

Stocktons, Manchester

Volume 4: Non-Technical Summary (NTS)

March 2025

Turley

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Client

Liquid Business (Manchester) Limited

March 2025

1. Introduction

What is an Environmental Statement and Non-Technical Summary?

- 1.1 This document, the Non-Technical Summary (NTS), is part of the Environmental Statement (ES) that has been prepared and submitted in support of a detailed planning application for residential led development (referred to hereafter as the 'Proposed Scheme'), located in Manchester city centre (the 'Site'). The planning application has been submitted on behalf of Liquid Business (Manchester) Limited, who are the 'Applicant'.
- 1.2 Details of the Proposed Scheme are provided in **Section 2**.
- 1.3 The ES, which comprises four Volumes¹, will inform Manchester City Council's (MCC) determination of the planning application. The purpose of EIA and the ES is to assess and report the 'likely significant effects' of the Proposed Scheme on the environment. The ES is the output of the Environmental Impact Assessment (EIA) process (described in **Section 3**) undertaken in accordance with the 'EIA Regulations'².
- 1.4 In line with the EIA Regulations, the ES should include a non-technical summary of the information presented within the ES. As defined in Planning Practice Guidance (PPG)³, the non-technical summary should be written in '*plain English*', so as to ensure that the findings reported in **Volume 1: Primary Report**

¹ **Volume 1: Primary Report and Supporting Graphics; Volume 2: Technical Appendices to the Primary Report; Volume 3: Environmental Management Plan; and Volume 4: Non-Technical Summary.**

and Supporting Graphics (and where applicable **Volume 2: Technical Appendices to the Primary Report**) can be easily understood.

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

What does this NTS include?

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

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

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

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

What Happens Next

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

Box 1: Contact Details

Manchester City Council

Address:

Town Hall Extension
Albert Square
Manchester
M2 5DB

Tel: 0161 234 4490

Email: building.control@manchester.gov.uk

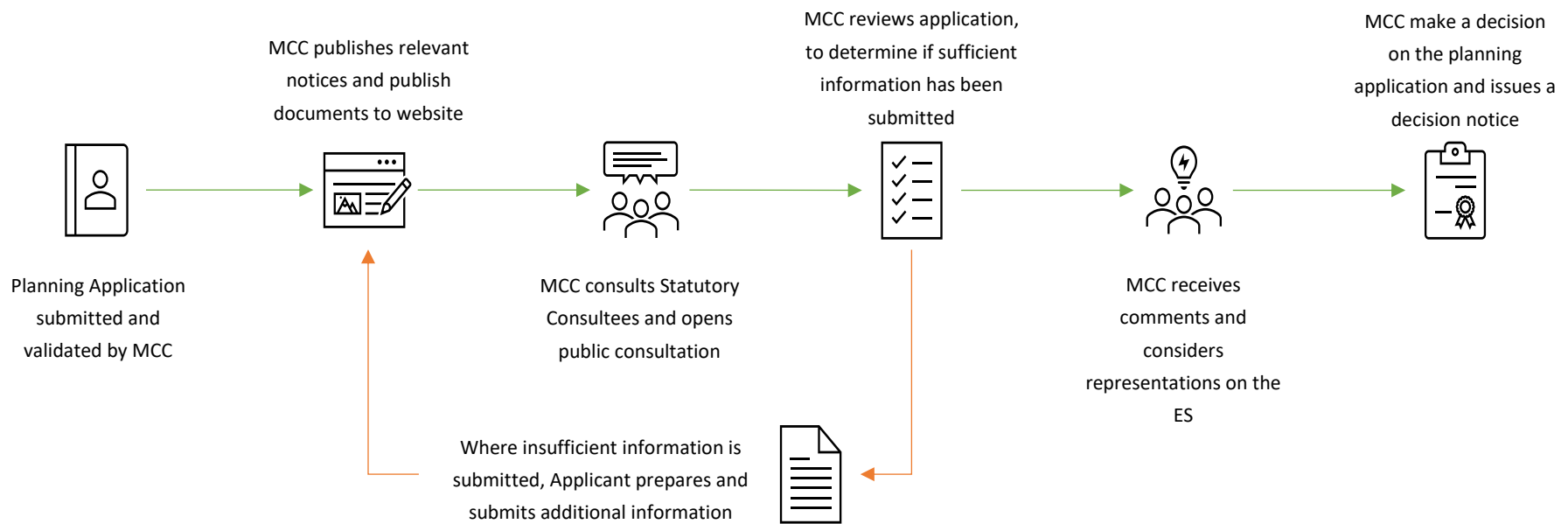
Planning Portal Website: <https://pa.manchester.gov.uk/online-applications/>

Turley (EIA Team)

Address:

Level 5
Transmission
6 Atherton Street
Manchester
M3 3GS

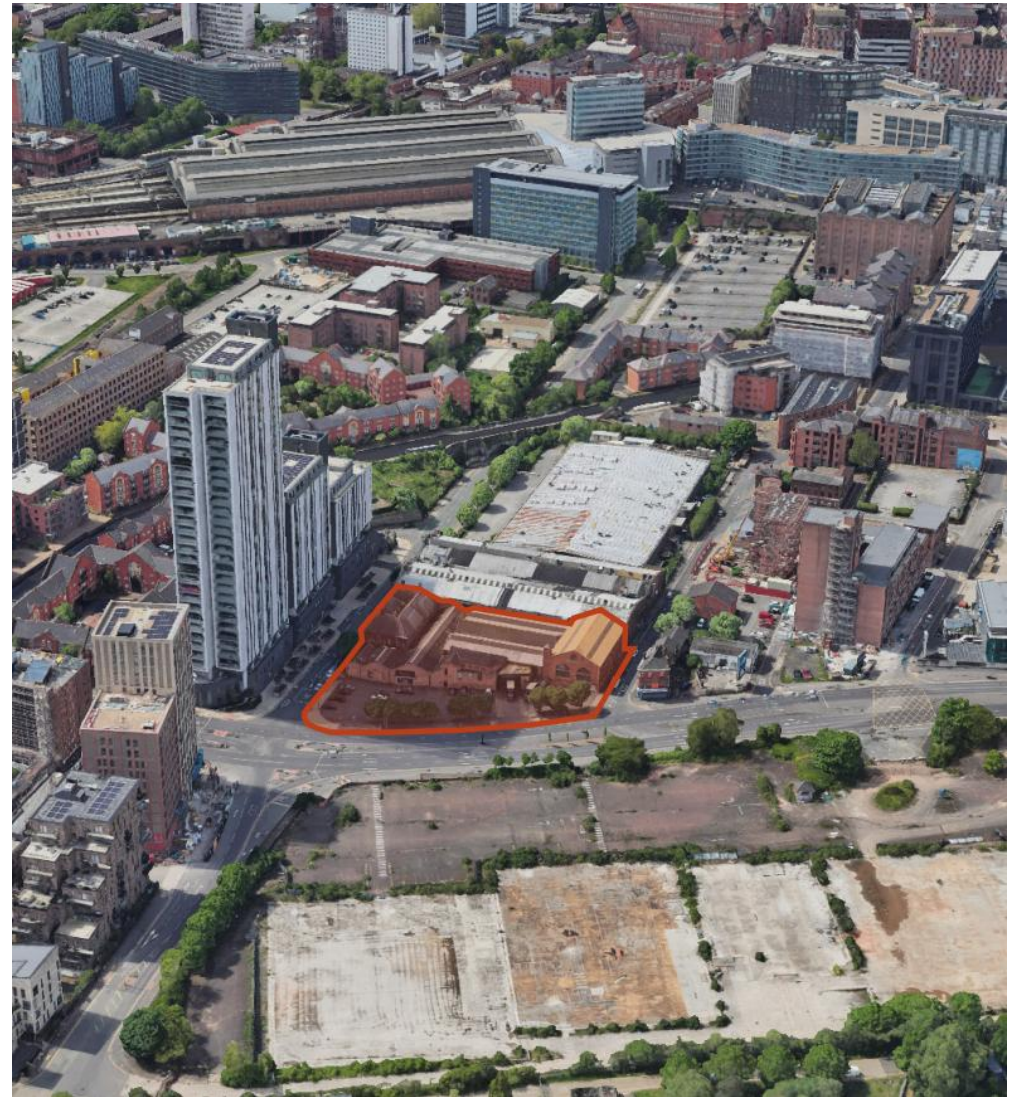
Tel: 0161 233 7676



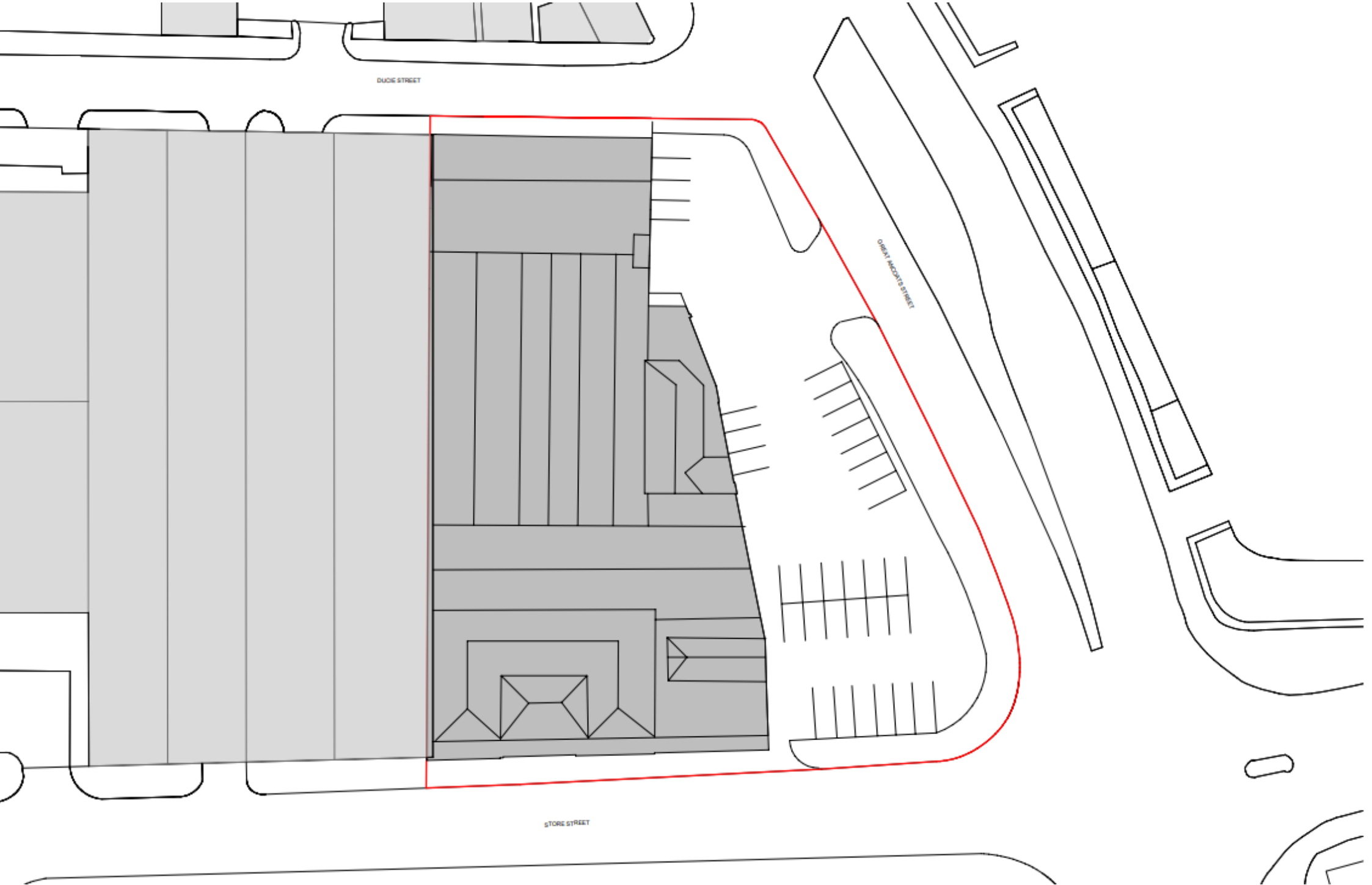
Extract 1: Overview of the determination of planning application process

2. The Proposed Scheme

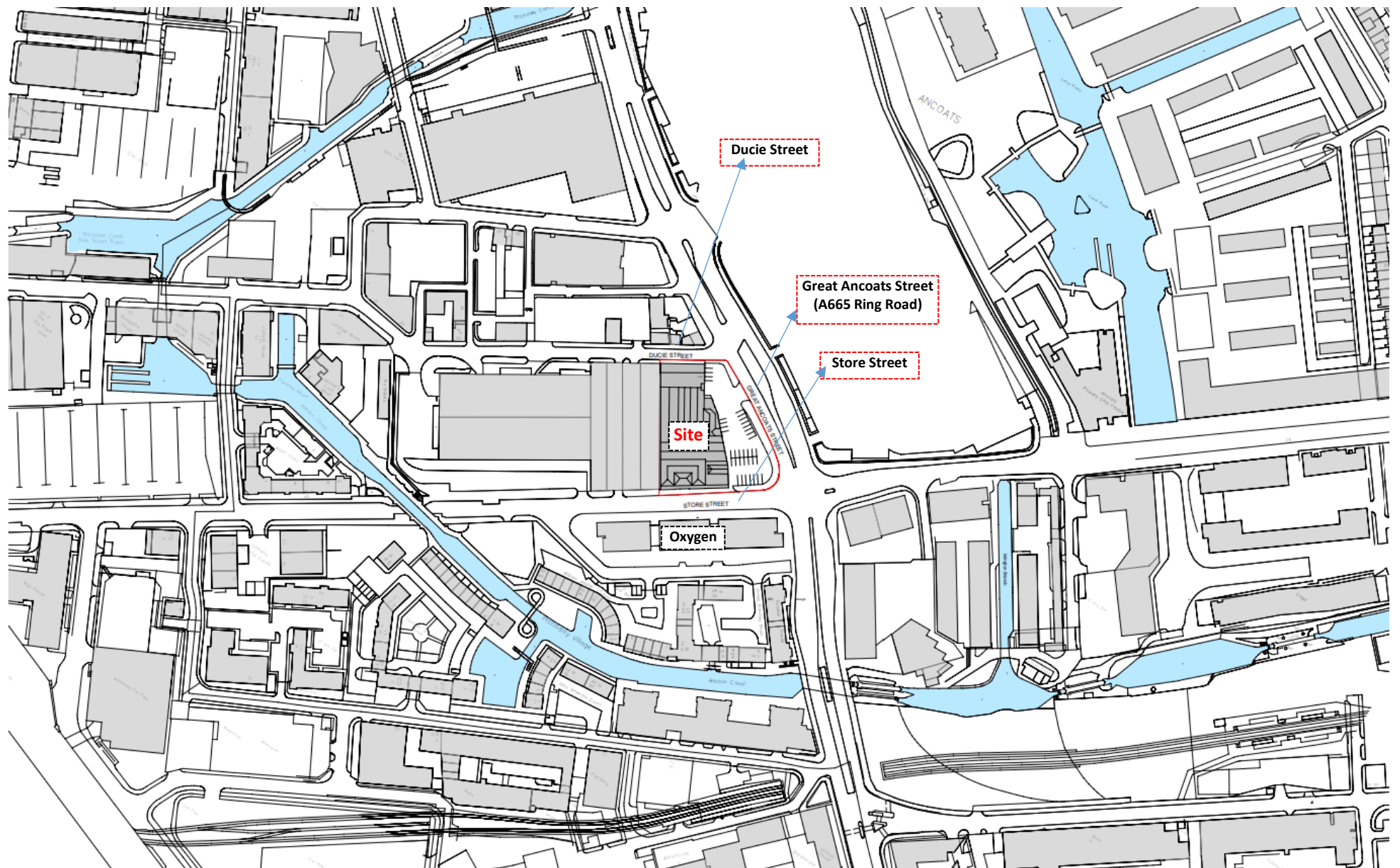
- 2.1 The Applicant is seeking planning permission for a new residential-led development.
- 2.2 The Site is approximately 0.5 hectares in area and currently comprises Stocktons furniture store, and associated parking. An aerial view of the Site is shown on **Extract 2**.
- 2.3 Further details on the Site and surrounding area are presented in **Section 4**.
- 2.4 As shown on **Extracts 3 and 4**, the Site is bound by Great Ancoats Street (A665 Ring road) to the east; Store Street to the south; industrial units to the west; and Ducie Street to the north.
- 2.5 The planning application submitted is termed a 'full' planning application. Therefore, the assessments were based on a set of 'detailed' plans and drawings of the Proposed Scheme and a description which defined the Proposed Scheme considered across all technical assessments within the ES. This approach to the EIA is discussed further in **Section 3**.



Extract 2: Aerial view of the Site



Extract 3: Site Boundary Plan



Extract 4: Site Context Plan

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

Proposed Land Use and Quantum

2.7 The Proposed Scheme is for the following uses:

- 758 residential flats;
- Up to 4,165m² of space to be used as flexible office space; and
- Up to 119m² of space to be used for a cafe.

2.8 The Proposed Scheme will be delivered across two buildings – Building A and Building B:

- In Building A, the accommodation will include studio spaces; 1 bed, 1 bed duplex, 2 bed, 2 bed duplex, and 3 bed apartments.
- In Building B, the accommodation area will include studios; 1 bed, and 2 bed apartments.

Layout, General Arrangement and Building Heights

2.9 With respect to the layout of the Proposed Scheme, Building A will be in the south of the Site and Building B in the north.

- Building A includes one café bakery / amenity (seating area and co-working spaces) on ground floor. Residential amenity (for example gym, changing rooms, lounge, games room) will also be provided (as a supporting ‘ancillary’ use)

at Levels 20 and 33. All other levels above ground in Building A will consist of residential units. Building A will have a three-level basement, which will provide the bike storage; sprinkler tanks; substation; bin store; chillers.

- Building B will contain co-working space at ground floor and Levels 1 – 3. Internal and external amenity will be provided on Level 4. All other levels above ground will consist of residential units. Building B will have a two-level basement which will include bins store; a cleaners store; bike storage; a drying room; changing rooms. A generator and roof plant will be provided on the roof of Building B.

2.10 Public realm / landscaping (described below under ‘Landscaping and Public Realm’) will be provided between the two buildings.

2.11 The heights of the Proposed Scheme are as follows and are shown on **Extract 5** below:

- Building A will be up to 49 storeys plus roof (+201.910mAOD).
- Building B will be up to 24 storeys plus roof (+129.210mAOD).

Landscaping and Public Realm

2.12 A new public square will be created, located off Great Ancoats street and accessed from Store Street and Ducie Street, and will include areas of new tree and shrub plantings, along with defined accessible routes punctuated with seating opportunities.



Extract 5: North West Elevation of Building B (left image, with Building A in the background), and South West Elevation of Building A (right image)

Operational Access Arrangements and Parking Provision

- 2.13 All private cars (for pick-ups and drop-offs), taxis, refuse lorries and other servicing vehicles will access the Site from Store Street and egress via Ducie Street. Vehicles will be able to stop in front of each building to perform these duties.
- 2.14 Pedestrians will have multiple access points to the Site, including ramped or at-level access points from Great Ancoats Street and via the aforementioned servicing road (off Store Street and Ducie Street) and staircases from Store Street.
- 2.15 The existing 40 car parking spaces will be removed from Site, and no spaces will be provided within the Proposed Scheme. It is expected that the majority of trips to and from the Site will be made by modes other than the private car.
- 2.16 The Site is located within the city centre, in an accessible location for walking, cycling and public transport.

Operational Hours

- 2.17 Due to its residential nature, the Proposed Scheme will be operational 24 hours a day / 7 days a week.
- 2.18 It is assumed that the commercial elements of the Proposed Scheme will be operational 07:00 - 23:00 daily.

Lighting Strategy

- 2.19 Given the urban context, artificial lighting will largely be contained to the areas of public realm and the interior of the building. Lighting within the public realm will comprise amenity/ architectural lighting.
- 2.20 Where lighting is proposed it will be designed and installed in line with relevant industry best practice and guidance⁴ to ensure a safe environment for all.

Energy Strategy

- 2.21 The Proposed Scheme will be constructed to a high standard of fabric insulation and air-tightness and will utilise a range of renewable energy technologies (roof mounted solar PV and Air Source Heat Pumps). The Proposed Scheme will be all-electric, with no gas boilers⁵.
- 2.22 An Energy Strategy has been prepared in support of the planning application which demonstrated how the residential dwellings will comply with the requirements of the current building regulations (e.g. 2021 Building Regulations Part L) and the local policy requirements in Manchester, through the incorporation of energy hierarchy principles (making the reduction of energy use the first priority before looking to meet demand with the cleanest options available).

⁴ Including CIE 150: 2017 and ILP GN01, etc.

⁵ This means that the carbon intensity of each building will reduce over time, ultimately reaching net zero in line with the decarbonisation of the grid.

Other Operational Strategies

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

Construction of the Proposed Scheme

2.24 Site preparation and construction of the Proposed Scheme is anticipated to commence (at the earliest) at the end of 2025, with the demolition of the existing Stocktons building being completed over approximately three months and construction being completed over approximately five years. The Proposed Scheme is anticipated to be complete and operational in 2031.

2.25 A commitment has been made to adopt a series of construction methods which will avoid, offset and reduce environmental effects associated with the construction. These measures will be provided within the Construction Environmental Management Plan (CEMP) and submitted to MCC for approval⁶ in advance of construction activities occurring. These measures are derived from best practice measures or technical specific guidance / recommendations. As such, these measures are ‘tried and tested’ and proven to effectively prevent construction related environmental effects.

⁶ The CEMP will be maintained and updated (as required) throughout the construction process.

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

- Hoarding of the Site;
- Formation of construction access(s) and temporary construction compounds (within the Site boundary);
- Site preparation works, including clearance, utilities diversions (where appropriate, including realignment of the Shooters Brook culvert through the Site);
- Demolition of the existing building on Site;
- Excavation, earthworks, levels and material management, and remediation works;
- Construction of buildings and associated infrastructure (i.e. services and plant); and
- Implementation of proposed landscaping, lighting, internal and external finishing.

Reasonable Alternatives

2.27 The EIA Regulations require “a description of the reasonable alternatives studied by the developer”, including in relation to alternative sites; design; technology or a do nothing scenario.

The only alternative studied by the Applicant comprised alternative designs for the Proposed Scheme.

2.28 The design of the Proposed Scheme evolved in response to studies, surveys and modelling, which took account the environmental constraints and opportunities of the Site. The text below provides an overview of how alternative design options have been discounted in order to avoid, reduce or offset the Proposed Scheme's environmental impacts:

- **Building placement:** It was noted early on in the design process that a brook (i.e. Shooter's Brook) would need to be diverted through the middle of the Site, in between Buildings A and B into Store Street. In addition, easements would be required for any future maintenance. These factor helped in determining the position of the proposed buildings on-Site (explored further below);
- **Building size:** A number of iterations were explored in relation to height of the buildings and it's relation to the surrounding context, along with spacing between the Buildings A and B. Overall, reducing the width of one of the buildings helped to create a more slender profile, reducing the Proposed Scheme's impact on the skyline when viewing the development from Manchester City Centre. In addition, with the positioning of Building B closer to the corner of the Site, the option also allowed for the creation of public realm on-Site (in between the two proposed buildings) and was therefore favoured in terms of townscape and views, whilst also providing a design and

floorplan that minimises daylight/overshadowing, noise and vibration, and human health effects;

- **Form and façade:** Variations of the mass and the development of a more expressive form was done through the selection of a façade grid (the external material of the building) that would help change how the scale of a building is perceived. Vertical elements (i.e. a 'holding piece') and horizontal breaks (i.e the 'drawers') were elements added to the façade creating a sense of movement and dynamism for the two buildings. Therefore, the design of the Proposed Scheme helps with breaking the regularity of the tall buildings and adding movement and dynamism to views along Great Ancoats Road whilst keeping with the architectural history / industrial heritage of the area. This was considered to overall improve visual effects and heritage impacts of the Proposed Scheme compared to previous iterations without these design elements; and
- **Building materials used:** The proposed materials for the externals of the buildings (e.g, the use of subtle shades of grey anodised aluminium and concrete for the façade of the buildings) was taken forward as part of the Proposed Scheme as it was a more favourable option than the previous alternative designs as it resulted in better views of the Proposed Scheme along Great Ancoats Street, whilst also incorporating elements that are keeping with the industrial heritage of the wider area and the previous uses of the Site (i.e the Vulcan Iron Works).

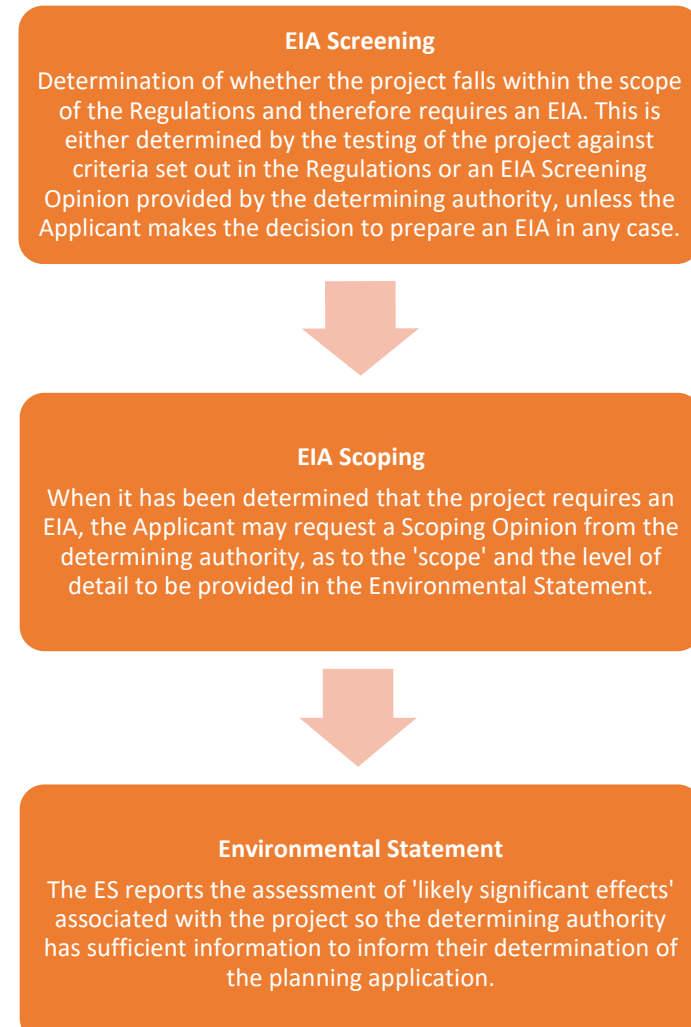
3. The EIA Process and Approach

The EIA Process

- 3.1 The aim of EIA is to protect the environment by ensuring that a determining authority (in this case, MCC) when deciding whether to grant planning permission for a project, does so in the full knowledge of the likely significant environmental effects of the project and takes them into account in the decision-making process.
- 3.2 As such, EIA is a tool to assess and report likely significant environmental effects.
- 3.3 The EIA process generally comprises a series of steps, which are summarised in **Extract 6**. For this project, only the Environmental Statement stage of the EIA process was completed, which is explained further below.
- 3.4 The EIA Regulations specify that EIA must “*identify, describe and assess the direct and indirect significant effects*” of the Proposed Scheme on a number of ‘factors’. These factors, generally broken down into specific sensitive receptors (e.g. the human receptors of a residential property or a building with heritage importance), have been considered/assessed within a number of technical topics and appraised at each stage of the EIA process.

EIA Screening

- 3.5 EIA Screening was not undertaken for the Proposed Scheme as it was considered that an EIA would be required at the outset of



Extract 6: Steps in EIA process

the project. For a number of topics, likely significant effects were unable to be ruled out, and therefore, the team considered the Proposed Scheme was EIA Development.

EIA Scoping

3.6 EIA Scoping can be undertaken in advance of the preparation of an Environmental Statement, in order to secure agreement from the relevant local planning authority as to the scope of technical assessments to be included within the ES. However, in accordance with the EIA Regulations, requesting an EIA Scoping Opinion is not a legal requirement, instead, it is up to the applicant to seek an opinion from the relevant planning authority if they wish. The Applicant's team had sufficient knowledge to identify the aspects of the environment likely to be significantly affected and therefore scoped into this ES. As such, no formal request for an EIA Scoping Opinion from MCC was made.

3.7 The following technical topics were scoped out of the ES as no likely significant effects were anticipated:

- Archaeology;
- Ground Conditions and Contamination;
- Flood Risk and Hydrology;
- Biodiversity;
- Transport;
- Air Quality;

- Lighting;
- Major Accidents and / or Disasters; and
- Waste.

3.8 The evidence to support scoping out these topics from further assessment (i.e. the evidence to conclude no significant effects) is presented in **Volume 1, Chapter 6** of the ES.

3.9 Topics scoped into the ES are as follows:

- Townscape and Views;
- Built Heritage;
- Wind Microclimate;
- Daylight, Sunlight and Overshadowing;
- Solar Glare;
- Socio-Economics and Human Health;
- Climate Change; and
- Noise and Vibration.

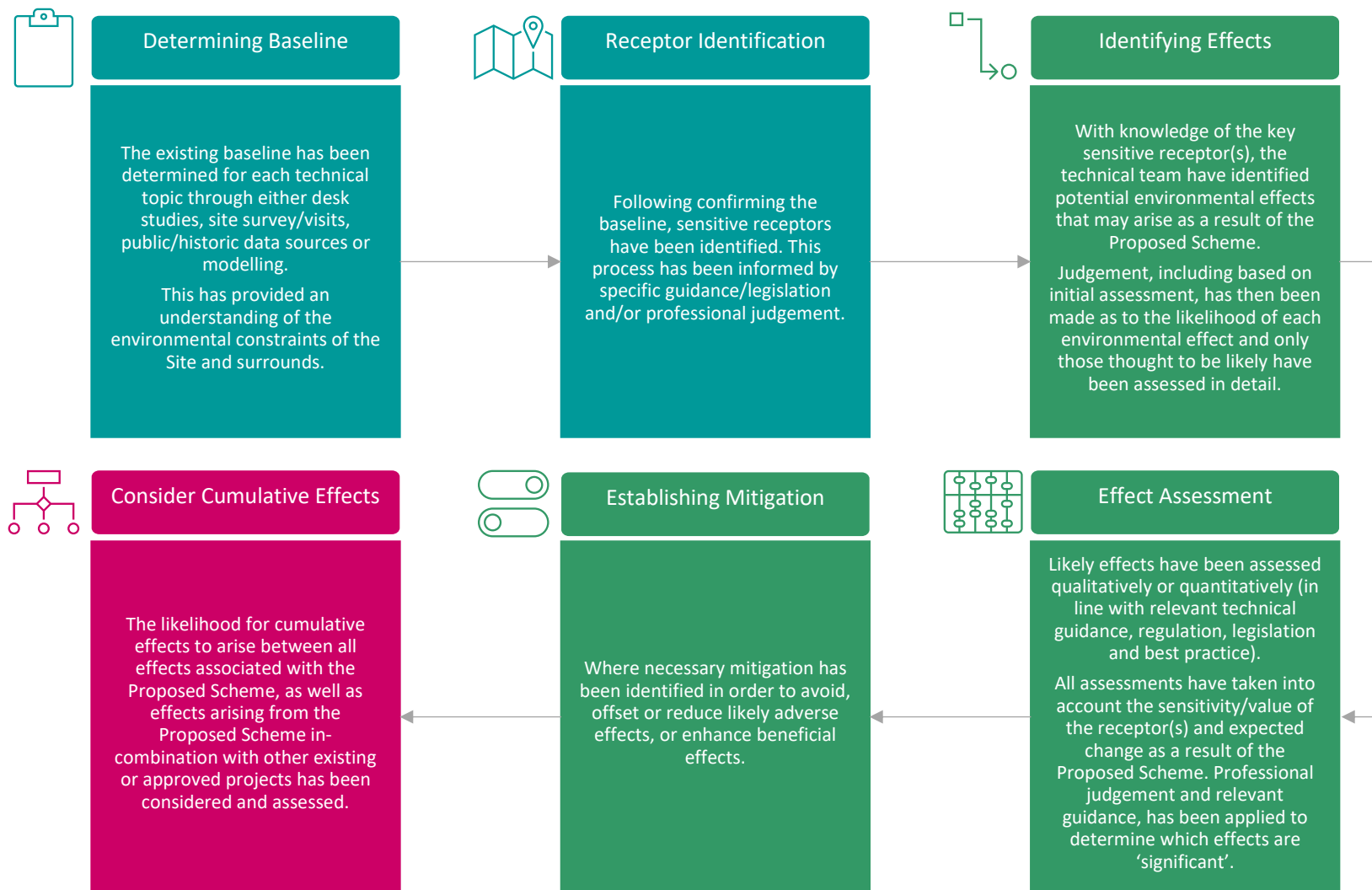
3.10 The precise approach to the assessment of likely significant effects varies somewhat between the various technical topics, reflecting relevant industry and technical guidance/regulations.

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

- 3.11 Nonetheless, an overarching approach that covers all technical topics is set out in **Extract 7**.

Environmental Statement

- 3.12 As set out within **Section 1**, the purpose of EIA and the ES is to assess and report the 'likely significant effects' of the Proposed Scheme on the environment. On this basis the summary of the technical assessments presented within this NTS (**Section 5**) concludes by identifying whether an effect was considered 'significant' or 'not significant'.
- 3.13 Furthermore, where the determination of 'significant' or 'not significant' is linked to the implementation of specific mitigation, this proposed mitigation has been noted as part of the summary within **Section 5**.



Extract 7: Overview of EIA process

4. Description of the Baseline

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

Context

- The Site is located within the administrative area of Manchester City Council (MCC) and currently comprises Stocktons furniture store, and associated parking and landscaped areas;
- The Site is bound by to the east by Great Ancoats Street (A665 Ring road) to the east, to the south by Store Street, to the west by industrial units, and to the north by Ducie Street;
- The wider surroundings of the Site comprise:
 - To the east beyond Ancoats Street lies a now demolished site which used to be the Central Retail

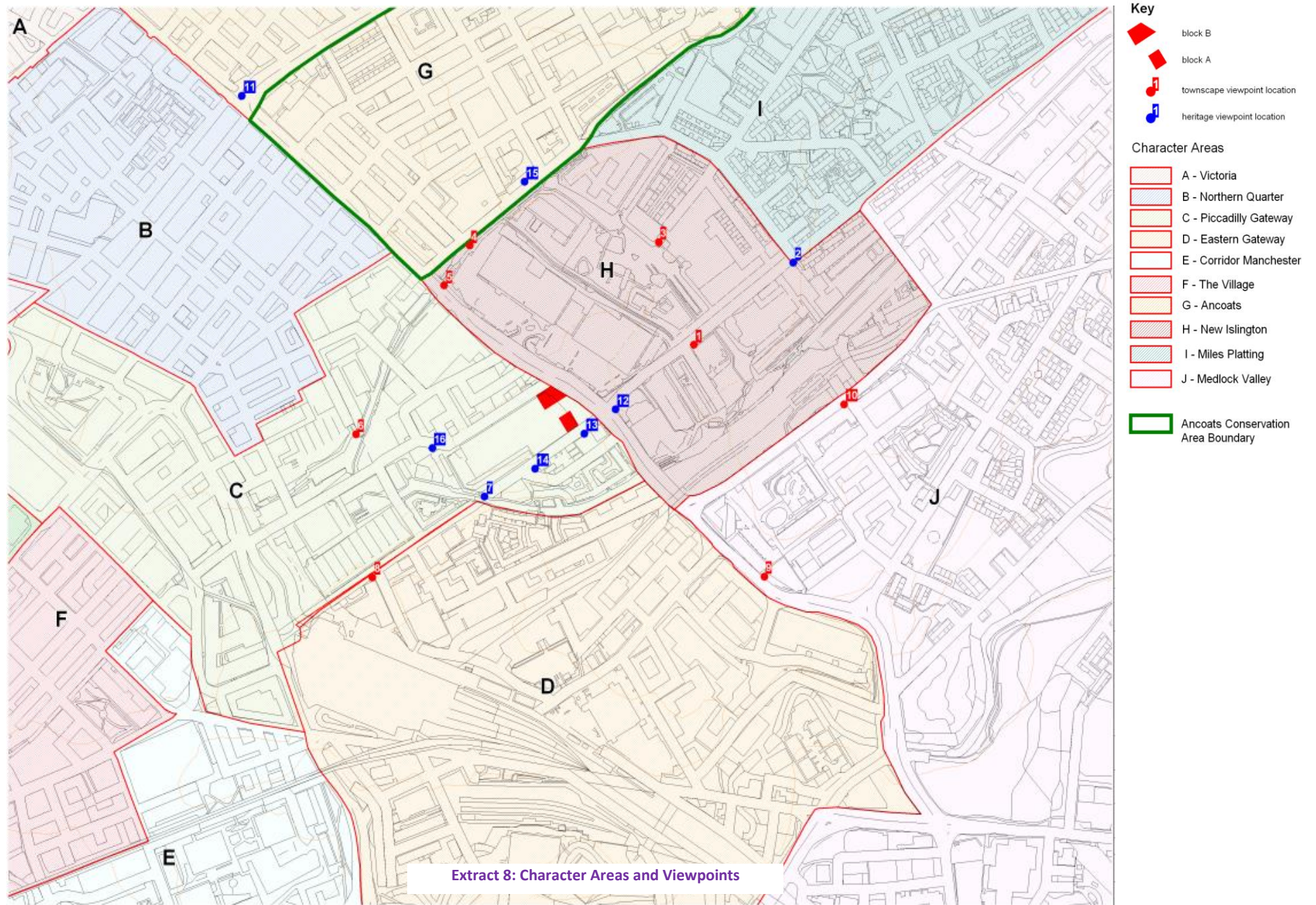
Park (which lies undeveloped) with several flat blocks with small ground floor retail uses nearby;

- To the south is the ‘Oxygen Manchester’ residential development followed by small scale residential flats and the Ashton Canal Tow Path and canal;
- To the west old industrial buildings (some which have been redeveloped into event spaces); and
- To the north lies several small business units and flats.

Townscape and Visual

- The assessment of the baseline for Townscape Character has been based on Manchester City Centre Strategic Character Areas and City Centre Zones⁷.
- The areas which could be potentially affected by the Proposed Scheme (as shown on **Extract 8**) are Manchester City Centre Character Zones: Piccadilly Gateway, and Eastern Gateway; and Outer Character Zones: Ancoats; Miles Platting; New Islington; and Medlock Valley.

⁷ These are the Character Areas set out and adopted by Manchester City Council’s Core Strategy (i.e., specifically under Policy EN1 – Design Principle and Strategic Character Areas).



Built Heritage

- The Site contains warehouses which were designed in 1899 by P. Sidney Stott for the firm C. C. Dunkerley & Co., with the exception of an existing warehouse building which dates between 1836-1850.
- The existing buildings on-Site have been identified as a 'non-designated heritage asset'⁸.

Wind Microclimate

- Wind conditions throughout the existing Site and surrounding areas satisfy the criteria for safe wind conditions, and are also expected to be generally suitable for existing pedestrian activities. At elevated levels on the Oxygen Tower nearby, balconies are noted to be suitable for at least short-term sitting in summer.
- A minor exception was noted at an entrance to the Oxygen Tower and at an entrance to an existing shop which marginally exceed the wind comfort criteria, i.e, in these locations the existing wind conditions may be marginally uncomfortable for standing in winter.

Daylight, Sunlight and Overshadowing

- There is a reasonable level of baseline daylight and sunlight compliance at receptors surrounding the Site considering the city centre context of the Site, but this is

likely due to the relatively undeveloped nature of the Site compared to its surroundings.

Solar Glare

- The existing Site comprises a car park and small scale, predominantly brick buildings; therefore, reflections occurring from any structures within the Site towards drivers at nearby road and tram locations would be minimal.
- There would be no existing significant impact to driver visibility from the Site.

Socio-Economics and Human Health

- Economic activity rates amongst the resident working-age population (aged 16 to 64 years) of the local and wider impact areas of Manchester and Greater Manchester (71% and 75% respectively) are lower than in England as a whole (79%). The employment rate was also lower in the local and wider impact areas (66% and 71% respectively) than in England as a whole (76%).
- The local impact area, defined as Manchester City, accommodates a total of circa 457,600 workforce jobs. The wider Greater Manchester region supports a total of circa 1.48 million jobs.

⁸ The identification of an asset as a 'non-designated heritage asset' means having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.

- The Ministry of Housing, Communities & Local Government (MHCLG) data indicate that between 2011/2012 and 2021/2022, circa 23,134 net additional homes were delivered in Manchester (equivalent to an average of 2,313 dwellings per annum). However, comparing annual average targets against actual net delivery since 2011 indicates that past housing delivery in Manchester has fallen below requirements set in the local policy (set by the Greater Manchester' adopted Places for Everyone (PfE) Joint Development Plan⁹ and superseded previous local requirements).

Climate Change

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

Noise and Vibration

- The noise climate is primarily influenced by road traffic on the local road network. The Site itself can be considered to be relatively noisy, given the urban context / location, compared to other less urban locations.

⁹ Greater Manchester Combined Authority (2024) Places for Everyone Joint Development Plan.

5. Effects of the Proposed Scheme

5.1 A summary of the assessment in the ES and the identified 'likely significant effects' reported within **Volume 1: Primary Report and Supporting Graphics**, taking each topic in turn, is provided below.

5.2 The summary is reflective of the scope of assessments, as discussed within **Section 3** and therefore technical topics or effects 'scoped out' have not been discussed. Assessments within **Volume 1** have considered effects arising from the construction and operational stages of the Proposed Scheme, however, where the text only considers one of these stages, this is due to that fact that effects associated with the other stage where also 'scoped out'.

5.3 As with the requirements of the Non-Technical Summary, to be written in plain English, the summaries of assessment presented below are not overly technical and parties interested in understanding the specifics of an assessment process or output are directed to **Volume 1**.

5.4 A summary of the technical topics is provided in the following table, where:

- No significant effects were identified – denoted by ✕;
- Significant adverse effects were identified – denoted by ✓;

- Significant beneficial effects were identified – denoted by ✓; and
- A mixture of significant adverse and beneficial effects were identified – denoted by ✓.

Technical topic	Significant effects?
Townscape and Visual	✓
Built Heritage	✓
Wind	✓
Daylight, Sunlight and Overshadowing	✕
Solar Glare	✓
Socio-Economics and Human Health	✓
Climate Change	✕
Noise and Vibration	✕

Townscape and Visual

What effects were considered?

5.5 The following effects were considered in **Chapter 7: Townscape and Visual** during both construction and operation:

- Change to townscape character; and
- Change to the character composition and amenity of views.

What receptors were considered?

5.6 A study area of 1km was determined for the townscape and visual assessment using professional judgement on the basis of the scale of the Proposed Scheme, topography, urban grain and its location this was judged to be an appropriate distance. It includes Manchester City Centre and areas to the north of the inner ring road.

- Townscape character zones which including: Piccadilly Gateway, Eastern Gateway, Ancoats, New Islington, Miles Platting and Medlock Valley; and
- Visual receptors at the following viewpoints (shown on **Extract 8** above):
 - Viewpoint 1: Old Mill Street;
 - Viewpoint 2 : Old Mill Street;
 - Viewpoint 3: New Islington Basin;
 - Viewpoint 4: Rochdale Canal;
 - Viewpoint 5: Great Ancoats Street;
 - Viewpoint 6: Vantage Quay Bridge;
 - Viewpoint 7: Rochdale Canal;
 - Viewpoint 8: Store Street;

- Viewpoint 9: Great Ancoats Street;
- Viewpoint 10: Pollard Street ;
- Viewpoint 11: Great Ancoats Street;
- Viewpoint 12: Old Mill Street;
- Viewpoint 13: Store Street;
- Viewpoint 14: Store Street;
- Viewpoint 15: Redhill Street; and
- Viewpoint 16: Ducie Street.

What did the assessment identify?

- 5.7 Changes to a number of the surrounding townscape characters (Piccadilly, Eastern Gateway, Ancoats, and New Islington) during the demolition and construction stage are anticipated to be adverse and significant as a result of the changes to the character.
- 5.8 For the remaining townscape character areas (Miles Platting and Medlock Valley), construction-stage effects are considered to be adverse but not significant.
- 5.9 During the construction stage, an adverse effect will be experienced at two viewpoints (i.e. Old Mill Street, and a viewpoint at Great Ancoats Street)) as a result of the change to the views. This is not anticipated to be significant.

- 5.10 For the remaining receptors (i.e Old Mill Street, New Islington Basin, Rochdale Canal, viewpoints at Great Ancoats Street, Vantage Quay Bridge, Store Street, Pollard Street, Old Mill Street, two viewpoints at Store Street, Redhill Street, and Ducie Street), an adverse, significant effect will be experienced due to the changes to the amenity of views.
- 5.11 Change to the townscape character once the Proposed Scheme is complete, is experienced as beneficial given the introduction of the two towers of high architectural quality with public open space and high-quality landscaping, whilst also keeping with the urban grain and orientation of the surrounding context. Beneficial and significant townscape effects will be experienced by character areas at Piccadilly, Eastern Gateway, Ancoats, and



Extract 9: View of the Proposed Scheme from New Islington Basin

New Islington (as shown on **Extract 9**). The beneficial effect is anticipated to be not significant at Miles Platting and Medlock Valley

- 5.12 Once the construction is complete and the Proposed Scheme is operational, beneficial and significant effects are considered to be experienced by a number of viewpoints, as the Proposed Scheme introduce a high quality residential-led development which will improve on a Site of poor quality townscape character consisting of car parking and disused warehousing. This includes viewpoints at Old Mill Street, Old Mill Street, New Islington Basin, two viewpoints at Rochdale Canal, Great Ancoats Street, Vantage Quay Bridge, and three viewpoints at Store Street, Pollard Street.
- 5.13 Similarly, beneficial effects are also experienced at a viewpoint at Great Ancoats Street; however, this was noted to be not significant as a number of new developments are emerging in the area and therefore, the Proposed Scheme would fit seamlessly into the view, thereby join the cluster of recent tall buildings in the surrounding area.

Built Heritage

What effects were considered?

- 5.14 The following effects were considered in **Chapter 8: Built Heritage**:

- Direct (i.e. demolition of the buildings on Site) and Indirect (i.e. changes to the environment in which the heritage

asset is located) changes to non-designated heritage asset (NDHA) (during the construction and operational stages).

What receptors were considered?

- Stocktons Site (NDHA) (i.e. the existing warehouse on Site).

What did the assessments identify?

- 5.15 The construction of the Proposed Scheme will involve the demolition of the existing buildings on-Site, which have been identified by MCC as an NDHA. It is recommended that the existing buildings on-Site be recorded and submitted to a local archive prior to demolition. Despite this, due to the loss of part of the NDHA, the effect during construction will be adverse and significant.
- 5.16 The NDHA also extends to the west of the Site, where it will be retained. When the Proposed Scheme is operational, the two new buildings will affect the setting of the remaining part of the NDHA. This, along with the permanent loss of part of the NDHA in the operational stage is considered to be adverse and significant.

Wind

What effects were considered?

- 5.17 The following effects were considered in **Chapter 9: Wind:**
- The exceedance of standards which have been developed to ensure that wind speeds and flows at the ground level / external areas of new tall buildings would not result in

conditions that are unsafe or uncomfortable for pedestrians.

What receptors were considered?

- Pedestrians at thoroughfares, entrances, waiting areas and recreational spaces within and around the Site:
 - In the vicinity of the taller elements of the Proposed Scheme (Building A), where wind speeds could reach levels that could have significant effects on the safety of pedestrians; and
 - Where wind speeds could reach levels that could have significant effects on the pedestrian comfort when walking /sitting around the site).

What did the assessments identify?

- 5.18 The construction of the two tall buildings will change wind flow patterns around the Site and therefore computer modelling and other testing was undertaken to determine how winds would move around the buildings so that the safety and comfort of people could be determined, and if necessary design measures to prevent significant effects.
- 5.19 With the introduction of the Proposed Scheme (during its operation), the wind safety criteria (i.e. thresholds that need to be met to ensure safety) is substantially met throughout the study area and therefore, effects are not significant at all locations with the exception of a thoroughfare at Ducie Street to the north of the Site. To mitigate potential wind effects, the design of the Proposed Scheme has incorporated a number of

porous elements (to alter wind conditions to a more favourable pattern) including baffles, upstands, and an entrance canopy at the south-western façade of Building B. With the implementation of this mitigation, no significant wind effects in relation to pedestrian safety are identified (i.e. with the Proposed Scheme in place the wind microclimate environment will be safe).

- 5.20 When the Proposed Scheme is built, wind conditions within the Site are suitable or better for sitting, strolling and/or comfortable recreation use throughout the year at thoroughfares, entrances, recreation spaces, etc, with the exception of a few locations. In the wider surrounding areas, wind conditions are generally suitable for existing pedestrian uses, including the use of thoroughfares, entrances, and car parks with the exception of entrances along Ducie Street and a throughfare on Ducie Street.
- 5.21 With the implementation of additional design measures (such as elements included at the terrace of Building B, at the ground level between Buildings A and B, etc.), no significant effects are likely at all locations, except at an entrance along Ducie Street which. At this location on Ducie Street there is considered to be a significant and adverse wind comfort effect (i.e. there will be some discomfort from stronger wind conditions when walking in this location at times during winter).

Daylight, Sunlight, and Overshadowing

What effects were considered?

- 5.22 The following effects were considered in **Chapter 10: Daylight, Sunlight, and Overshadowing**:

- Change in daylight amenity; and
- Change in sunlight amenity.

What receptors were considered?

5.23 Existing premises in the nearby vicinity. Specifically users of:

- Oxygen;
- 47 Ducie Street;
- Quantum;
- William Jessop Court;
- 5 Wharf Close;
- John Smeaton Court;
- Thomas Telford Basin;
- Paradise Mews;
- Laystall Street Consented Scheme;
- Islington Wharf Phase 2;
- Islington Wharf Phase 3;
- Islington Wharf Phase 1 BLK A;
- Islington Wharf Phase 1 BLK B;

- Islington Wharf Phase 4;
- Laystall House;
- 32-34 Laystall Street;
- 57-59 Ducie Street;
- Jutland House;
- Whittle's Croft Wharf;
- Piccadilly Village; and
- Store Street Scheme.

What did the assessments identify?

- 5.24 The new buildings on-Site have the potential to lessen the availability of daylight and sunlight received by surrounding receptors. The assessment of daylight and sunlight was completed using technical analyses of a 3D model of the Site and Proposed Scheme.
- 5.25 The construction stage was not modelled separately on the basis that the operational stage (as summarised below) represents the worst case – i.e. when the full extent of the buildings are blocking the most daylight/sunlight.
- 5.26 In relation to daylight and sunlight availability during the operation of the Proposed Scheme, all nearby receptors will experience some level of change from baseline conditions.

- 5.27 There will be no significant loss of daylight at any receptors. However, an adverse but not significant loss of daylight is likely to be experienced by residents and/or users of Oxygen, William Jessop Court, John Smeaton Court, Thomas Telford Basin, the Laystall Street Consented Scheme, Islington Wharf Phase 3, Islington Wharf Phase 1 BLK A, Islington Wharf Phase 1 BLK B, Islington Wharf Phase 4, Laystall House, 32-34 Laystall Street, 57-59 Ducie Street, and Store Street Scheme due to some loss of daylight compared to the current baseline.
- 5.28 Similarly, there will be no significant loss of sunlight at any receptors, though there will be adverse (but not significant) effects upon residents and/or users of Islington Wharf Phase 3, Laystall House, and 32-34 Laystall Street from a small loss of sunlight.

Solar Glare

What effects were considered?

- 5.29 The following effects were considered in **Chapter 11: Solar Glare**:
- Solar glare effects – this is visual disturbance caused by sunlight reflected from the external material of a building (e.g. a reflective façade).

What receptors were considered?

- Road and tram users of the tram/car or the Proposed Scheme once complete and occupied.

What did the assessments identify?

5.30 Solar glare (caused by sunlight reflected off the façade treatment of the Proposed Scheme which can cause temporary dazzling effects leading to discomfort or risk of accidents) has been considered to have a significant adverse effect upon users of the following locations:

- Old Mill Street junction with Weybridge Street;
- Old Mill Street pedestrian crossing; and
- Old Mill Street junction with Great Ancoats Street.

5.31 With the incorporation of mitigation measures (i.e. the use of specific glazing for a number of elevations), all other users (road and tram (driver) users) will experience adverse but not significant solar glare effects or no effect.

Socio-Economics and Human Health

What effects were considered?

5.32 The following effects were considered in **Chapter 12: Socio-Economics and Human Health**:

- Employment generated during the construction stage; and

- The provision of housing.

What receptors were considered?

- Labour force in the local (MCC) and wider (Greater Manchester) impact areas; and
- People looking to live in the local impact area (MCC).

What did the assessments identify?

5.33 The number of jobs¹⁰ anticipated to be generated during the construction stage was calculated to be a total of 230 net additional full time equivalent jobs (FTE)¹¹ in Greater Manchester, inclusive of 90 jobs which would be taken in Manchester. As of 2023, Manchester's construction sector supported around 9,000 jobs and the additional jobs generated by the Proposed Scheme will therefore make an important contribution towards sustaining employment in the sector going forwards. Overall, although beneficial, this effect was not considered to be significant given the number of jobs created (due to the scale of the Proposed Scheme) and only being temporary.

5.34 The delivery of 758 new homes as part of the Proposed Scheme would represent a notable increase on recent provision of housing in Manchester. Specifically, when measured against the annual target of 3,530 additional homes per year in Manchester

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

¹⁰ Calculations informed by estimated construction costs and the average turnover per employee per annum in the construction sector in the North West.

¹¹ Taking into account leakage of jobs being taken outside of Manchester and Greater Manchester; the displacement (i.e. a proportion of jobs being taken by

specified in local policy, the Proposed Scheme will contribute 21% of one year's worth of local requirement. This was considered to be a significant beneficial effect on the provision of housing, as it would help in increasing local housing supply permanently over the long term.

Climate Change

What effects were considered?

5.35 The following effects were considered in **Chapter 13: Climate Change**:

- GHG emissions during demolition, construction, and operational stages.

What receptors were considered?

- The global climatic system.

What did the assessments identify?

5.36 Construction activities will result in GHG emissions both on- and off-Site, from a range of activities including the manufacture of construction materials, the transport of materials and waste, fuel and electricity consumption, etc. In addition, GHG emissions during the demolition stage is anticipated as a result of the demolition of the buildings and transport of materials off-site for processing. However, a demolition audit will be carried out to review opportunities for the reuse and recycling of materials from the existing buildings and therefore, GHG emissions during

the demolition stage is anticipated to be limited and not significant.

5.37 The construction stage of the Proposed Scheme is estimated to result in total emissions of 62,703 tonnes of carbon dioxide equivalent (tCO₂e)¹², equating to annual construction emissions of circa 12,541 tCO₂e across the 5-year construction period. However, performance of the Proposed Scheme will be beyond current practice and beyond the requirements of the Building Regulations (which is considered to represent good practice regarding construction carbon) and therefore would overall represent an appropriate contribution to the UK net zero targets. Although adverse, effects related to GHG emissions during construction were not considered to be significant.

5.38 Similarly, the operational stage of the Proposed Scheme will result in GHG emissions from the generation of energy consumed by the proposed dwellings, commercial and amenity space. It is estimated that the Proposed Scheme will result in GHG emissions accumulating to 823 tCO₂e across the assessed operational stage (2031 – 2037)¹³ which aligns with the RIBA¹⁴ operational energy targets for 2025 and is therefore considered to make an appropriate contribution to the UK net zero targets through the provision of good practice mitigation regarding operational carbon. Therefore, GHG emissions during operation, whilst adverse, are not considered to be significant.

¹² tCO₂e is a common unit of measure for GHG emissions and footprint.

¹³ GHG emissions of 193 tCO₂e during the first year of operation (2031), dropping to 85 tCO₂e in 2037 are reported.

¹⁴ RIBA's '2030 Climate Challenge version 2' provides targets for embodied carbon and operational carbon emissions from new development from 2020 to 2030.

Noise and Vibration

What effects were considered?

5.39 The following effects were considered in **Chapter 14: Noise and Vibration**:

- Noise and vibration during construction;
- Road traffic noise to proposed receptors (i.e. future users of the Proposed Scheme); and
- Plant noise from the Proposed Scheme.

What receptors were considered?

5.40 The following receptors are located within 200m of the Site boundary:

- Residential apartment building to the north-west on Ducie Street, and the residential apartment building (Oxygen Building) to the south-east on the corner of Great Ancoats Street and Store Street; and
- The proposed apartments.

What did the assessments identify?

5.41 Demolition and construction activities have the potential to generate noise and vibration effects through works such as piling, earth moving, excavation, etc. Best practise measures will be implemented including general measures to be included in the Construction Environmental Management Plan (CEMP), such as the use of hoarding around the Site, implementation of shuttering around the core, the use of "sound reduced" models

of vehicles and mechanical plant, etc., which will limit and control effects. In addition, construction stage effects of noise and vibration are noted to be temporary and short-term.

- 5.42 With these mitigation measures in place and as noise and vibration effects during the demolition and construction stages are short-term and temporary, effects are noted to be adverse but not significant at the Oxygen Tower, and negligible at the residential apartment building to the north-west on Ducie Street.
- 5.43 During operation, with the implementation of noise mitigation measures (which will comprise glazing performance requirements set out for the specific façades and storeys for the proposed apartments to reduce noise), future occupants will experience an adverse but not significant effect from the road traffic noise upon the Proposed Scheme.
- 5.44 The proposed mechanical services fixed plant (i.e., mechanical and electrical plant and equipment to be used for the operation of the Proposed Scheme) has the potential cause nuisance and disturbance to the nearby noise sensitive receptors. Attenuators, enclosures, acoustic screens and the selection of lower noise generating equipment will be implemented in the design which will help meet suitable mechanical services noise limits. In addition, a suitable strategy will be submitted outlining how the internal noise levels could be achieved. With this mitigation in place (with the suitable noise control strategy secured by planning condition to ensure acceptable levels of background noise inside residential dwellings from external sources of noise), effects due to plant noise was not considered to be significant.

6. Cumulative Effects

- 6.1 It is a requirement of the EIA Regulations for the EIA to assess the 'cumulative effects' arising from the Proposed Scheme.
- 6.2 There is no standard set methodology for the assessment of cumulative effects, but it is common (and in accordance with accepted guidance) for two types of cumulative effects to be considered, namely:
- **Effect interactions:** the interaction of environmental effects of the Proposed Scheme affecting the same receptor either within the Site or in the surrounding area¹⁵, for example an adjacent residential receptor experiencing an increase in construction noise and change in visual amenity during construction; and
 - **In-combination interactions:** the combination of environmental effects of the Proposed Scheme with existing or cumulative projects affecting the same receptor, for example multiple new tall buildings in-combination with the Proposed Scheme changing townscape character.
- 6.3 For both types of cumulative effects there needs to be a 'common receptor', e.g. the same receptor that is considered in either two or more topics (for effect interactions) or by the

¹⁵ i.e the technical study areas as defined in **Technical Chapters 7 – 11**.

Proposed Scheme and another existing or approved project (for in-combination effects). If there is an absence of a common receptor it is considered that a cumulative effect does not occur.

Effect Interactions

- 6.4 The evaluation of effect interactions first looks to combine all of the effects assessed within all technical chapters and 'categorise' them into 'environmental factors' or 'receptor groups' that are specified within the EIA Regulations¹⁶. The receptors considered within the technical assessments will fall within one of the receptor groups. By sorting all effects into these factors / groups, the potential for an effect interaction to occur can be identified.
- 6.5 Once collated in tabular form, it is clear where a factor / receptor group is experiencing multiple effects associated with the Proposed Scheme and thus where there is a 'potential' for an effect interaction. Following this initial sorting process, the specific effects are examined in greater detail and receptors assessed.
- 6.6 At the construction stage, there is a possible effect interaction to the population and human health factor / receptor group, specifically beneficial socio-economic and human health effects (i.e. the generation of employment); the adverse change in visual amenity from construction stage activities; the adverse effect of reduced daylight and sunlight; and the adverse effect of noise and vibration from construction activities. However, the

¹⁶ i.e. population, human health, biodiversity, land, soil, water, air, climate, material assets, cultural heritage and landscape.

construction stage will be temporary (medium-term), and the effects will be experienced differently (e.g. beneficial and adverse effects). As a worst case, any effect interaction is considered to align with the worst case level of effect reported in isolation (which is major adverse and significant from the change in visual amenity, but note that this is only for certain receptors).

- 6.7 During the operational stage of the Proposed Scheme, there is also a possible effect interaction to the population and human health factor / receptor group in relation to the adverse effects of reduced daylight and sunlight amenity; wind conditions; solar glare; and plant noise (albeit these effects ranged for different receptors) and beneficial changes to views and provision of housing. The interactions are likely to be greater than the effects individually, which are perceived to be significant (as some of the effects individually are significant).

In-Combination Effects

- 6.8 The first step for this assessment is to identify other existing or approved projects that should be considered in-combination with the Proposed Scheme. A Location Plan of the identified Cumulative Projects can be found at **Extract 10**.
- 6.9 The evaluation of in-combination effects was undertaken for each environmental topic. The evaluation was informed by technical reports submitted in support of the other projects, or where this was not available, professional judgement was applied.

- 6.10 The evaluation considered the following:

- (a) Do the projects share a common receptor, across either the construction and / or operational stages?
- (b) Does the combined effect of each project together give rise to an effect that is greater than that reported for the Proposed Scheme in isolation?

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

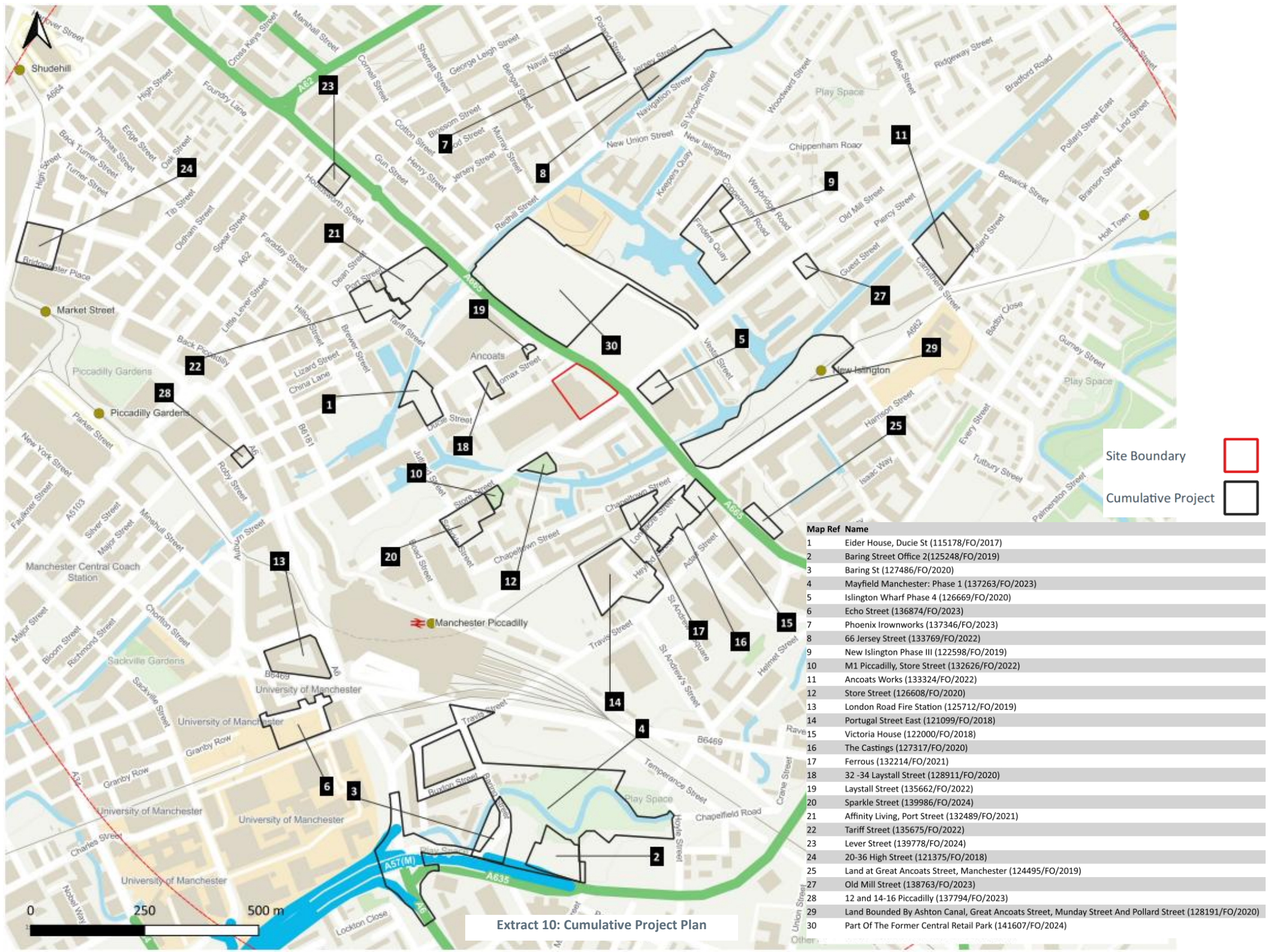
- 6.12 A summary of the evaluation of in-combination effects is provided within the table below.

- 6.13 Where the in-combination effect is significant, this is shaded grey.

Technical Topic	All Relevant Cumulative Projects
Townscape and visual	A number of the Cumulative Projects will be visible in some of the viewpoints. This is significant for Viewpoints 1, 3, 5, 7, 8, 12, 13, 14, 15, 16 (as shown on Extract 8).
Built Heritage	The Proposed Scheme has been assessed alongside a number of Cumulative Project's and there have been no significant effects identified.

Technical Topic	All Relevant Cumulative Projects
Wind	Relevant Cumulative Projects within the study area of 450m have been modelled and wind conditions around the Site remain broadly the same as they do within the context of existing surroundings. Therefore there is no cumulative effect.
Daylight, Sunlight and Overshadowing	There are only common receptors with Cumulative Projects 1 and 10. The cumulative effects of the Proposed Scheme with these Cumulative Projects has been modelled which found there will be a reduction in daylight and sunlight which will result in Jutland House being affected slightly worse, albeit still not significant. There is no cumulative effect on any other receptors. Effects of Cumulative Project 30 would be marginal and not alter the conclusions.
Solar Glare	The Proposed Scheme in isolation represents the worst-case assessment in terms of likely solar glare effects, as Cumulative Projects could block reflections. Therefore the assessment of the Proposed Scheme in isolation(as summarised in Section 5) represents the worst case cumulative effect.

Technical Topic	All Relevant Cumulative Projects
Socio-Economics and Human Health	All Cumulative Projects will generate employment in the construction sector, which in-combination with the Proposed Scheme would generate a greater effect than for the Proposed Scheme in isolation, which is significant (beneficial). The majority of Cumulative Projects will provide housing, which in-combination with the Proposed Scheme would be also be significant (beneficial)
Climate Change	All global cumulative GHG sources are relevant to the effect on climate change, which is taken into account in the assessment of the GHG emissions from the Proposed Scheme. Therefore, the cumulative effect remains as reported for the Proposed Scheme (summarised in Section 5), which is not significant.
Noise and Vibration	None of the Cumulative Projects are located close enough or directly in line with the sensitive receptors for the cumulative effects to be significant



Extract 10: Cumulative Project Plan

Appendix 1: Regulatory Compliance Checklist

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

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

Regulation 18. Environmental Statements	Schedule 4. Information for Inclusion in Environmental Statements	Location of Information in this Non-Technical Summary
proposed development and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the development on the environment	the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.	
-	3. A description of the relevant aspects of the current state of the environment (baseline scenario) and an outline of the likely evolution thereof without implementation of the development as far as natural changes from the baseline scenario can be assessed with reasonable effort on the basis of the availability of environmental information and scientific knowledge.	Section 2: The Proposed Scheme and Section 4: Determining the Baseline
-	4. A description of the factors specified in regulation 4(2) likely to be significantly affected by the development: population, human health, biodiversity (for example fauna and flora), land (for example land take), soil (for example organic matter, erosion, compaction, sealing), water (for example hydromorphological changes, quantity and quality), air, climate (for example greenhouse gas emissions, impacts relevant to adaptation), material assets, cultural heritage, including architectural and archaeological aspects, and landscape.	Section 4: Determining the Baseline and Section 5: Effects of the Proposed Scheme
(b) a description of the likely significant effects of the proposed development on the environment	5. A description of the likely significant effects of the development on the environment resulting from, inter alia: (a) the construction and existence of the development, including, where relevant, demolition works;	Section 5: Effects of the Proposed Scheme and Section 6: Cumulative Effects

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

(c) the emission of pollutants, noise, vibration, light, heat and radiation, the creation of nuisances, and the disposal and recovery of waste;

(d) the risks to human health, cultural heritage or the environment (for example due to accidents or disasters);

(e) the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources;

(f) the impact of the project on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change;

(g) the technologies and the substances used.

The description of the likely significant effects on the factors specified in regulation 4(2) should cover the direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the development. This description should take into account the environmental protection objectives established at Union or Member State level which are relevant to the project, including in particular those established under Council Directive 92/43/EEC(1) and Directive 2009/147/EC(2).

Regulation 18. Environmental Statements	Schedule 4. Information for Inclusion in Environmental Statements	Location of Information in this Non-Technical Summary
-	6. A description of the forecasting methods or evidence, used to identify and assess the significant effects on the environment, including details of difficulties (for example technical deficiencies or lack of knowledge) encountered compiling the required information and the main uncertainties involved.	Section 5: Effects of the Proposed Scheme
(c) a description of any features of the proposed development, or measures envisaged in order to avoid, prevent or reduce and, if possible, offset likely significant adverse effects on the environment	7. A description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment and, where appropriate, of any proposed monitoring arrangements (for example the preparation of a post-project analysis). That description should explain the extent, to which significant adverse effects on the environment are avoided, prevented, reduced or offset, and should cover both the construction and operational phases.	Section 5: Effects of the Proposed Scheme
-	8. A description of the expected significant adverse effects of the development on the environment deriving from the vulnerability of the development to risks of major accidents and/or disasters which are relevant to the project concerned. Relevant information available and obtained through risk assessments pursuant to EU legislation such as Directive 2012/18/EU(3) of the European Parliament and of the Council or Council Directive 2009/71/Euratom(4) or UK environmental assessments may be used for this purpose provided that the requirements of this Directive are met. Where appropriate, this description should include measures envisaged to prevent or mitigate the significant adverse effects of such events on the environment and details of the preparedness for and proposed response to such emergencies.	Section 3: The EIA Process and Approach

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