61H8R7/7a092aac00f18413a78ac611418526fe/ASR_2024_reporting_on_2023_Air_Quality_Final.pdf

Copyright © 1976 - 2025 Buro Happold. All rights reserved

western side of the building. A residential area is located approximately 90 m south-east of the site, across Mancunian Way, and university halls (student accommodation) are located at 160 m west of the site.

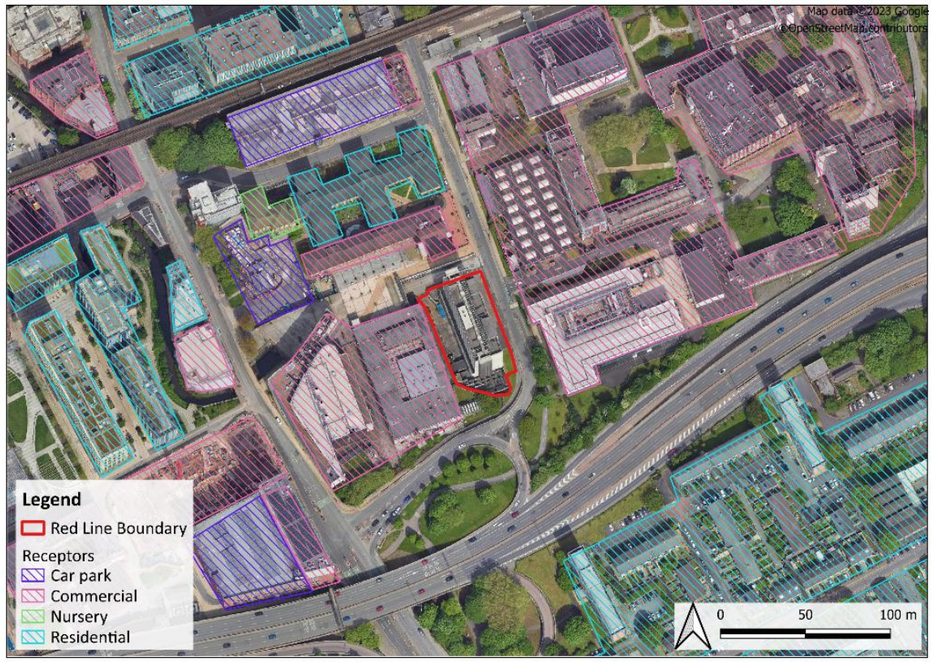


Figure 6-2 Sensitive receptors with 250 m of the site

Potential demolition effects

Effects scoped into the EIA for further assessment

6.2.9 The following effects have been identified and are considered potentially significant. They will be considered further within the EIA:

- **Nuisance, disturbance from dust soiling, and adverse health effects from dust and PM_{10} generated by demolition activities.** A demolition dust risk assessment and proposed mitigation measures for minimising impacts at sensitive receptors will be considered within the air quality ES chapter, in line with the IAQM Guidance on the assessment of dust from demolition[2]. There are no ecological designations located within 2 km of the site and therefore impacts from dust soiling has been scoped out of this EIA and not considered further.
- **Combustion emissions from Non-Road Mobile Machinery (NRMM) during demolition activities:** There is potential for emissions associated with NRMM used onsite to cause impacts at nearby sensitive receptors therefore, the effects of combustion emissions from NRMM on existing sensitive human receptors will be considered within the EIA and appropriate NRMM emission standard controls will be proposed to minimise air quality impacts, in line with Part 4 of the IAQM construction guidance[2].
- **Effects associated with emissions of NO_2 and PM_{10} /$PM_{2.5}$ generated by demolition vehicle traffic:** Nearby existing sensitive uses (residential properties, schools, care homes, etc.) that are close to roads along which there will be an increase in traffic due to demolition. This shall be considered in line with the IAQM screening criteria[3] for detailed assessment. There are no ecological designations located within 2 km of the site and therefore impacts from emissions associated with demolition vehicles has been scoped out of this EIA and not considered further.

Assessment methodology

6.2.10 The proposed project has the potential to cause air quality impacts as a result of fugitive dust emissions and emissions generated from NRMM and demolition works vehicles during the demolition activities.

Baseline assessment

6.2.11 A review of baseline air quality will be undertaken to determine the existing air quality in the vicinity of the site using the following sources:

- GMCA Air Quality Annual Status Report for 2023[1];
- DEFRA-modelled background air pollution map (reference year: 2021)[4];
- Automatic Urban and Rural Monitoring Network[5];
- National Atmospheric Emission Inventory (NAEI)[6];
- The UK Pollutant Release and Transfer Register[7];
- Pollution Inventory from the Environment Agency[8]; and
- Ordnance Survey data and aerial photography from Google Maps.

Effect prediction and assessment of effect significance

6.2.12 Qualitative assessment of dust and particulate impacts during the demolition works will be undertaken in accordance with Institute of Air Quality Management (IAQM) construction guidance[2] to determine the likely impacts on sensitive receptors, through a demolition dust risk assessment. The mitigation measures determined to be necessary to minimise any predicted effects will be recommended for implementation into the DMS to be submitted via planning condition in order to minimise dust and particulate matter (PM_{10}) release.

6.2.13 Pollutants emitted by NRMM that may have the most significant potential effects on local air quality are particulate matter (PM_{10} and $PM_{2.5}$), and NO_x/NO_2. Typically, NRMM is associated with construction sites and therefore there is a potential for NRMM emissions to adversely affect local air quality as a result of the proposed project. Consideration to the emissions produced by NRMM will be undertaken in line with IAQM guidance and the Construction Emissions Tool guide[9].

6.2.14 During the demolition works, Light Duty Vehicles (LDV) and Heavy Duty Vehicles (HDV) will require access to the site to remove (and deliver) materials, and mobile machinery working on-site. These machines produce exhaust emissions, including NO_2, PM_{10} and $PM_{2.5}$, which are of particular concern for health.

6.2.15 The demolition traffic flows will be compared to the EPUK and IAQM screening criterion of more than 100 LDVs

[2] IAQM. 2024. Guidance on the assessment of dust from demolition and construction https://iaqm.co.uk/wp-content/uploads/2013/02/Construction-Dust-Guidance-Jan-2024.pdf
[3] Environmental Protection UK and Institute of Air Quality Management (2017), Land-Use Planning & Development Control: Planning for Air Quality v1.2 – [online] (Last accessed 30/10/2023), Available at: iaqm.co.uk/text/guidance/air-quality-planning-guidance.pdf
[4] DEFRA. (2021). Background Mapping data for local authorities. https://uk-air.defra.gov.uk/data/laqm-background-home
[5] DEFRA. (2022). UK Air Information Resource. Automatic Urban and Rural Network (AURN). https://uk-air.defra.gov.uk/networks/network-info?view=aurn
[6] National Atmospheric Emission Inventory. https://naei.beis.gov.uk/
[7] SEPA. (2024). UK Pollutant and Transfer Register. https://www.sepa.org.uk/environment/environmental-data/spri/uk-pollutant-and-transfer-register/#:~:text=The%20UK%2DPRTR%20is%20a,known%20as%20the%20UK%2DPRTR.
[8] Environment Agency. (2024). Pollution inventory reporting. https://www.gov.uk/government/collections/pollution-inventory-reporting#:~:text=The%20pollution%20inventory%20includes%20reporting,transfers%20in%20wastewater%20and%20waste.
[9] Arup. (2022). Construction emissions Exemplar sites Construction emissions tool. https://www.arup.com/globalassets/downloads/insights/a/air-quality-in-construction/construction-emissions-user-guide.pdf

Copyright © 1976 - 2025 Buro Happold. All rights reserved

and/or more than 25 HDVs Annual Average Daily Traffic (AADT) used to indicate the requirement to undertake detailed modelling at sensitive human receptors.

6.2.16 If the EPUK and IAQM criteria is exceeded, then a detailed assessment will be undertaken using ADMS Roads. The following scenarios will be considered, where required:

- Baseline (2025) – Establish existing baseline conditions and for model verification;
- Peak Demolition Year "Do nothing" (DM) – future baseline traffic flows for the peak demolition year, with cumulative developments only;
- Peak Demolition Year "Do something" (DS) – future baseline traffic flows for the peak demolition year, with cumulative developments and traffic flows associated with the demolition activities.

6.2.17 In scenarios where the IAQM criteria are met, a worst-case approach will be taken in predicting pollutant concentrations at receptor locations which assumes no change in background concentrations from existing. If this leads to predicted significant impacts, consideration will be given to DEFRA's projected improvements in background air quality conditions. The scope and extent of any dispersion modelling study carried out will be agreed with MCC.

Limitations and assumptions

6.2.18 Predicting the impacts during demolition is difficult as it is dependent on a number of factors, particularly the weather during specific works. This cannot be predicted, and therefore, the assessment methodology will use a risk-based approach to identify appropriate mitigation measures. While adopting conservative assumptions, the assessment will assume that the mitigation measures will be fully implemented. It should be noted that there may be periods with visible dust, but this is likely to be infrequent and insufficient to negatively impact the amenity.

6.2.19 Sensitive receptor locations identified will be considered at worst-case locations regarding sensitivity to poor air quality and potential for impacts. However, this will not be an exhaustive list, and there may be other locations within the vicinity of the site that may experience air quality impacts due to emissions generated by the proposed project that have not been individually assessed.

Conclusion

6.2.20 It is considered that the proposed project has the potential to generate significant amenity and health effects during the demolition activities. As such, it is concluded that air quality should be scoped into the EIA, as per the scope set out here.

6.3 NOISE AND VIBRATION

Introduction

6.3.1 This section of the EIA Scoping Report has been prepared by Buro Happold and has considered the potential effects relating to noise and vibration for the proposed project.

Completed background studies / available baseline information

6.3.2 Details of studies completed to date are presented in Table 6-2.

Table 6-2 Sources of noise and vibration baseline information and surveys undertaken to date.

Study / analysis	Overview	Date of completion
Review DEFRA Round 4 noise mapping for road and rail noise	Reviewed existing noise levels at and around site as predicted using strategic noise mapping data.	17/03/2025
Review of nearby buildings	Reviewed nearby buildings to identify any potentially sensitive receptors to noise or vibration from the demolition works (including National Heritage List for England).	17/03/2025

Assessment Context

6.3.3 The current noise environment at and around the site is likely to be dominated by road traffic noise, primarily from the A57(M) around 85 m to the south, but also from the A34 Princess Street around 135 m to the west, with both roads considered as major sources of noise by DEFRA noise mapping. Other sources of noise in the area are expected to be fixed plant installations serving nearby buildings. No significant sources of vibration have been identified in the vicinity of the site, with the nearest railway line around 150 m to the north.

6.3.4 In terms of spatial scope, the assessment is receptor led, i.e. it is based on a selection of sensitive receptors closest to the works. As the effects of both noise and vibration typically reduce as distance between the source receptor increases, this method of selection provides a robust basis for the assessment.

6.3.5 As well as the EIA Regulations, the primary policy that will be considered in terms of the assessment of demolition noise and vibration are the Noise Policy Statement for England (NPSE), NPPF, the National Planning Practice Guidance on Noise (PPG:N), MCC's Core Strategy Development Plan Document, and MCC's Planning and Noise Technical Guidance.

Potentially sensitive receptors

6.3.6 The following initial list of potentially sensitive receptors have been identified for the proposed project:

- George Begg Building (University of Manchester building to west);
- Manchester Conference Centre and Pendulum Hotel (to north);
- Masdar Building (University of Manchester building to east);
- Pariser Building (non-residential building to north-east);
- Weston Hall Student Accommodation and Echoes Day Nursery (to north);
- John Garside Building (University of Manchester building to west);
- James Lighthill Building (non-residential building to north); and
- Lamport Court (residential block to south).

6.3.7 Note that this list is subject to review by MCC, and may change as the proposed project progresses and the exact uses of each building are confirmed (any changes will be confirmed with MCC where required).

Potential demolition effects

Effect scoped into the EIA for further assessment

6.3.8 Demolition of a building typically results in the generation of noise and vibration. This is because demolition

Copyright © 1976 - 2025 Buro Happold. All rights reserved

procedures, by their nature, tend to result in force and/or impacts being applied to materials in order to break them up or remove them. While the exact methodologies for the demolition are not known at this time, based on typical processes used and the proximity of potentially sensitive receptors, it is considered possible that temporary potentially significant effects may occur due to noise and vibration from some elements of the demolition works.

Effects scoped out of the EIA

6.3.9 Due to the site being located close to busy roads and the size of the building to demolished, it is considered unlikely that the additional road traffic generated by the works would result in any material changes in road traffic noise, and therefore this has been scoped out of the assessment.

6.3.10 The consideration of the potential effects of vibration on the use of sensitive research equipment, such as electron microscopes, is considered to be outside of the requirements of the EIA regulations, and therefore it will not be considered in the assessment.

Assessment methodology

Baseline assessment

6.3.11 A series of short-term attended noise measurements will be undertaken during daytime hours to characterise and quantify the baseline noise environment in the area around the site. The exact locations of the measurements will be finalised when the list of receptors is confirmed; the final approach will be confirmed with MCC where required.

6.3.12 As no significant sources of vibration have been identified in the vicinity of the site, vibration measurements will not be undertaken.

Effect prediction and assessment of effect significance

6.3.13 The overarching approach to the identification and assessment of adverse noise effects will be based on the NPSE, the NPPF and the PPG:N. Fundamental to this approach are the aims that potentially adverse effects on health and quality of life resulting from noise, including from activities like demolition, should be mitigated and minimised and that significant adverse effects should be avoided.

6.3.14 Key to the identification of adverse and significant adverse effects are the concepts of the Lowest Observed Adverse Effect Level (LOAEL) and Significant Observed Adverse Effect Level (SOAEL). Current government policy does not include specific, quantified definitions of the LOAEL or SOAEL. The NPSE does note that the SOAEL is likely to be different for different sources of noise, for different receptors and at different times.

6.3.15 Calculation of the magnitude of both noise and vibration will be based upon the methods described within BS 5228-1:2009+A1:2014 Noise and Vibration Control on Construction and Open Sites Part 1 – Noise and BS 5228-2:2009+A1:2014 Part 2 – Vibration as far as reasonably practicable (note that there are limited number of sources for which methods of vibration prediction exist). Determination of effect significance will be based on the thresholds described in Annex E of BS 5228-1 and Annex B of BS 5228-2 and qualified in terms of LOAEL and SOAEL with reference to other benchmark assessments if required, such as the Environmental Statement (ES) produced for the High Speed 2 (HS2) railway.

Limitations and assumptions

6.3.16 Demolition noise and vibration will not be predicted at every individual receptor (i.e. every individual property) or, on larger buildings, at every point around the building. The selection of receptors and the positioning of receptor points will be based on the assessment representing a reasonable worst-case in the context of what is being assessed (i.e. noise or vibration).

6.3.17 The assumptions used for the demolition plant and methodology are estimates and may change to some degree when the approach is finalised closer to the works taking place, but they are considered appropriate in terms of allowing the assessment of reasonably worst-case demolition noise and vibration effects.

Conclusion

6.3.18 It is considered that the proposed project has the potential to generate significant noise and vibration effects. As such, it is concluded that noise and vibration should be scoped into the EIA, as per the scope set out here.

6.4 BUILT HERITAGE

Introduction

6.4.1 This section of the EIA Scoping Report has been prepared by Paul Butler Associates Ltd and has considered the potential effects relating to built heritage for the proposed project. This section should be read in conjunction with the following appendices of this report:

- Appendix A Review of archive plans;
- Appendix B Review: Location of Listed buildings within 500m radius of application site; and
- Appendix C Review: Location of Conservation areas within 500m radius of application site.

Completed background studies/available baseline information

6.4.2 Details of studies completed to date are presented in Table 6-3.

Table 6-3 Sources of built heritage baseline information and surveys undertaken to date.

Study/analysis	Overview	Date of completion
Photographic survey	Site visit to Faraday Tower and take external and internal photographs.	4 December 2024
Review archive plans	Review of archive plans to identify the chronological development of the site (see Appendix A Review of archive plans).	4 April 2025
Review archive photographs	Review of desk based sources to identify images of the site during the five years following completion of the building	4 April 2025
Review listed buildings	Identify all listed buildings within 500m radius of the site (see Appendix B Review: Location of Listed buildings within 500m radius of application site)	8 April 2025
Review Conservation areas	Identify Conservation Areas within 500m radius of the site (see Appendix C Review: Location of Conservation areas within 500m radius of application site:)	8 April 2025
Review locally listed buildings	Identify locally listed buildings within 500m radius of the site	8 April 2025

Copyright © 1976 - 2025 Buro Happold. All rights reserved

Study/analysis	Overview	Date of completion
Consult Greater Manchester Archaeological Advisory Service	Confirm whether a Historic Environment Record (HER) entry exists for Faraday Tower	Response received from Greater Manchester Archaeological Advisory Service on 4 April 2025 confirming the site does not have a HER entry

Assessment context

6.4.3 Historic England guidance (2006) states: 'Baseline information that describes the current and future likely condition of the historic environment in terms of its significance, sensitivity and capacity to accommodate change can also help identify areas of particular sensitivity to development, sustainability issues, predict and monitor likely effects and in identifying alternative solutions.'

6.4.4 National Planning Policy Framework Section 16, Conserving and Enhancing the Historic Environment, and policies 202-221 sets out the heritage context. The NPPF states that heritage assets are '*an irreplaceable resource and should be conserved in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of existing and future generations*' (Para 202). Paragraphs 207 and 208 require applicants to describe the significance of any heritage assets affected, including any contribution made by their setting; and that the level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance. Local planning authorities should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.

6.4.5 The site is located within Manchester city centre and lies to the north of the Mancunian Way. Historically the Faraday Tower formed part of a larger building which straddled Sackville Street (undergraduate building and oversailing library now demolished) which provided graduate and undergraduate accommodation for the chemistry department. The large scale buildings sited in the area bounded by Altrincham Street, London Road, Mancunian Way and Sackville Street have traditionally been in education use and functioned until recently as part of the UMIST campus. To the south of the site is the Mancunian Way beyond which lies Brunswick, a residential neighbourhood. To the west of Brunswick is the Manchester University campus which lies to either side of Oxford Road. The main areas of the city centre lie to the north of the site.

6.4.6 In terms of identifying areas of particular sensitivity, in heritage terms, this will broadly be limited to a 500m zone due to the nature and location of sensitive receptors, the topography of the area and intervening development, as well as the approximate scale of Faraday Tower.

Potentially sensitive receptors

6.4.7 The remnants of the chemistry building (Faraday Tower) rise 14 storeys above the ground level of Sackville Street and due to its height is judged to be a building which has potential to impact beyond its immediate site. The demolition of the building has the potential to change the townscape setting of nearby listed buildings, conservation areas and locally listed buildings.

6.4.8 The following potentially sensitive receptors have been identified for the proposed project:

Listed buildings within 500 m

6.4.9 Listed buildings within 500m of the proposed project, including:

- Manchester Oxford Road Station (including platform structures); Listed Building Grade II; LEN 1255053;
- Granby House; Listed Building Grade II; LEN 1218253;
- India House (Including attached wrought iron Gateway link to Lancaster House); Listed Building Grade II*; LEN 1254836;
- Manchester House; Listed Building Grade II; LEN 1270897;
- The Place Theatre; Listed Building Grade II; LEN 1271227;
- Orient House; Listed Building Grade II; LEN1200838;
- Boundary Wall To Rochdale Canal Between Princess Street And Sackville Street Rochdale Canal Boundary Wall To Canal Street Between Princess Street And Sackville Street; Listed Building Grade II; LEN1247555;
- 101, Princess Street; Listed Building Grade II; LEN 1270899;
- 109, Princess Street; Listed Building Grade II; LEN 1270914;
- Rochdale Canal Lock Number 86, to East of Chorlton Street; Listed Building Grade II; LEN 1247481;
- The Shena Simon Sixth-Form College; Listed Building Grade II; LEN 1270607;
- 42 and 44, Sackville Street; Listed Building Grade II; LEN 1270791;
- Rochdale Canal Boundary Wall to Canal Between Sackville Street and Chorlton Street; Listed Building Grade II; LEN 1270837;
- 9, Richmond Street; Listed Building Grade II; LEN1247476;
- 27, Sackville Street; Listed Building Grade II; LEN 1247607;
- 39, Chorlton Street; Listed Building Grade II; LEN 1283091;
- Brazil House; Listed Building Grade II; LEN 1270871;
- Former Goods Offices to Piccadilly Station; Listed Building Grade II; LEN 1197919;
- Asia House; Listed Building Grade II*; LEN 1247432;
- Mintierna House; Listed Building Grade II; LEN 1197759;
- Minshull House; Listed Building Grade II; LEN 1283092;
- Former Warehouse; Listed Building Grade II; LEN 1431770;
- Police and Fire Station; Listed Building Grade II*; LEN 1197918;
- The Churchill Public House; Listed Building Grade II; LEN 1197758;
- 51 and 53, Richmond Street; Listed Building Grade II; LEN 1270835;
- Bridgewater House; Listed Building Grade II; LEN 1270606;
- Former Refuge Assurance Company Offices; Listed Building Grade II*; LEN 1271429;
- Institute of Science and Technology (University Of Manchester); Listed Building Grade II; LEN 1247609;
- Rochdale Canal Lock Number 87, to East of Princess Street, with Cast Iron Footbridge Beside Street; Listed Building Grade II; LEN 1247580;
- 46, Sackville Street; Listed Building Grade II; LEN 1247608;
- Former Electricity Power Station; Listed Building Grade II; LEN 1255031;

Copyright © 1976 - 2025 Buro Happold. All rights reserved

- Rhodesia House; Listed Building Grade II; LEN 1270911;
- 3, Brazil Street; Listed Building; Grade II; LEN 1283077;
- Sculptural Wall; Listed Building; Grade II; LEN1400857;
- Lancaster House; Listed Building; Grade II*; LEN 1254887;
- Regency House with Barclays Bank; Grade II; LEN 1254835;
- Rochdale Canal Lock Number 88, to east of Oxford Street; Listed Building Grade II; LEN 1270857;
- Central House; Listed Building Grade II; LEN 1247389;
- Langley Buildings; Listed Building Grade II; LEN 1247385;
- Transact House; Listed Building Grade II; LEN 1247386;
- 103, Princess Street; Listed Building Grade: II*; LEN 1247391;
- 2, Harter Street; Listed Building Grade II; LEN 1200841;
- 104, Bloom Street; Listed Building Grade II; LEN 1218476;
- Lass O Gowrie Public House; Listed Building Grade II; LEN 1293175;
- New Union Public House; Listed Building Grade II; LEN 1247444;
- Lionesse House; Listed Building Grade II; LEN 1247387;
- St James Buildings; Listed Building Grade II; LEN 1246571;
- Drill Hall; Listed Building Grade II; LEN 1207590;
- Grosvenor Building, Manchester Metropolitan University Faculty of Art and Design; Listed Building Grade II; LEN 1293192;
- 94-98, Grosvenor Street; Listed Building Grade II; LEN 1218404;
- Adult Deaf and Dumb Institute (Former); Listed Building Grade II; LEN 1200839;
- Dancehouse Theatre including Numbers 6-14; Listed Building Grade II; LEN 1384997;
- Former Unitarian Chapel; Listed Building Grade II*; LEN1270670;
- Chatham Mill; Listed Building Grade II; LEN 1293040;
- Former Town Hall Facade to Mabel Tylecote Building, Manchester Metropolitan University; Listed Building Grade II; LEN 1283062;
- Former Manchester Ear Hospital; Listed Building Grade II; LEN 1197922;
- Former Grosvenor Picture Palace; Listed Building Grade II; LEN1218431;
- Dalton Statue in Forecourt of Dalton College; Listed Building Grade II; LEN1197791; and
- Oddfellows Hall; Listed Building Grade II; LEN 1200840.

Conservation Areas within 500 m

6.4.10 Conservation areas within 500m of the proposed project, including:

- Whitworth Street and Princess Street Conservation Area.

Locally listed buildings within 500 m

6.4.11 It has been confirmed that as of 08.04.2025, MCC does not have an adopted local list of buildings, nor is MCC proposing to draft and adopt a local list as part of the ongoing Greater Manchester Local Heritage List Initiative. This does not mean to say that no further assessment is required as a building can be identified as a NDHA at any stage in the process. This is a building (or monument/site/place/area or landscape) identified as having a degree of significance meriting consideration in planning decisions, because of its heritage interest.

6.4.12 In this instance Faraday Tower will be assessed with regard to other buildings and sites within the local area which could be considered to have heritage interest. Buildings and sites to be considered as potential NDHAs include Faraday Tower, Reynold Building, Jackson Street Mill and the Maths and Science Building.

Potential demolition effects

Effects scoped into the EIA for further assessment

6.4.13 During the demolition works, there is potential for the demolition activities to affect the setting of designated assets, through the removal of the existing building from the townscape, along with the presence of demolition equipment, hoardings and scaffolding etc. The potential for noise and dust associated with the demolition activities themselves are excluded from the heritage assessment since other chapters within the ES will outline mitigation measures to be committed to in order to avoid or reduce these impacts.

Assessment methodology

Baseline assessment

6.4.14 The baseline conditions will be determined via a combination of desktop research (including reference to best practice guidance), site visits, photography, and views analysis. This will enable the identification of potential sensitive receptors, including listed buildings, conservation areas and selected NDHAs.

Effect prediction and assessment of effect significance

6.4.15 Where the proposed demolition may impact on the surroundings in which built heritage receptors are identified, a qualitative assessment will be made of whether, how and to what degree setting contributes to the built heritage value of the receptor. The full assessment methodology will be provided in the built heritage chapter of the ES; however, in brief, the identified built heritage assets will be the receptors. The value of each receptor lies within its heritage significance, which will be partly confirmed by a classification (such as its listing), as well as additional analysis. Once the heritage significance of each asset is established, a "significance of effect" will be calculated for assets that are potentially affected by the proposed project, having regard to the magnitude of the impact/change.

6.4.16 In order to predict the magnitude of impact and the subsequent significance of any effect, the following criteria will be considered:

- The sensitivity of receptors (both physically and in terms of setting);
- The proximity of receptors to the subject site;
- The nature of existing views; and
- The extent of change to those views.

6.4.17 The approach and assessment will be undertaken in accordance with the following local and national planning and heritage policy and guidance:

Copyright © 1976 - 2025 Buro Happold. All rights reserved

- National Planning Policy Framework (December 2024)
- National Planning Practice Guidance (March 2014)
- Places for Everyone Joint Development Plan (March 2024)
- Manchester Core Strategy Development Plan Document (July 2012)
- Saved Policies of the Unitary Development Plan (UDP) for the City of Manchester (adopted 1995)
- Manchester City Council Conservation Area Leaflets
- Historic England Advice Note 2: Making Changes to Heritage Assets (February 2016)
- Historic Environment Good Practice Advice 2: 'Managing Significance in Decision-Taking in the Historic Environment' (March 2015)
- Historic England Advice Note 3: The Setting of Heritage Assets (2nd Edition) (December 2017)
- Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets (October 2019)

Limitations and assumptions

6.4.18 Surveying identified heritage assets within the study area must be from publicly accessible areas, which will sometimes prevent full access to the exteriors of some heritage assets.

6.4.19 MCC may potentially consider buildings on site or beyond as NDHAs and therefore may require assessment.

6.4.20 Greater Manchester Archaeological Advisory Service (GMAAS) have confirmed (Email 04.04.2025) that they do not have an HER entry for Faraday Tower itself. The Lancashire Series Ordnance Survey Town Plan of 1855 shows the site prior to clearance.

Conclusion

6.4.21 It is considered that the proposed project has the potential to generate a medium-high magnitude of change to views of heritage assets. As such, it is concluded that built heritage should be scoped into the EIA, as per the scope set out here.

Copyright © 1976 - 2025 Buro Happold. All rights reserved

7 SUMMARY OF KEY POTENTIAL ENVIRONMENTAL ISSUES

7.1.1 In summary, the following topics are proposed to be scoped into the ES and will have a dedicated ES Chapter:

- Air Quality;
- Noise and Vibration; and
- Built Heritage

7.1.2 Human health will be addressed across the above ES chapters as a cross cutting issue.

7.1.3 The following topics are proposed to be scoped out of the ES:

- Major Accidents and/or Natural Disasters;
- Waste Management;
- Wind Microclimate;
- Daylight, Sunlight, Overshadowing and Solar Glare;
- Water Resources and Flood Risk;
- Ground Conditions;
- Archaeology;
- Traffic and Transportation;
- Ecology and Biodiversity;
- Landscape and Trees;
- Socio-Economics;
- Greenhouse Gas Emissions; and
- Townscape and Visual Impact.

Copyright © 1976 - 2025 Buro Happold. All rights reserved

8 OTHER PLANNING DOCUMENTS

8.1.1 In addition to the ES, the following standalone documents will be submitted as part of the detailed planning application:

- Planning Application Forms and Certificates;
- Architectural plans;
- Design & Access Statement;
- Heritage Statement;
- Walkover Ecological Report;
- Demolition Waste Management Plan;
- Highway Technical Note: Servicing;
- Tree Survey, Arboricultural Impact Assessment and Tree Protection Measures Reporting;
- Ecology / Biodiversity Net Gain Metric;
- Condition/Structural Report; and
- Land Contamination Report.

8.1.2 The following reports and assessments will be appended to the relevant chapters within the ES:

- $PM_{2.5}$ Target Interim Guidance;
- Construction Dust Assessment;
- Baseline Noise Survey;
- Construction Noise and Vibration Assumptions and data;
- Heritage Policy Review;
- Archive Mapping;
- Listed Building Listing Descriptions;
- Non Designated Heritage Asset Descriptions;
- Photographic Plates;
- Archive photographic Plates; and
- Heritage Assets Location Map.

8.1.3 Agreement is sought from MCC regarding the list of documents to be submitted as part of the planning application, and whether any additional documents would be needed to ensure the application can be successfully validated.

Copyright © 1976 - 2025 Buro Happold. All rights reserved

9 REFERENCES

- Arup, 2022. Construction emissions Exemplar sites Construction Emissions Tool – User Guide.
- British Standards Institute, 2014. BS 5228-1:2009+A1:2014 Noise and Vibration Control on Construction and Open Sites Part 1 – Noise.
- BSI, 2014. BS 5228-2:2009+A1:2014 Noise and Vibration Control on Construction and Open Sites Part 2 – Vibration.
- Department for Food and Rural Affairs, 2021. Automatic Urban and Rural Monitoring Network (AURN).
- DEFRA, 2021. Background Mapping data for local authorities.
- DEFRA, 2016. Greater Manchester Combined Authority (GMCA) Air Quality Management Area (AQMA).
- DEFRA, 2010. Noise policy statement for England.
- DEFRA, 2024. Round 4 noise mapping.
- DEFRA & Department for Energy Security and Net Zero (DESNZ), undated. National Atmospheric Emission Inventory (NAEI).
- Demolition Contractor input, 2025.
- Environment Agency, 2023. Pollution Inventory reporting.
- Environmental Protection UK (EPUK) and Institute of Air Quality Management (IAQM), 2017. Land-Use Planning & Development Control: Planning for Air Quality.
- Greater Manchester Combined Authority, 2024. 2023 Air Quality Annual Status Report (ASR).
- Historic England, 2016. Historic England Advice Note 8: Sustainability Appraisal and Strategic Environmental Assessment.
- Historic England, 2019. Historic England Advice Note 12: Statements of Heritage Significance: Analysing Significance in Heritage Assets.
- Historic England, 2016. Historic England Advice Note 2: Making Changes to Heritage Assets.
- Historic England, 2017. Historic England Advice Note 3: The Setting of Heritage Assets (2nd Edition).
- Historic England, 2015. Historic Environment Good Practice Advice 2: 'Managing Significance in Decision-Taking in the Historic Environment'.
- Historic England, 2025. National Heritage List for England (NHLE). Available at: https://opendata-historicengland.hub.arcgis.com/maps/historicengland::national-heritage-list-for-england-nhle/about
- IAQM, 2024. Guidance on the assessment of dust from demolition and construction.
- Manchester City Council (MCC), no date. Conservation areas.
- MCC, 2012. Core Strategy Development Plan (amended 2025).
- MCC, 2024. Places for Everyone Joint Development Plan.
- MCC, 2022. Planning and Noise Technical Guidance.
- MCC, 1995. Unitary Development Plan (UDP).
- Ordnance Survey, 1855. Lancashire Series Ordnance Survey Town Plan of 1855.
- Rachel Hacking Ecology, 2024. Ecological Appraisal.
- SEPA, 2024. UK Pollutant Release and Transfer Register.
- UK Government, 1949. National Parks and Access to the Countryside Act 1949
- UK Government, 2025. National Planning Policy Framework (NPPF).
- UK Government, 2014. Planning Practice Guidance (PPG).
- UK Government, 2025. Planning Reform Working Paper: Development and Nature Recovery.
- UK Government, 2017. The Conservation of Habitats and Species Regulations 2017.
- UK Government, 2017. Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended).
- UK Government, 1981. Wildlife and Countryside Act 1981 (amended 2000).

Copyright © 1976 - 2025 Buro Happold. All rights reserved

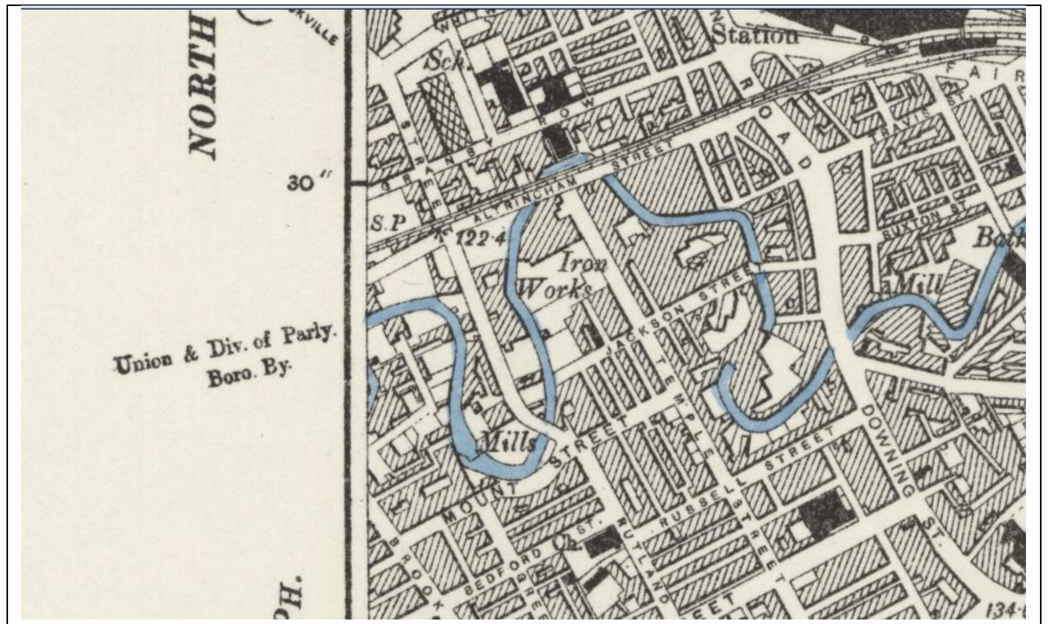
Maddie Adas & George Witts
Buro Happold Limited
2nd Floor Eastgate
2 Castle Street, Castlefield
Manchester
M3 4LZ

Email: Maddie.Adas@BuroHappold.com

Appendix A Review of archive plans



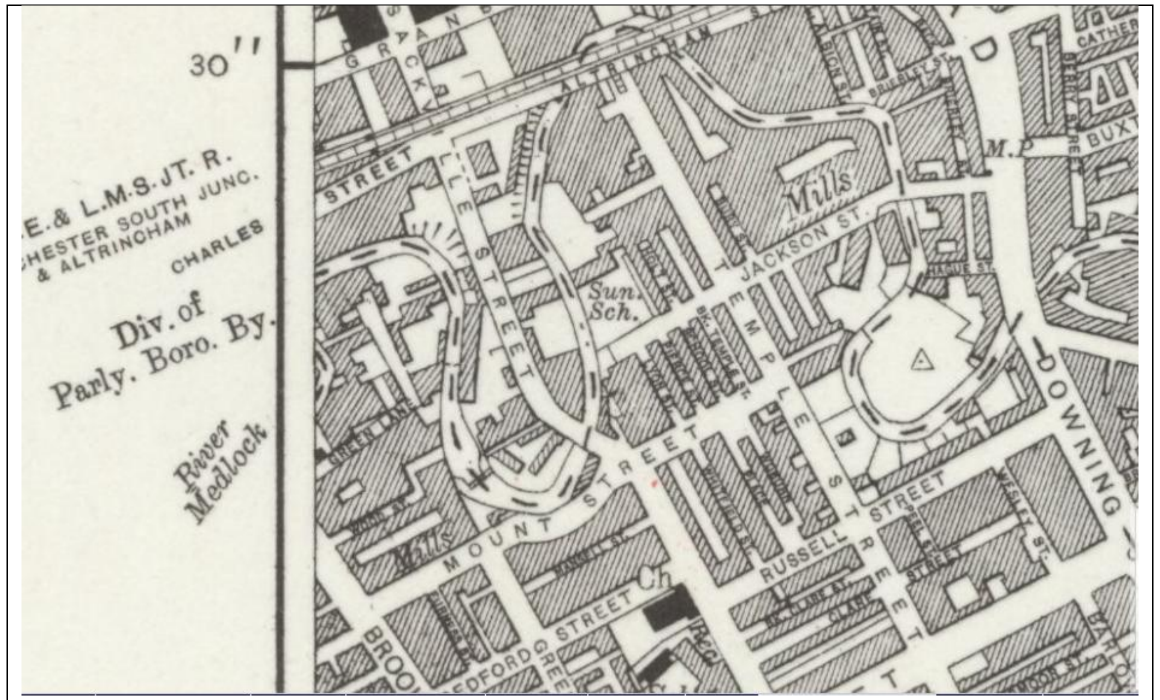
Manchester and Salford Sheet 34, surveyed 1849, published 1851.



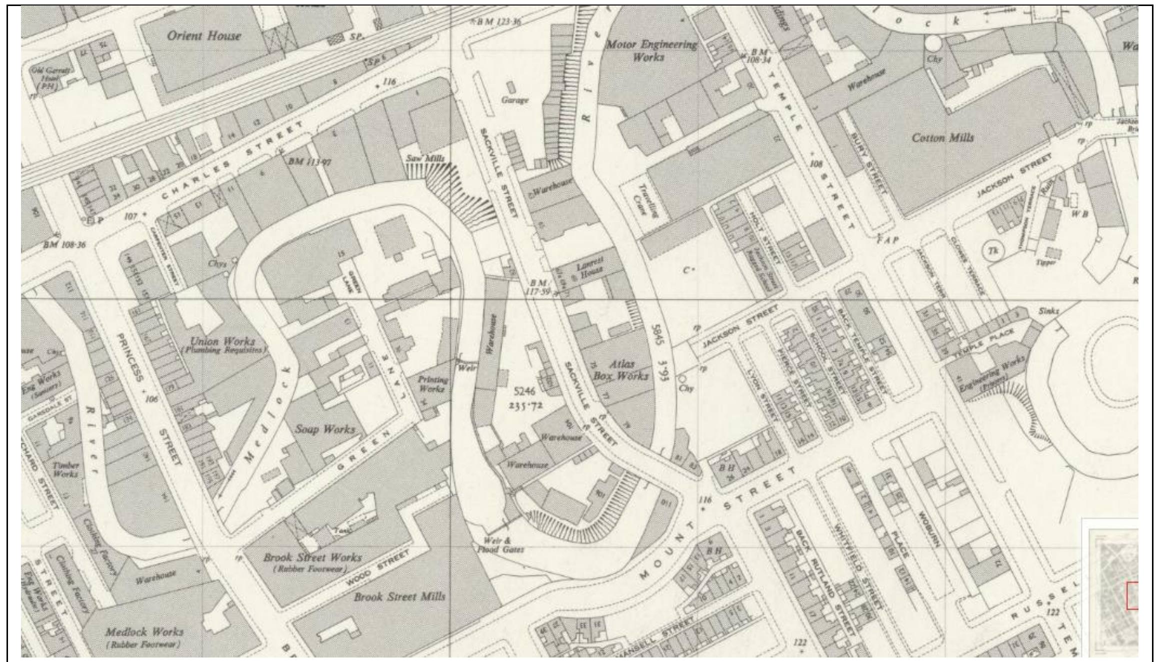
Lancashire Sheet CIV SE, surveyed 1888-90. Published 1894



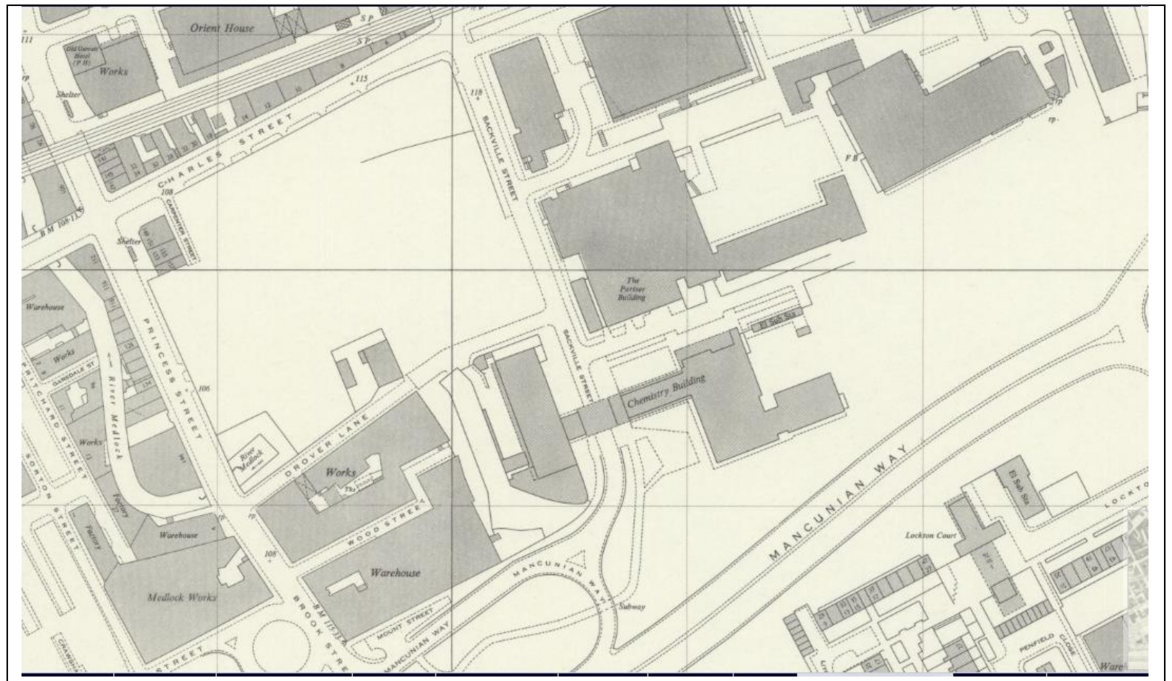
Lancashire Sheet CIV.SE, revised 1905, published 1909



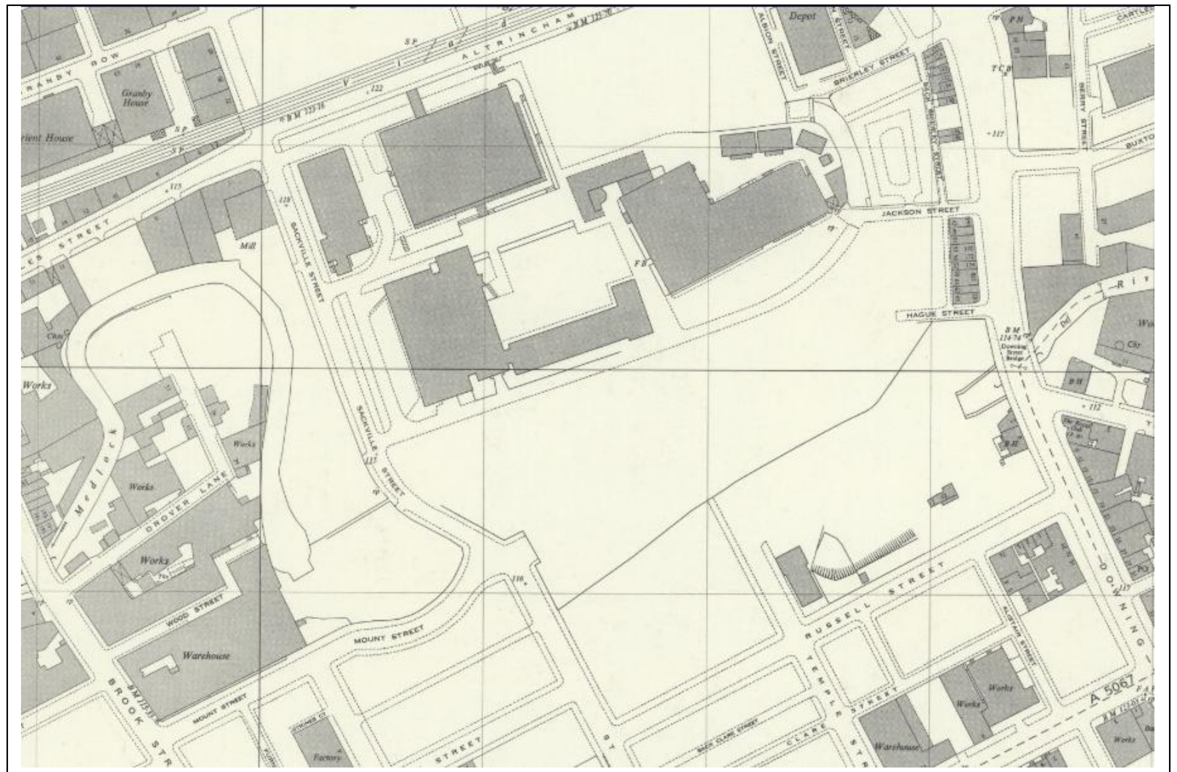
Lancashire Sheet CIV.SE Revised 1932-3, published 1938



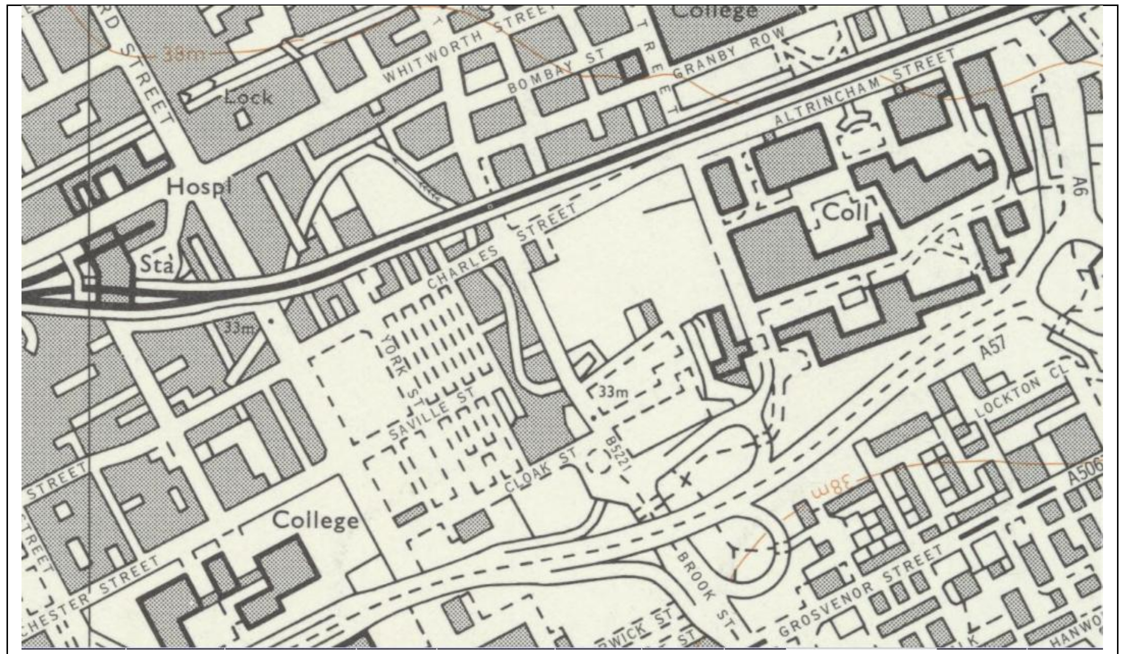
SJ8497 -B Revised 1948-53, published 1955



SJ8497-SJ8597 – DD Revised 1954-1968 Published 1970



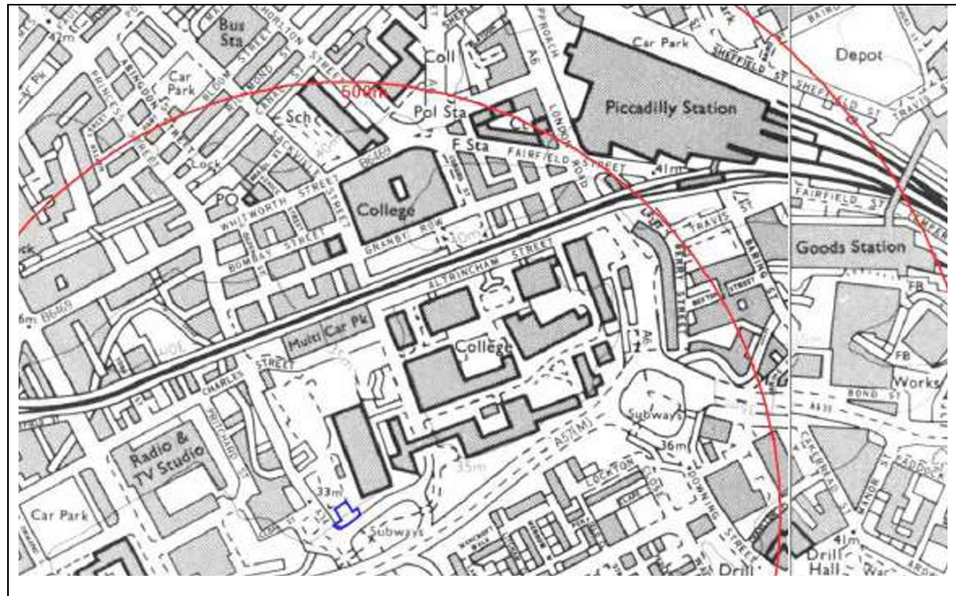
SJ8497-SJ8597 – C Revised 1954-63, published 1965



SJ89NW – A. Surveyed/revised 1949 to 1972. Published 1972


500m
Piccadilly Station
Goods Station
Coll
Pol Sta
E Sta
Univ
Multi Car Pk
Radio & TV Studio
Subways
Drill Hall
Car Park

c. 1994


600m
Piccadilly Station
Goods Station
Depot
College
Coll
Pol Sta
E Sta
Multi Car Pk
Radio & TV Studio
Subways
Car Park

c. 1998

Appendix B Review: Location of Listed buildings within 500m radius of application site



KEY

Red: Application Site:

Blue markers: Listed buildings

Blue line and shaded area – Within 500m radius of application site

Appendix C Review: Location of Conservation areas within 500m radius of application site



KEY

Red: Application Site:

Blue markers: Listed buildings

Green – Whitworth Street and Princess Street Conservation Area

Pink – George Street Conservation Area

Blue line and shaded area – Within 500m radius of application site