

Health Impact Assessment

Stocktons, 140 Great Ancoats Street,
Manchester, M4 6DU

March 2025

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1. Introduction

- 1.1 This Health Impact Assessment (HIA) has been prepared by Turley Economics on behalf of Liquid Business (Manchester) Limited ('the Applicant') in support of the submission of a full planning application for a new residential-led development ('the Proposed Development') on the Stockton's Furniture Store site at 140 Great Ancoats Street, Manchester, M4 6DU ('the Site') in Manchester city centre.
- 1.2 The full planning application proposes the redevelopment of the Stocktons Furniture Store and surface car park to deliver a high-quality residential-led development, which provides 758 new homes and flexible Class E floorspace through the erection of 2 no. buildings, accompanied by public realm and landscaping.

Introduction to Health Impact Assessments

- 1.3 The aim of a HIA is to describe the potential consequences, both positive and negative, for health and well-being resulting from the construction and operation of a Proposed Development. It involves a multi-disciplinary approach, combining qualitative and quantitative evidence from a range of technical experts.
- 1.4 The World Health Organisation (WHO) defines HIA as follows:

*"A means of assessing the health impacts of policies, plans and projects in diverse economic sectors using quantitative, qualitative and participatory techniques"*¹
- 1.5 The broad purpose of an HIA is to understand the health and well-being of the local population and help decision-makers make choices about alternatives and improvements to actively promote positive health outcomes.

The Existing Site and the Proposed Development

Existing Site

- 1.6 The Site is located to the eastern edge of Manchester city centre and is approximately 0.73 hectare (1.8 acres) in area. The Site is bounded by Great Ancoats Street to the north east, Store Street to the east, existing Presbar Diecasting to the south and Ducie Street to the west.
- 1.7 The Site, which comprises former industrial buildings, is currently in use as a furniture showroom with warehousing, and surface car parking servicing the furniture showroom.

¹ World Health Organisation (WHO): 'Environment, Climate Change and Health' [Online]. Available at: <http://www.who.int/hia/en/>

The Proposed Development

- 1.8 The description of development for which full planning permission is sought is as follows:
- “Full planning permission for the demolition of existing buildings and erection of 2no. new buildings providing up to 758 apartments (Use Class C3), Class E floorspace (comprising flexible office accommodation (Use Class Eg(i)) and Class Ea and b) and associated hard and soft landscaping (including works within the public highway), formation of vehicle accesses and servicing access together with associated works”*
- 1.9 The residential component is expected to be entirely ‘Build to Rent’ (BTR) being operated as a single entity (or two separate residential components across the two buildings) by an experienced BTR operator(s).
- 1.10 The proposed buildings comprise of two distinct components:
- **Building A:** principal landmark building standing comprising ground floor plus 49 storeys tall, offering 558 residential apartments, amenity space, and a cafe/bakery.
 - **Building B:** ground floor plus 24 storey-building featuring 200 apartments, amenity space and flexible office space.
- 1.11 A HIA is therefore a relevant exercise, particularly given that the scheme’s delivery of new housing alongside a range of commercial and amenity uses and new public realm is likely to have an impact on local health outcomes and provision of services.

Overview of Approach

- 1.12 HIA is a multi-disciplinary assessment which aims to identify health priorities in the local area and conclude on the likely impacts of the Proposed Development. The following stages are carried out as part of the assessment:

Figure 1.1: HIA methodology



Source: Turley Economics, 2025

- 1.13 A variety of resources and guidance has been published by the Department for Health & Social Care, the WHO and the NHS Healthy Urban Development Unit (HUDU) in relation to undertaking HIAs. It is considered that the HUDU’s Rapid Health Impact Assessment Tool² is an appropriate means of structuring the assessment.

² NHS Healthy Urban Development Unit (2019) Rapid Health Impact Assessment Tool (4th Edition)

- 1.14 This HIA draws on publicly-available data published by organisations such as NHS Digital and the UK Government’s Office for Health Improvements and Disparities (OHID), alongside evidence from other technical reports carried out as part of the planning application submission, which referenced as such throughout this report, such as the Design and Access Statement (DAS), Planning Statement, Energy and Sustainability Statement, Economic and Social Benefits Statement, Crime Impact Statement, Statement of Community Involvement and Transport Assessment (including the linked Travel Plan).

Structure of the HIA

- 1.15 The remainder of this HIA is structured as follows:

- **Section 2: Health Policy and Strategy Context** - Summary of the relevant health and well-being policies and legislation at national and local levels;
- **Section 3: Local Public Health Profile** - Presentation of a summary profile of public health of the local population living in Manchester and wider region as a whole;
- **Section 4: Health Impact Assessment** - Assessment of the impacts using the NHS HUDU Rapid HIA Tool³;
- **Section 5: Discussion of Findings** - Conclusions of the assessment and potential mitigation measures that can be employed to reduce any potential negative impacts.

³ Ibid.

2. Health Policy and Strategy Context

National Planning and Health Policy

Planning for health is a priority in national planning policy

- 2.1 On 12 December 2024, the new Labour Government (elected on 4 July 2024) published the new National Planning Policy Framework (NPPF) which sets out the Government's planning policies for England and how these should be applied. The NPPF provides a framework for a planning system centred around sustainable development, including the provision of homes, commercial development and supporting infrastructure.
- 2.2 The NPPF continues to set a social objective *"to support strong, vibrant and healthy communities, by ensuring that a number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being"*⁴.
- 2.3 The NPPF sets that planning policies and decisions should:
- "Take into account and support the delivery of local strategies to improve health, social and cultural well-being for all sections of the community"*⁵.
- 2.4 A core planning principle of the NPPF focuses on the promoting healthy and safe communities, stating that plan-making and decision-taking should aim to:
- a) *"Promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages;*
 - b) *Are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of well-designed, clear and legible pedestrian and cycle routes, and high quality public space, which encourage the active and continual use of public areas; and*
 - c) *Enable and support healthy lives, through both promoting good health and preventing ill-health, especially where this would address identified local health and well-being needs and reduce health inequalities between the most and least deprived communities – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling"*⁶.

⁴ Ministry of Housing, Communities and Local Government (2024) National Planning Policy Framework, para 8(b)

⁵ Ibid, para 98(b)

⁶ Ibid, para 96(a, b, c)

- 2.5 The NPPF is supplemented by the web-based Planning Practice Guidance (PPG). The 'Healthy and Safe Communities' section of the PPG highlights that decision making in planning should consider health:

"Planning and health need to be considered together in two ways: in terms of creating environments that support and encourage healthy lifestyles, and in terms of identifying and securing the facilities needed for primary, secondary and tertiary care, and the wider health and care system (taking into account the changing needs of the population)"⁷.

- 2.6 The PPG identifies that *"a health impact assessment is a useful tool to use where there are expected to be significant impacts"*⁸. The increasing use of HIAs mirrors changes across the planning profession; organisations such as the Royal Town Planning Institute (RTPI) and Town and Country Planning Association (TCPA) are undertaking research on topics such as 'healthy weight environments'⁹ and 'housing for dementia'¹⁰.

The Marmot Review calls for a more holistic consideration of health in policy

- 2.7 In 2008, Professor Sir Michael Marmot was tasked with chairing an independent review to propose evidence-based strategies for reducing health inequalities in England from 2010. Crucially, the review evidenced how the *"conditions in which people are born, grow, live, work and age"* - the 'social determinants' of health - affect health inequalities.

- 2.8 The final report was published in 2010 and concluded that six policy objectives were required to reduce health inequalities. Those of relevance to the Proposed Development are:

- Create fair employment and good work for all;
- Ensure a healthy standard of living for all;
- Create and develop healthy and sustainable places and communities;
- Strengthen the role and impact of ill-health prevention.

- 2.9 The report proposed that socio-economic characteristics of a local area, such as income and employment, were central to understanding asymmetries in health and well-being across the UK. The central message of the report is that the social determinants of health should be addressed despite the economic cost.

- 2.10 In February 2020, the Institute of Health Equity (IHE) at University College London (UCL), of which Professor Sir Michael Marmot is Director, published a subsequent report, 'Health Equity in England: The Marmot Review 10 Years On'¹¹ which sought to

⁷ Ministry of Housing, Communities and Local Government (2018-2021) and Department for Levelling Up, Housing and Communities (2019) Planning Practice Guidance: Healthy and Safe Communities, para 001 (Reference ID:53-001-20190722)

⁸ Ibid, para 005 (Reference ID:53-005-20190722)

⁹ Ross & Chang (2014) Planning Healthy Weight Environments: A TCPA 'Reuniting Health with Planning' Project

¹⁰ RTPI (2017) Dementia and Town Planning

¹¹ Institute of Health Equity (2020) Health Equity in England: The Marmot Review 10 Years On

understand the changes that had occurred in the nation's health and wellbeing since the original report's publication.

- 2.11 The Review stated that the last decade has been marked by deteriorating health and widening health inequalities, highlighting that *"for men and women everywhere the time spent in poor health is increasing"*¹² and identifying that increasingly wide socio-economic inequalities are a key factor in this trend.
- 2.12 The Review concludes that national government should prioritise addressing health inequalities and developing a national strategy to do so, but also outlines that there are instances of local government having played a significant role in establishing whole system approaches to tackling health inequalities, which have resulted in public health improvements, and which should serve as a model for national government and other local authorities to build on.
- 2.13 In January 2024, the Institute of Health Equity published a further report, 'Health Inequalities: Lives Cut Short', which concluded that a million people in England died earlier over the decade 2011-2021 than they would have done if they had been living in areas where the richest 10% of the population reside¹³.

The Office for Health Improvement and Disparities aims to reduce health inequalities

- 2.14 Public Health England (PHE) was established in 2013, and in 2021 transitioned into the Office for Health Improvement and Disparities (OHID). OHID serves as an executive agency within the Department of Health and Social Care (DHSC), with an overall aim to improve the nation's health so that everyone can expect to live more of life in good health, levelling up health disparities to break the link between background and prospects for a healthy life. The body supports the delivery of national and regional priorities for prevention and health inequalities and ensuring a joined-up approach to public health, publishing data, guidance and strategies related to a wide range of health determinants. OHID's priorities include:
- Identify and address health disparities, focusing on those groups and areas where health inequalities have greatest effect;
 - Take action on the biggest preventable risk factors for ill health and premature death including tobacco, obesity and harmful use of alcohol and drugs;
 - Work with the NHS and local government to improve access to the services which detect and act on health risks and conditions, as early as possible;
 - Develop strong partnerships across government, communities, industry and employers, to act on the wider factors that contribute to people's health, such as work, housing and education; and
 - Drive innovation in health improvement, harnessing the best of technology, analytics, and innovations in policy and delivery, to help deliver change where it is needed most.

¹² Ibid.

¹³ Institute of Health Equity (2024) Health Inequalities, Lives Cut Short

Greater Manchester and Health Policy

Places for Everyone Joint Development Plan 2022-2039

- 2.15 Greater Manchester's PfE Joint Development Plan¹⁴ recognises that good health is one of the key determinants of quality of life, as well as having a significant impact on the ability of people across the region to maximise their opportunities and to make a positive economic contribution.
- 2.16 PfE acknowledges the existence of considerable inequalities of health outcomes within Greater Manchester, with average life expectancy in the least deprived areas being more than a decade longer than in the most deprived areas.
- 2.17 Policy JP-P6 ('Health') states that, to help tackle health inequality, new development will be required to:

*"Be supported by a Health Impact Assessment for all developments which require to be screened for an Environmental Impact Assessment, and other proposals which, due to their location, nature or proximity to sensitive receptors, are likely to have a notable impact on health and wellbeing"*¹⁵.

Improving Health and Care in Greater Manchester 2023-2028

- 2.18 Greater Manchester Integrated Care Partnership (GMICP) brings together the city region's health and social care partners, as well as wider public sector and community organisations, to improve the health and wellbeing of Greater Manchester's population.
- 2.19 GMICP's 'Improving Health and Care 2023-2028 Strategy'¹⁶ focuses on the contribution of health and care to enabling all residents to live a good life through improved wellbeing. GMICP's proposed vision is for the region to be a place where *"everyone can live a good life, growing up, getting on and growing old in a greener, fairer more prosperous city-region"*¹⁷.
- 2.20 The Strategy identifies significant disparities existing between and within Greater Manchester's ten localities, with further disparities existing between communities according to race, ethnicity, gender, disabilities, poverty, social exclusion, sexuality and age.
- 2.21 Accordingly, the Strategy proposes the 'Greater Manchester Model for Health', aiming to pursue a 'health in all policies' approach to maximise the influences on the social determinants of health. Key aspects of the Model for Health include:
- **An inclusive economy** - where the contribution of public services is maximised through the Greater Manchester social value framework, including the

¹⁴ Greater Manchester Combined Authority (2024) Places for Everyone Joint Development Plan 2022 - 2039

¹⁵ Ibid, page 202.

¹⁶ Greater Manchester Integrated Care Partnership (2023) Improving health and care in Greater Manchester 2023-2028

¹⁷ Ibid.

contribution to the local economy in relation to employment, procurement, building and land use, and environmental impact.

- **Skills, education and good work** - focussing on good work through the spread of the Greater Manchester Good Employment Charter, improving pay and supporting wellbeing in work.
- **Healthy places** – developing neighbourhoods with cleaner air and access to green spaces where communities can come together, connect and support each other, enjoying their local environment and benefiting their physical and emotional health.

Greater Manchester Combined Authority provides a strategy for a greener, fairer and more prosperous city-region

- 2.22 The Greater Manchester Strategy (GMS)¹⁸ covers the period 2021-2031 and sets out the vision of a city-region where everyone can live a good life, growing up, getting on and growing old.
- 2.23 The strategy acknowledges that the COVID-19 pandemic exacerbated longstanding inequalities, as well as highlighting new ones including access to good jobs, transport, health and housing.
- 2.24 The GMS focuses on improved wellbeing for the people, with better homes, jobs and transport. The strategy describes how work to make Greater Manchester a great place to visit, invest and study, with thriving businesses which are UK and world leading, in sectors including low carbon and digital, will continue. The GMS is designed to ensure that activity supports the achievement of a greener, fairer and more prosperous Greater Manchester, in a way which is inclusive, innovative and forward thinking, building on the pioneering and progressive culture which underpins Greater Manchester. It also shows how Greater Manchester can be held to account, with a delivery plan showing the collective actions being taken, and a performance framework to demonstrate progress.
- 2.25 The strategy focuses on three shared outcomes including:
- **The wellbeing of people:** A clear focus of the strategy is to support people to have good lives, with better health; better jobs; better homes; culture and leisure opportunities; and better transport.
 - **Vibrant and successful enterprise:** The strategy sets the vision of a greater Manchester where diverse businesses can thrive, and people from all communities are supported to realise their potential. The strategy emphasises the importance of business growth and development and recognises that looking after people and planet is good for productivity and profitability
 - **Greater Manchester as a leading city-region in the UK and globally:** The city-region will seek capitalise on its economic, social and environmental strengths to tackle the challenges of climate change and inequalities. The strategy seeks to

¹⁸ Greater Manchester Combined Authority (2024) Greater Manchester Strategy 2021-2031 good lives for all

promote Greater Manchester as a world leading low carbon and digital city region.

Greater Manchester Sustainability Strategy 2022-2026

- 2.26 The Greater Manchester Sustainability Strategy is intended to “*place a focus on immediate carbon reduction considering the significant sources of direct carbon emission whilst also acknowledging the need to go further and tackle carbon emissions that occur within the value chain*”¹⁹.
- 2.27 By acknowledging the impacts of climate change globally but also in the communities within Greater Manchester, the strategy recognises the severe risks to public safety, buildings and infrastructure that climate related events pose and rises the negative effects on the health of the residents, often disproportionately impacting the more vulnerable members of the community.
- 2.28 The Strategy sets out Greater Manchester’s approach to ‘becoming an organisation that leads the way in delivering its own ambition for Greater Manchester’s environment’ and revolves around five priorities to focus on over the next five years. These are: Rapidly reduce the carbon footprint; Protect & Restore the environment; Use the resources efficiently & responsively; Adapt to a changing climate and Be sustainability leaders.

Local Planning and Health Policy

Manchester’s Core Strategy aims to ensure residents experience a high quality of life, living within attractive and well-designed sustainable neighbourhoods

- 2.29 Manchester’s Core Strategy²⁰, adopted in July 2012, serves as the cornerstone of the city’s Local Development Framework, outlining the city’s development priorities through to 2027. The strategy’s vision is to establish Manchester as a “*city with an increased and sustainable healthy population*”, where the community both benefits from and drives the city’s rising productivity.
- 2.30 A key spatial objective of the Core Strategy is to “*provide a network of distinctive, attractive, and high-quality centres*”, strengthening local identity, providing essential services close to homes, and ensuring local access to healthy food. The strategy also emphasizes the importance of achieving high standards of design in all development proposals, which will promote healthy, low-carbon lifestyles, enhance well-being, and support sustainable and inclusive growth within the city.
- 2.31 The Manchester Core Strategy highlights the significant role planning plays in improving public health. It outlines the need to provide access to a healthier environment through high-quality development, the protection of open spaces, and increasing their accessibility. Specifically, the strategy identifies that the health of Manchester’s residents is among the worst in the country, acknowledging the need to address health inequalities and promote healthier lifestyles. To achieve the vision outlined in the Sustainable Community Strategy, MCC is committed to reducing health

¹⁹ Greater Manchester Combined Authority (2022) Sustainability Strategy 2022-2026.

²⁰ Manchester City Council (2012) Manchester’s Local Development Framework: Core Strategy Development Plan Document.

disparities, increasing life expectancy, and improving the overall quality of life. This will be achieved through measures such as:

- Improving air quality and reducing noise pollution;
- Ensuring the provision of good quality, well-designed housing;
- Developing attractive and high-quality centres; and
- Promoting safe residential environments and addressing concerns related to crime

2.32 These actions are designed to address the city's health challenges and promote a healthier, more sustainable urban environment.

Making Manchester Fairer sets out how the Council will work together to tackle health inequalities in Manchester.

2.33 Making Manchester Fairer 2022-2027²¹ is the high-level plan for reducing health inequalities and improving health and wellbeing in Manchester. It calls for a cross-sector collaboration and engagement with communities to improve the lives of residents by reducing health inequality.

2.34 Health and care services play a crucial role in maintaining well-being and providing support when individuals need treatment or assistance with illnesses. However, social circumstances—the conditions in which people are born, grow, live, work, and age—have a much larger impact on health. Factors such as income, the quality of education, employment, housing, social relationships, community support, the environment, and transportation all influence health. These conditions, known as the social determinants of health, are not distributed evenly across the city. They affect access to opportunities for good health and contribute to disparities, where some individuals are more likely to be healthy than others due to factors that are preventable but often beyond their control.

2.35 Accordingly, the plan recognises eight overarching themes that are frequently highlighted as having an effect on health and wellbeing, including:

- Work and employment;
- Homes and housing;
- Places, transport and climate change; and
- Communities and power;

2.36 Consequently, the plan sets out what the council's aims to achieve over the next five years in relation to the overarching themes, as follows:

- Cutting unemployment and creating good jobs;

²¹ Manchester City Council (2022) Making Manchester Fairer: Tackling Health inequalities in Manchester 2022-2027

- Improving housing and creating safe, warm and affordable homes;
- Improving the environment and surroundings in the areas where people live, transport, and tackling climate change; and
- Strengthening community power and social connections.

Summary

- 2.37 Planning for healthy communities is a priority for national and local government, and it is recognised that a high-quality built environment can play a crucial role in promoting sustainable communities. From reference to HIAs and building healthy communities in the NPPF, to the work of county and local councils and other bodies to tackle inequalities, health is becoming an increasingly mainstream consideration within the planning and economic development process.
- 2.38 Health inequalities within Manchester itself reflect wider socio-economic inequalities within the council and wider Greater Manchester area, highlighting the need to prioritise health and wellbeing when planning new development.
- 2.39 It is recognised that a high-quality built environment can play a crucial role in fostering health and wellbeing and promoting sustainable communities, and the public health benefits arising from new development can be maximised through applying recommendations arising from a HIA.

3. Local Public Health Profile

- 3.1 The following health profile of the local and wider population considers general and wider determinants of health.
- 3.2 The baseline, prepared in December 2024, has been tailored to understand the impacts of the Proposed Development and outlines the current characteristics of Manchester and wider Greater Manchester area in comparison to national benchmarks.

General Health and Wider Determinants of Health

- 3.3 OHID's Public Health Outcomes Framework²² highlights that health outcomes in Manchester show a degree of variation from those recorded in comparison with the Greater Manchester and nationally. Key issues highlighted included:
- **Life expectancy in Manchester is lower than in Greater Manchester and the national average**, with life expectancy for men and women in the authority being 75.7 and 79.9 years respectively, in comparison with 77.1 and 81.2 years in Greater Manchester, and 79.3 and 83.2 years nationally.
 - **Childhood obesity rates are higher in Manchester than in Greater Manchester and nationally**; c. 41% of Year 6 children in Manchester are overweight, with this being higher than the 38% recorded in Greater Manchester and 36% nationally.
 - **The proportion of adults who are overweight is however slightly lower in Manchester than in Greater Manchester, and broadly in line with the national average** with c. 63% of adults in the council being classified as overweight or obese, in comparison with 66% in Greater Manchester and 64% nationally.
 - **The proportion of adults that are physically active in Manchester is broadly in line with the Greater Manchester average and lower than the national average**, with 65% of adults in the council doing more than 30 minutes exercise per week in comparison with 64% in Greater Manchester and 67% nationally.
 - **Manchester has a notably higher proportion of children in absolute low income families²³ in comparison to Greater Manchester and England as a whole**, with 31% of children in the authority living in low income families, in comparison with 24% in Greater Manchester and 16% nationally.
 - **The percentage of people in employment Manchester is lower than recorded across the two wider spatial comparators**. Over the last full calendar year, an average of 71% of the working-age population of Manchester were recorded as economically active, which is lower than the economic activity rates across Greater Manchester (75%) and England as a whole (79%)²⁴.

²² Office for Health Improvement and Disparities (2024) Public Health Outcomes Framework: Manchester

²³ This refers to people living in households with income below 60% of median income in a base year.

²⁴ ONS via Nomis (2024) Annual Population Survey: July 2023- June 2024.

- 3.4 The 2021 Census²⁵ also provided an insight into health of the population, asking respondents to self-assess their general health. A broadly similar proportion of residents self-scored their health as 'good' or 'very good' across Manchester, Greater Manchester and England as a whole (82%, 81% and 82% in both areas respectively). Accordingly, the proportion scoring their health as 'bad' or 'very bad' was also broadly similar in Manchester and Greater Manchester (6%) and in England as a whole (5%)²⁶.

Deprivation

- 3.5 The Indices of Deprivation (IoD)²⁷ is a measure of relative deprivation across different 'small areas' (defined as 'Lower Super Output Areas', LSOAs)²⁸ in England. The 2019 edition of the IoD is based on 39 separate indicators, organised across seven distinct 'domains' of deprivation²⁹, which are combined and weighted to calculate the Index of Multiple Deprivation (IMD). The IMD ranks every statistically-defined small area nationally, from 1 (the most deprived) to 32,844 (least deprived). It also ranks each local authority area nationally, from 1 (the most deprived) to 317 (least deprived).
- 3.6 When considered on the basis of average rank of multiple deprivation, the 2019 IMD reported that Manchester council ranks 2nd out of 317 local authorities nationally, indicating that deprivation is particularly pronounced in most of the areas in the context of the city as a whole. Within Manchester, it is identified that the domains driving deprivation include 'Income', 'Health and Disability' and 'Crime', for which Manchester ranks within the 10% most-deprived local authorities in England. There are additionally three domains including 'Living Environment', 'Barriers to housing and services' and 'Employment' in which Manchester ranks within the 20% most deprived in the country.

Cost-of-Living Crisis

- 3.7 It has been widely documented that the health and wellbeing of individuals has been adversely affected by the recent cost of living crisis, with poverty being perhaps the most significant determinant of health. OHID data highlights that this is already a key issue in Manchester; at 40%, the proportion of children in relative low-income families³⁰ is notably higher than the regional and national rates (respectively 30% in Greater Manchester and 20% in England as a whole)³¹.
- 3.8 The ongoing cost-of-living crisis and inflationary pressures on everyday essentials has resulted in notable increases in the number of households in housing, food and energy poverty nationwide.
- 3.9 Food poverty can be defined as the inability to obtain healthy affordable food, and access to healthy food (both in financial and locational terms) to a large extent reflects wider deprivation indicators.

²⁵ ONS via Nomis (2024) Census 2021

²⁶ Note that the remainder of residents self-scored their health as 'fair'.

²⁷ Ministry of Housing, Communities and Local Government (2019) English Indices of Deprivation 2019

²⁸ 'Lower Super Output Areas' (LSOAs) are statistically-defined small areas (or neighbourhoods), designed to be of a similar population size for the reporting of data, with an average of c. 1,500 residents.

²⁹ The seven domains of deprivation are: Income; Employment; Health & Disability; Education, Skills & Training; Crime; Barriers to Housing and Services; Living Environment.

³⁰ Defined as a household with income below 60% of median household income.

³¹ Office for Health Improvement and Disparities (2024) Public Health Outcomes Framework: Manchester.

3.10 Research³² by the Food Foundation shows that:

- As of January 2024, 15% of UK households were living in food insecurity, rising to 20% of households with children.
- At 45%, a far higher proportion of households in receipt of Universal Credit reported experiencing food insecurity, in comparison with 12% of households not in receipt. It should, however, also be noted that 15% of workers reported experiencing food insecurity, the rate increasing to 19% of people working part-time.
- Diet quality is negatively affected by food insecurity; food insecure households are more likely to cut back on purchasing healthy foods such as fruit, vegetables, fish, dairy and eggs.
- Previous research³³ by the Foundation also showed a significant increase in food insecurity as a result of the growing cost of living, with the number of food insecure households with children rising 50% between April 2022 of January 2023.

3.11 Further, 2024 ONS research reports that 62% of adults in Great Britain were spending less on essentials as a result of increases in the cost of living³⁴. Indeed, whilst average earnings increased by 7.2% between October 2022 and October 2023, the growth in 'real wages' (i.e. adjusted for inflation) during the same period was markedly lower, at 1.3%³⁵.

3.12 Energy prices have also increased sharply over the past years, and have been a significant contributor to increased household living costs, resulting in increased levels of fuel poverty nationally³⁶.

3.13 November 2022 research³⁷ indicated that – despite the price caps that had been implemented as part of the Government's Energy Bill Support Scheme – the proportion of households in fuel poverty in the UK had almost doubled, from 13% up to 25%.

3.14 Recent rises in energy costs mean that fuel poverty is likely to be a particularly pronounced issue in areas such as Birmingham; OHID data³⁸ indicates that – at the time when, nationally, the proportion of fuel-poor households stood at the aforementioned

³² Food Foundation (2024) 'Food Insecurity Tracking' [Online]. Available at:

<https://foodfoundation.org.uk/initiatives/food-insecurity-tracking#tabs/Round-14>

³³ Food Foundation (2023) 'From purse to plate: implications of the cost of living crisis on health' [Online]. Available at: https://foodfoundation.org.uk/sites/default/files/2023-03/TFF_Cost%20of%20living%20briefing.pdf

³⁴ ONS (2024) 'Cost of living insights: Spending' [Online]. Available at:

<https://www.ons.gov.uk/economy/inflationandpriceindices/articles/costoflivinginsights/spending>

³⁵ ONS (2024) 'Average weekly earnings in Great Britain: December 2023' [Online]. Available at:

<https://www.ons.gov.uk/employmentandlabourmarket/peopleinwork/employmentandemployeetypes/bulletins/averageweeklyearningsingreatbritain/december2023>

³⁶ A household is considered to be fuel poor if living in a property with an energy efficiency rating of Band D or below and, if spending the required amount to heat their home, they are left with a residual income below the official poverty line (60% below the median household income after housing costs for that year).

³⁷ End Fuel Poverty Coalition (2022) Price cap and fuel poverty methodology: November 2022

³⁸ Office for Health Improvement and Disparities (2024) Public Health Outcomes Framework: Manchester

13% – a higher proportion of households in Manchester (17%) were already in fuel poverty, a figure that will doubtlessly be higher due to subsequent price rises.

- 3.15 The issues arising from increases in the cost of living have been compounded by increases to house prices and rents. The latest ONS house price data (year ending September 2023)³⁹ indicates that median house prices in Manchester district stand at c. £230,000 an increase of £106,000 since 2010. In 2023, median house prices in Manchester were higher than the median across the North West region as a whole (£200,000). Local growth in house prices in Manchester since 2010 (at c. 85%) exceeds that recorded in the wider North West region where growth was still notable, at c. 52%, and the rate of increase recorded in England as a whole (c. 61%).
- 3.16 As of 2023, the ratio of median house prices to median workplace-based earnings (i.e. the 'affordability' ratio) in Manchester stood at 6.19, having increased from a ratio of 4.67 recorded in 2010. The pronounced local housing affordability issue in Manchester is almost equivalent to the ratio in the North West region standing at 6.05 and both exceed the national ratio of 8.26⁴⁰.

Primary Healthcare Infrastructure

Primary Healthcare Demand Generated by the Proposed Development

- 3.17 The new homes at the Proposed Development will generate new residential demand for primary healthcare infrastructure, such as GP and dental surgeries. Based on average household numbers by residence size and tenure in Manchester⁴¹ and the Proposed Scheme's accommodation mix, it is estimated that the provision of up to 758 new homes could accommodate c. 1,320 residents.
- 3.18 As outlined within HUDU guidance⁴², the Royal College of GPs recommend a ratio of one (assumed full-time equivalent, FTE) GP per 1,800 registered patients. This therefore suggests that the Proposed Development's could generate demand for just under one (0.7) FTE GP.

Local GP Surgery Provision

- 3.19 NHS Greater Manchester ICP commissions healthcare services in the area local to the Site. Integrated Care Partnerships bring NHS services together locally to improve population health and establish shared strategic priorities. Services provided by an ICP include the following:
- GP services
 - Pharmacies
 - Community health services
 - Mental health services

³⁹ ONS (2024) House Price to Workplace-based Earnings Ratio

⁴⁰ Ibid.

⁴¹ ONS via Nomis (2024) Census 2021.

⁴² Healthy Urban Development Unit (2009) HUDU Planning Contribution Model: Guidance Notes

- Adult social care
 - Voluntary organisations
- 3.20 GP surgeries are grouped into Primary Care Networks (PCNs) serving populations of between 30,000 and 50,000 registered patients, enabling greater provision of coordinated and integrated health and social care. PCNs therefore by necessity span larger geographies to meet the needs of communities.
- 3.21 Given its location in central Manchester, there are a number of primary healthcare facilities accessible from the Site. A total of seven GP surgeries are identified as being located within a one-mile travel distance of the Proposed Development, including the three practices integrating the City Centre and Ancoats PCN⁴³.
- 3.22 Data published by NHS Digital⁴⁴ provides information on the healthcare workforce, the number of patients on roll and subsequently available capacity at relevant local GP facilities.
- 3.23 **Table 3.1** presents the seven GP surgeries local to the Proposed Development (within one-mile walking distance) and the current number of FTE GPs working and patients registered at each surgery (based on data published by NHS Digital)⁴⁵. This enables a comparison of patient demand against available supply of GPs, based on the guidance regarding patients per GP outlined above (1 FTE GP per 1,800 patients).

⁴³City Centre and Ancoats PCN incorporates three surgery sites: New Islington Medical Centre, Ancoats Urban Village Medical Centre, City Health Centre.

⁴⁴ NHS Digital (2024) General Practice Workforce: September 2024

⁴⁵ Ibid.

Table 3.1: GP Surgeries in the Locality of the Proposed Development

GP Surgery Name	Walking Distance (miles)	FTE GPs	Patients	Patients per FTE GP	Indicative Total Capacity	Indicative Spare Capacity
Ancoats Urban Village Medical Centre	0.1	10.9	13,559	1,243	19,632	6,073
New Islington Medical Centre	0.3	4.3	11,423	2,669	7,704	-3,719
The Doc's Surgery	0.6	8.0	12,483	1,560	14,400	1,917
City Health Centre	0.7	4.6	14,859	3,212	8,328	-6,531
MP Victoria Mill	0.8	0.6	4,155	6,492	1,152	-3,003
Rochdale Road Surgery	0.8	2.2	5,687	2,633	3,888	-1,799
Whitley Road Medical Centre	1.0	2.6	6,668	2,647	4,534	-2,134

Source: NHS Digital (2024)

- 3.24 Whilst some GP practices appear to be operating over their recommended capacity (to varying degrees), data indicates that a number of surgeries do currently have capacity to accommodate new patients, and therefore meet the demand generated by the Proposed Development. Ancoats Urban Village Medical Centre, which is the closest GP practice to the Site, appears to be operating at c. 6,070 patients under its indicative capacity, with data suggesting a ratio of 1,243 patients per FTE GP, which is lower than the HUDU's recommended benchmark of 1,800 patients per GP.
- 3.25 Furthermore, as stated in the NHS's 'Find a GP' online tool, all of the GP surgeries listed above are currently accepting new patients. Overall, data indicates that there is spare capacity to accommodate new registrations from the uplift in demand generated by the Proposed Development whilst remaining within guideline ratios regarding GP per patient provision.
- 3.26 Therefore, the demand generated by the Proposed Development for healthcare facilities is likely to be able to be accommodated within existing provision.

Local Dental Surgery Provision

- 3.27 There is no official NHS or Government guidance on the appropriate ratio between dentists and patients, for the purposes of assessing available capacity. In the absence of such guidance, demand for dental facilities has therefore been calculated using a benchmark of 1 dentist per 2,500 patients. This ratio has been identified by a number of previous studies of dental facility provision in other geographies⁴⁶ and has been applied here in the absence of recommended guidance.

⁴⁶ Swindon Borough Council (2008) Swindon Small Scale Urban Extensions Study, p. 109; AECOM (2010), Lowestoft Lake Lothing and Outer Harbour AAP, Social Infrastructure Assessment

- 3.28 Based on an estimated population of approximately 1,320 people once complete and all homes are occupied, it is estimated that the Proposed Development will generate demand for 0.52 FTE dentists.
- 3.29 Using the NHS's 'Find a Dentist' online tool there are currently nine dentist surgeries within a one-mile travel distance of the Site. These surgeries are identified at **Table 3.2**.
- 3.30 It is not possible to quantitatively analyse provision and capacity of services in terms of dentists and patient numbers (as data is not publicly available). Most local dental surgeries appear to provide services at NHS rates to existing patients, as well as at private rates, and all but one are accepting new private patients. It is also understood that six are currently accepting new adult patients at NHS rates.
- 3.31 Research from each of these surgeries websites indicates that at least 61 dentists are working at surgeries within a one-mile walking distance of the Proposed Development.

Table 3.2: Dental practices local to the Proposed Development

	Walking Distance from site (miles)	Accepting new patients?		Number of dentists
		NHS	Private	
Revive Dental Care Limited	0.3	✓	✓	6
Mydentist, Stevenson Square	0.4	✓	✓	7
New Cross Dental Surgery	0.4	x	✓	<i>unknown</i>
City Centre Dental and implant clinic	0.7	✓	✓	9
Ocean Dental Implant and Aesthetic Clinic	0.7	✓	✓	3
The Vallance Dental Centre	0.7	✓	✓	12
Manchester DP Ltd	0.8	✓	✓	8
Bupa Dental Care, Manchester	0.8	✓	✓	11
207 Dental Care	1	✓	✓	5
Total	-	-	-	61+

Source: NHS Digital (2024)

- 3.32 Overall, analysis indicates that a level of choice will be available for future residents should they seek to register privately with a new dental practice in the area.

Summary

- 3.33 In summary, key health-related findings from the above baseline assessment indicate that the general health of the Manchester population is relatively poor in comparison to the regional and national average, indicating that there is a strong imperative to promote development which will support health and wellbeing improvements.

- 3.34 Analysis suggests that adequate supply of primary healthcare facilities exists in the locality of the Proposed Development relative to the local patient demand. As stated in the baseline, Ancoats Urban Village Medical Centre, which is the closest GP practice to the Site, appears to be operating at c. 6,070 patients under its indicative capacity. Therefore, available capacity is maintained within current local provision to accommodate the uplift in patient demand generated by the Proposed Development.
- 3.35 Overall, the baseline indicates that there are strong foundations upon which to continue to improve health and wellbeing outcomes locally, which could be maximised through implementing recommended mitigation and enhancement measures to be identified within a HIA.

4. Health Impact Assessment

- 4.1 The assessment uses the *HUDU Rapid Health Impact Assessment Matrix* as outlined in the *Rapid Health Impact Assessment Tool*⁴⁷. The tool enables a quick assessment of the impacts of a development plan or proposal according to eleven topics or broad determinants. It is then used to provide recommendations to address negative impacts and maximise benefits. It is made clear in the assessment whether the impact and mitigation relate to the construction or operational phase of the development.

Name of assessor / organisation: Turley Economics

Name of project (plan or proposal): Stocktons, Manchester

Location of project: 140 Great Ancoats Street, Manchester M4 6DU

Date of assessment: March 2025

⁴⁷ NHS Healthy Urban Development Unit (2019) Rapid Health Impact Assessment Tool (4th Edition)

1 Housing Design and Affordability

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal seek to meet all 16 design criteria of the Lifetime Homes Standard or meet Building Regulation requirement M4(2)?	☒ Yes ☐ No	This is a standard which all major house builders meet and will be implemented as part of the Proposed Development. The Design and Access Statement (DAS)⁴⁸ for the Proposed Development confirms that the development has been designed in accordance with the Equality Act 2010 and the Approved Document M (2015 Edition with 2016 amendments) of the Building Regulations. As stated in the DAS, subject to detail design, approximately 97% of the proposed apartments in Building A and all of the apartments in Building B have been designed to meet the requirements of Building Regulations Part M4(2) accessibility requirements. The remaining 3% of apartments are duplex units (two and three bedroom units in Building A) that have been designed for future adaptation to accessible units. The main adaptation required to categorise them as 'accessible' is the provision of a stair lift to access both levels of the duplex⁴⁹.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required</i>

⁴⁸ SimpsonHaugh (2025) Stocktons – Manchester: Design and Access Statement

⁴⁹ Turley (2025) Stocktons, 140 Great Ancoats Street, Manchester, M46DU – Planning Statement

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal address the housing needs of older people, i.e. extra care housing, sheltered housing, lifetime homes and wheelchair accessible homes?	☒ Yes ☐ No	The Proposed Development will not provide specialist housing for older people. However, as set out above, it should be noted that a proportion of homes will be designed as wheelchair-accessible and adaptable, which could meet the needs of older and disabled people.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	<i>No further mitigation required</i>
Does the proposal include homes that can be adapted to support independent living for older and disabled people?	☒ Yes ☐ No	As outlined above, the proposals have been designed to apply inclusive design principles to all internal spaces, creating a safe and secure environment which responds to the needs of all users. The apartment layouts in both buildings have been designed to conform to Building Regulation requirement M4(2). This includes all single storey apartments in both Building A and Building B. The duplex units (two and three bedroom units in Building A) have been designed for future adaptation to accessible units. Through meeting criteria, it is anticipated that it will be possible to deliver homes that allow adaptation to meet the changing needs of occupants over time, including those of older and disabled people.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required</i>

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal promote good design through layout and orientation, meeting internal space standards?	☒ Yes ☐ No	The DAS sets out design standards for all apartments. The residential apartments have been designed to meet the minimum floor area requirements and standards stipulated in the National Described Space Standards (NDSS)⁵⁰. The residential levels of both buildings have been developed to provide high quality and desirable spaces to live, with suitable apartment layouts designed to maximise daylight.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required</i>
Does the proposal include a range of housing types and sizes, including affordable housing responding to local housing needs?	☒ Yes ☐ No	The Proposed Development will provide c. 758 new apartments, with 558 in Building A and 200 in Building B, all ranging from 1-3 beds in size, thereby helping to meet demand for city centre rental accommodation⁵¹. As set out in the Proposed Development's Planning Statement⁵², the residential elements of the development are expected to be Build to Rent (BTR) and will be managed by an experienced BTR operator(s) either as a single entity or two separate residential components across the two buildings. The provision of affordable housing within the Proposed Development is currently under review and will be subject to ongoing discussions with MCC taking into consideration factors such as site-specific context, financial viability, and the potential for delivery in line with local housing needs and policy requirements.	☐ Positive ☐ Negative ☐ Neutral ☒ Uncertain	Applicant to continue engagement with MCC to consider demand for affordable housing and to provide confirmation as the application progresses of affordable housing provision.

⁵⁰ Ibid.

⁵¹ Ibid.

⁵² Turley (2025) Stocktons, 140 Great Ancoats Street, Manchester, M46DU – Planning Statement

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal contain homes that are highly energy efficient (e.g. a high SAP rating)? ⁵³	☒ Yes ☐ No	The World Health Organisation (WHO) outlines that energy-efficient housing design can reduce exposure to excessive heat, cold, and dampness – all of which are risk factors for stroke, heart attacks, respiratory illnesses. Strategies to improve energy efficiency are likely to improve health outcomes⁵⁴. As set out in the Energy Statement⁵⁵ prepared for the Proposed Development, the scheme is in line with the current Part L 2021 Building Regulations. The Proposed Development will incorporate renewable energy sources and achieve high standards of energy efficiency following a lean, clean, green approach to building design, focusing on a ‘fabric first’ and passive design measures⁵⁶.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required</i>

⁵³ SAP rating refers to a dwelling’s performance in terms of energy use per unit floor area.

⁵⁴ World Health Organisation: ‘Health, energy efficient housing’ [Online]. Available at: <https://www.who.int/sustainable-development/cities/strategies/healthy-housing/en/>

⁵⁵ Future Serv (2025) Stocktons, Manchester: Energy Statement

⁵⁶ SimpsonHaugh (2025) Stocktons – Manchester: Design and Access Statement

2 Access to health and social care services and other social infrastructure

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal retain or re-provide existing social infrastructure?	☐ Yes ☒ No	No existing social infrastructure will be lost as a result of the Proposed Development.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	<i>No further mitigation required</i>
Does the proposal assess the impact on health and social care services and has local NHS organisations been contacted regarding existing and planned healthcare capacity?	☒ Yes ☐ No	It is estimated that there will be c. 1,320 residents at the Proposed Development once completed and fully occupied. These residents could generate demand for c. 0.7 FTE GPs. Analysis of the indicative capacities of local healthcare facilities (based on published guidance) has been conducted by Turley Economics and is presented in Table 3.2 of this HIA. Whilst a number of practices in the locality are currently operating over their recommended capacity, others appear to have availability to accommodate new patients based on the GP : patient ratio guidelines. Overall, the analysis conducted indicates that capacity exists within existing primary health services to meet the scale of new demand that could be generated by the Proposed Development.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	<i>No further mitigation required</i>
Does the proposal include the provision, or replacement of a healthcare facility and does the facility meet NHS requirements?	☐ Yes ☒ No	The proposal does not seek to provide or replace a healthcare facility. However, the analysis of existing provision (highlighted above) indicates that existing provision is sufficient to accommodate the demand generate by the Proposed Development.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	<i>No further mitigation required</i>

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal assess the capacity, location and accessibility of other social infrastructure, e.g. primary, secondary and post 19 education needs and community facilities?	☒ Yes ☐ No	As a high-density, apartment-led development in the city centre, the resident profile for the homes delivered as part of the Proposed Development is expected to be orientated towards young professionals rather than families with children. As stated in the Environmental Statement Chapter 12: Socio-economics and human health⁵⁷ prepared for the Proposed Development, based on the Department for Education's (DfE) Pupil Yield Data Dashboard⁵⁸, it is anticipated that the Proposed Development will not accommodate a significant number of children⁵⁹, and therefore will not generate significant demand for local education facilities. In terms of other community facilities, there are a number of services in the immediate local area which will be accessible to residents of the Proposed Development, including libraries, sports centres, community centres and places of worship.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	<i>No further mitigation required</i>

⁵⁷ Turley (2024) Stocktons Manchester: Environmental Statement Chapter 12: Socio-economics and Human Health

⁵⁸ Department for Education (2024) Estimating Pupil Yield from Housing Development in Manchester [Online]. Available at: <https://department-for-education.shinyapps.io/pupil-yields-dashboard/>

⁵⁹ It is anticipated that the Proposed Development's new residential units would generate demand for approximately 6 early years pupil places, 15 primary pupil places and 5 secondary pupil places.

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal explore opportunities for shared community use and co-location of services?	☒ Yes ☐ No	Community life and social cohesion is an important component of the Proposed Development's design. Research previously published on this subject reported that countries with higher social inclusion, social capital, and social diversity were more likely to report good health above and beyond individual-level characteristics. This shows the strong link between the two⁶⁰. The Proposed Development includes accessible public realm and floorspace for co-working uses. This will encourage social interaction within the local area, enriching the community's social fabric and creating a vibrant, lively atmosphere.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required</i>

⁶⁰ Chuang & Chuang (2013) Social Cohesion Matters in Health

3 Access to open space and nature

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal retain and enhance existing open and natural spaces?	☒ Yes ☐ No	As stated in the DAS, the Site forms part of the East Village Strategic Regeneration Framework, adopted by Manchester City Council in 2023 for the regeneration of the site at Stocktons Furniture and the former Presbar Diecasting factory. The framework aims to turn 30-40% of the combined area of both sites into public green spaces, enhanced animated frontages and publicly open accessible routes through the site⁶¹. The new publicly accessible open space will form the heart of the development and will provide a strong relationship with nature and a mix of spaces for all residents and visitors.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required</i>
In areas of deficiency, does the proposal provide new open or natural space, or improve access to existing spaces?	☒ Yes ☐ No	As stated in the DAS, the main driver for the development has been to contribute to the surrounding context by providing a meaningful area of public realm. A new landscaped public space will occupy 55% of the total site area creating a common space between the two towers and will include accessible ramps, steps, seating, flower beds and trees. There will also be further enhancements to Store Street as part of the development, by including an additional 8 new trees, providing a total of 10 trees and landscape areas⁶².	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required</i>

⁶¹ SimpsonHaugh (2025) Stocktons – Manchester: Design and Access Statement

⁶² Ibid.

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal provide a range of play spaces for children and young people?	☒ Yes ☐ No	The Proposed Development does not include formal play space within the scheme design, given its primary function as a high-density accommodation and office space. However, the aforementioned accessible landscaping will provide flexible, open spaces that will allow space for door step play and street games, bringing further animation to the public realm. Existing local open spaces include Cotton Field Park (0.2 miles away from the Site) and Mayfield Park (0.6 miles) which will provide a range of formal and informal play spaces for children and young people.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	<i>No further mitigation required</i>
Does the proposal provide links between open and natural spaces and the public realm?	☒ Yes ☐ No	As stated above, the Proposed Development will provide good links to the vibrant cultural and commercial activity of the city centre, providing an experiential journey through the heart of the Site. The Site is within easy walking distance of the central retail and commercial districts of Manchester city centre and within a 5 minute walk from Piccadilly Station. The Proposed Development will include a fully accessible and inclusive pedestrian route through the Site. These enhancements will improve accessibility and forge new connections to the public realm. As mentioned above, there are existing open natural spaces close to the Site (Cotton Field Park and Mayfield Park) which will provide a range of facilities for sport, health, leisure and relaxation for future Site users (including residents, visitors and workers).	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required</i>

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Are the open and natural spaces welcoming and safe and accessible for all?	☒ Yes ☐ No	As set out in the DAS ⁶³ for the Proposed Development, the public realm will be designed to be well-connected and with high levels of natural surveillance secured by active frontages. Inclusive design is also paramount; appropriate seating and lighting, level access and alternative routes where stairs are present, plus features to help people find their way around, are to be key to the design.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required</i>
Does the proposal set out how new open space will be managed and maintained?	☒ Yes ☐ No	The publication of an Operational Management Plan would be beneficial towards ensuring that new open and public spaces are be maintained.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Confirmation as the application progresses of how new public realm and landscaping will be managed and maintained e.g. within a Landscape Management Plan or an Operational Management Plan. This could be secured through planning condition.

⁶³ Ibid

4 Air quality, noise and neighbourhood amenity

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal minimise construction impacts such as dust, noise, vibration and odours?	☒ Yes ☐ No	Activities such as site preparation (including delivery of construction material, erection of fences and barriers), movement of construction traffic (including haulage, vehicles and plant movements) and the construction and fabrication of buildings have the potential to create adverse impacts in terms of dust, noise, vibration and odours. Mitigation measures implemented during construction should effectively limit the impacts of dust, noise, vibration and odours. The production of a Construction Environmental Management Plan (CEMP), which could incorporate a specific Dust Management Plan (DMP), would be beneficial towards ensuring that best-practice is followed. Examples of measures which could be included within a CEMP are as follows: <u>Air, Dust and Odours</u> • Plan site layout: machinery and dust causing activities should be located away from receptors. • Erect solid screens or barriers around dust activities or the Site boundary that are, at least, as high as any stockpiles on Site. • Fully enclose site or specific operations where there is a high potential for dust production and the site is active for an extensive period. • Remove materials that have a potential to produce dust from site as soon as possible, unless being re-used on site. • Ensure all vehicles switch off engines when stationary – no idling vehicles.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	Production of a CEMP outlining the measures through which impacts relating to dust, noise, vibration and odours will be minimised and mitigated.

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
		• Cover, seed or fence stockpiles to prevent wind whipping. • Only use cutting, grinding or sawing equipment fitted or in conjunction with suitable dust suppression techniques such as water sprays or local extraction, e.g. suitable local exhaust ventilation systems. • Use enclosed chutes, conveyors and covered skips. <u>Noise and Vibration</u> • Siting noisy activities away from sensitive receptors, where possible. • Careful selection of demolition and construction methods and plant used to minimise noise and vibration at source. • Using electric and electro-hydraulic plant and equipment and using non-percussive tools and equipment where practical. • Switching off machinery and vehicle engines when not in use. • Controlling the arrival and departure of trucks to/from site to minimise congestion and planning deliveries and removals out of peak hours as far as possible. • Using 'silenced' plant and equipment wherever possible and maintaining/servicing plant on a regular basis and ensuring these would be certified to meet relevant current legislation and BS5228 standards. As concluded by the Air Quality Technical Appendix⁶⁴ produced for the Proposed Development, the Proposed Development will comply		

⁶⁴ Stantec (2025) Stocktons: Air Quality Technical Appendix

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
		with all relevant air quality policy. As such, air quality should not pose any significant obstacles to the planning process. It is additionally noted that the Noise Environmental Statement (ES) chapter within the Proposed Development's Environmental Impact Assessment (EIA) reported that those construction activities that would have significant environmental effects on noise and vibration could be mitigated through measures to be set out in a CEMP⁶⁵.		
Does the proposal minimise air pollution caused by traffic and energy facilities?	☒ Yes ☐ No	The Proposed Development will be car-free; therefore, no car parking will be provided at the site, meaning no increase in vehicle movements on the surrounding road network. This will encourage the use of public transport and active travel modes for residents, workers and visitors, contributing to reduced air pollution. The Air Quality Technical Appendix concluded that the adoption of suitable design-led mitigation measures would mean that operational phase effects on air quality would not be significant⁶⁶.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	<i>No further mitigation required</i>

⁶⁵ Turley (2025) Stocktons Manchester: Environmental Impact Assessment – Environmental Statement Chapter 12: Noise

⁶⁶ Stantec (2025) Stocktons: Air Quality Technical Appendix

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal minimise noise pollution caused by traffic and commercial uses?	☒ Yes ☐ No	The Noise ES chapter⁶⁷ confirms that due to the Proposed Development not containing any parking for residents, traffic noise on the local road network from the Proposed Development is expected to be limited and not significant. Additionally, based on traffic data provided, deliveries will either be similar or fewer than operations from existing site and therefore, noise levels from deliveries are not expected to increase. The Noise ES Chapter also identifies potentially significant effects associated with road traffic noise (to future occupants) and plant noise from the Proposed Development. As the precise plant to be used within the proposed development has not yet been specified, noise from fixed plant is to be controlled to meet noise limits. Subject to meeting these limits, via an acoustic mitigation scheme to be secured by planning conditions, the proposed development will not result in any significant effects. The effects of road traffic noise on future occupants will require the buildings' envelope to provide appropriate levels of noise mitigation to provide future residents with acceptable internal noise conditions. The acoustic specification of the façade will be subject to a condition requiring full details of the acoustic performance. Subject to doing so, the proposed development will not result in any significant effects in relation to road traffic noise⁶⁸.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	Production of a CEMP outlining the measures through which impacts relating to dust, noise, vibration and odours will be minimised and mitigated.

⁶⁷ Turley (2025) Stocktons Manchester: Environmental Impact Assessment – Environmental Statement Chapter 12: Noise

⁶⁸ Turley (2025) Stocktons, 140 Great Ancoats Street, Manchester, M46DU – Planning Statement

5 Accessibility and active travel

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal address the ten Healthy Streets indicators?	☒ Yes ☐ No	The ten Healthy Streets indicators is a London-specific policy initiative which underpins the Mayor of London's Transport Strategy⁶⁹ and Health Inequalities Strategy⁷⁰ as well as the draft new London Plan⁷¹. Whilst therefore not directly applicable to the Proposed Development in policy terms, these principles therefore serve as a best-practice standard for consideration of whether development will engender a healthy environment. The ten indicators and how they are likely to be addressed by the Proposed Development are outlined below: 1) Pedestrians from all walks of life – through enhancing the surrounding public realm and pedestrian connections through Manchester city centre (see Section 3: Access to open space and nature; Section 4: Air quality, noise and neighbourhood amenity and the remainder of this section) the Proposed Development will seek to ensure that the greatest proportion of potential users will be able to and feel comfortable travelling on foot on site. 2) People choose to walk, cycle and use public transport – through prioritising active travel such as walking and cycling (see Section 3: Access to open space and nature; Section 4: Air quality, noise and neighbourhood amenity and the remainder of this section) the Proposed Development will seek to ensure that the greatest proportion of people use active travel modes. No car parking is being	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required.</i>

⁶⁹ Mayor of London (2018) Mayor's Transport Strategy

⁷⁰ Mayor of London (2018) The London Health Inequalities Strategy

⁷¹ Mayor of London (2021) The London Plan

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
		provided on-site, which will encourage the use of walking, cycling and public transport. 3) Clean air – through prioritising active travel, minimising private car use and enhancing pedestrian access and the public realm and delivering new green spaces and planting (see Section 3: Access to open space and nature; Section 4: Air quality, noise and neighbourhood amenity and the remainder of this section) the Proposed Development includes measures that will positively impact on air quality. 4) People feel safe – as described in more detail in subsequent sections (see Section 6: Crime reduction and community safety) the Proposed Development’s built environment (including public and private spaces and buildings) will be constructed with safety and security being paramount. This includes ensuring spaces are well-lit. 5) Not too noisy – the Proposed Development will be car-free and active travel focussed (see the remainder of this section), which will reduce noise in pedestrian areas. 6) Easy to cross – the Proposed Development’s landscaping will enhance pedestrian public realm, which will improve pedestrian permeability and access to the site, making it easy to cross on foot (see the remainder of this section). 7) Places to stop and rest – the DAS explains how key areas of the Proposed Development have been designed to as a space to encourage recreation and community use, which will also include seating spaces, where people can stop and rest.		

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
		8) Shade and shelter – the DAS shows that trees will be an element of the public open space to be provided at the Proposed Development, which will provide areas of shade and shelter. 9) People feel relaxed – the public realm enhancements to be implemented at the Proposed Development, including access to open space, improved pedestrian permeability and promotion of active travel, will contribute to a relaxing environment. 10) Things to see and do – The Proposed Development will provide strong linkages to the surrounding Manchester city centre, which offers a wide range of local services and other amenities.		
Does the proposal prioritise and encourage walking, for example through the use of shared spaces?	☒ Yes ☐ No	The Proposed Development's Transport Assessment (produced by SLR) notes that the site is highly accessible by various sustainable transport modes, including walking, cycling and public transport. Walking and cycling will be the primary form of transport through the site as a result of the proposed landscaping and public realm improvements. This will benefit residents of the Proposed Development as well as residents of Manchester as it will make the area more accessible and quicker to access from other parts of the city⁷².	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required</i>

⁷² SLR (2025) Stocktons Site, Manchester: Transport Assessment

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal prioritise and encourage cycling, for example by providing secure cycle parking, showers and cycle lanes?	☒ Yes ☐ No	As stated in the Transport Assessment⁷³, the development proposals include the provision of 633 long-stay cycle parking spaces on the basement floors of both blocks, covered and secured, in order to promote active travel and due to the car-free nature of the development. Additionally, a total of 187 storage locker spaces (double stacked), which may also be used to store a bicycle, will be provided on site for residential use, on the basement floors of both blocks. 55 secure cycle spaces together with changing areas, showers and lockers will be provided for the office users⁷⁴. In terms of accessibility, the first basement of Block A can be accessed through a ramp, while the second basement on that block and both basement floors on Block B are accessed via lifts.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required</i>
Does the proposal connect public realm and internal routes to local and strategic cycle and walking networks?	☒ Yes ☐ No	The Site's location within Manchester City Centre means it is highly accessible and it will represent a key enhancement to Manchester's public realm. As set out in the Tavel Plan⁷⁵ produced for the Proposed Development, there are comprehensive pedestrian connections within the vicinity of the site, including ramped or at-level access points from Great Ancoats Street and via the new, one-way, servicing road (off Store Street and Ducie Street) and staircases and an accessible route from Store Street.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required</i>

⁷³ Ibid.

⁷⁴ Turley (2025) Stocktons, 140 Great Ancoats Street, Manchester, M46DU – Planning Statement

⁷⁵ SLR (2025) Stocktons Site, Manchester: Travel Plan.

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
		The area between both buildings will comprise a landscaped square with pedestrian routes linking both buildings and connecting into the wider area. It is noted that the Site is also accessible via cycle, including the following routes available: • Pedestrian-cycle shared surfaces and signalised crossings around the Great Ancoats Street/ Old Mill Street / Stone Street junction; • On-road, signalised cycle routes on Store Street and Old Mill Street, which are part of National Cycle Route 66, leading to the Rochdale Canal Towpath (which is traffic free and links this area of the city with Failsworth and Mills Hill to the north east) and with the city centre to the west; • On-road cycle lanes are available on Great Ancoats Street around the junction with Redhill Street; • The Ashton Canal Towpath, which is traffic free, and the on-road signalised cycle route on Pollard Street leading to the path along the River Medlock connect the area with The Etihad Campus, Clayton Vale and Droylsden to the east as part of the Regional Route 86; • Once in the city centre, on-road cycle lanes are available on Piccadilly, London Road, Fairfield Street or Portland Street, while Dale Street is also marked as a cycle route, with on-road cycle lanes being available on its westernmost section; and • Multiple minor roads in the city centre, Northern Quarter and Ancoats are also 20mph hence they are safe for cycle users.		

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
		It is additionally noted that there is a cycle sharing system operating in Greater Manchester which allows users to rent bicycles for their trips within the city, as there are tens of docking stations available, including one in close proximity to the Site on Old Mill Street (adjacent to the junction with Great Ancoats Road, with 10 docks available), and another further away on Store Street (around the junction with Sparkle Street, with 6 docks available) ⁷⁶ .		
Does the proposal include traffic management and calming measures to help reduce and minimise road injuries?	☒ Yes ☐ No	To align with MCC's planning policy objectives and to encourage access to site by sustainable modes, no car parking spaces are to be provided on site ⁷⁷ . The Proposed Development will be car-free (with the exception of servicing and drop-off/pick-up trips) and so the use of private cars is likely to be low, thereby reducing the chance for road injuries.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required</i>
Is the proposal well connected to public transport, local services and facilities?	☒ Yes ☐ No	As mentioned above, the Site's location within Manchester city centre means it is well connected to public transport, local services and facilities. The nearest bus stop to the Site is located approximately 20m away on Great Ancoats Street. New Islington Metrolink stop is located 500m away to the east of the Site. New Islington links with Ashton-Under-Lyne and the Etihad Campus to the east, and with the city centre, MediaCity UK and Eccles to the west.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required</i>

⁷⁶ Ibid.

⁷⁷ SLR (2025) Stocktons Site, Manchester: Transport Assessment.

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
		Manchester Picadilly rail and Metrolink station are located 650m away to the west. This station offers services to national destinations including London, Birmingham, Nottingham, Glasgow, Edinburgh, Cardiff, Bristol, Exeter, Plymouth, Southampton or Bournemouth, regional services to destinations in the north of England as Leeds, Liverpool, Sheffield, Newcastle or York, and local services within Greater Manchester. The bus stops on Picadilly and Station Approach, which provide access to the free bus services as part of the Bee Network are located 650m to 750m away. The Travel Plan concluded that the Site is highly accessible on foot, with convenient access to a wide range of services, amenities and residential areas.⁷⁸ There are a number of local services and facilities that are accessible from the site including supermarkets, a retail park, bars and restaurants.		
Does the proposal seek to reduce car use by reducing car parking provision, supported by the controlled parking zones, car clubs and travel plans measures?	☒ Yes ☐ No	As stated above, no car parking will be provided on site. Whilst there will be space to accommodate drop-off and pick-up vehicular trips on site, there will be no dedicated areas for long term parking on site. A Framework Travel Plan has been produced for the Proposed Development to support the sustainability objectives of the site.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required</i>

⁷⁸ SLR (2025) Stocktons Site, Manchester: Travel Plan

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal allow people with mobility problems or a disability to access buildings and places?	☒ Yes ☐ No	As previously mentioned, the DAS confirms that the development has been designed in accordance with the Equality Act 2010 and the Approved Document M (2015 Edition with 2016 amendments) of the Building Regulations. Also, the public realm will be designed so as to facilitate accessibility for disabled people and those with mobility problems.⁷⁹ Widened pedestrian footways, new crossing points and accessible routes will provide safe, legible and level access for all users.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Confirm details of inclusive design measures for homes and public spaces at Reserved Matters stage.

⁷⁹ SimpsonHaugh (2024) Stocktons – Manchester: Design and Access Statement

6 Crime reduction and community safety

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal incorporate elements to help design out crime?	☒ Yes ☐ No	As outlined in the DAS, the principles of Secure by Design have been considered through the initial design development processes, including consultation with Greater Manchester Police. The DAS outlines the key security principles for the Proposed Development, and it can be summarized as follows:⁸⁰ • The ground floor layout has been designed to maximise opportunities for passive surveillance of the public realm space. The residential entrances and amenity spaces are situated adjacent to the public realm which will be well lit and overlooked; • The exterior of the development has a simple footprint, presenting few recesses that could be exploited; • Cycle storage and refuse storage will be contained securely within the building footprint; • The development is staffed and managed 24 hours a day; • The refuse storage spaces will only be accessible only by the on-site staff⁸¹; and • Comprehensive CCTV system will be installed throughout the building to allow staff to monitor movement of guests, visitors and potential intruders.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Engage with MCCs planning officers and/or local Police constabulary's Secure by Design officer at Reserved Matters stage to ensure that potential for crime is minimised and safety is maximised. A full Crime Impact Statement should be prepared when the design of the scheme has progressed and an assessment of the details and specifications can be made to ensure that crime impacts are effectively mitigated to the greatest extent possible. This could be secured through planning condition.

⁸⁰ SimpsonHaugh (2025) Stocktons – Manchester: Design and Access Statement

⁸¹ See section 8: Access to work and training of this HIA for further information about on site jobs

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
		A Crime Impact Statement⁸² has been produced by Greater Manchester Police for the Proposed Development applying the principles of 'Crime Prevention Through Environmental Design'(CPTED) in order to reduce the opportunities for crime, the fear of crime and anti-social behaviour. The statement concluded with a number of recommendations to be considered which would enhance the security of the development, including: • External communal access doors must be compliant with and certified to BS PAS 24, STS202, or LPS 1175 SR2, including a lock capable of being operated via an electronic access control system; • Access to the building should be controlled by a video entry phone system; • All amenity spaces/facilities should be governed by an access control and/or booking system, restricting use of these spaces to genuine users; • An auditable access control system should be implemented to regulate entry and movement within the office building; • The access road to the rear of the apartment buildings should be restricted to genuine users/servicing with retractable bollards or similar; and • There should be a mix of lighting sources (i.e. illuminated bollards, lighting columns, festoon lighting) within the landscaped area to ensure it is illuminated to a high standard		

⁸² Greater Manchester Police (2024) 140 Great Ancoats Street: Crime Impact Statement

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal incorporate design techniques to help people feel secure and avoid creating 'gated communities'?	☒ Yes ☐ No	As outlined above, measures will be taken to help people feel secure without creating gated communities (e.g. through ensuring natural surveillance, appropriate lighting and other Secured by Design techniques which should be secured through a planning condition). Consequently, the public realm network will be designed to be well connected, continuous with high levels of natural surveillance secured by active frontages. It will also provide attractive and safe pedestrian routes and connections to the Site⁸³.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required</i>
Does the proposal include attractive, multi-use public spaces and buildings?	☒ Yes ☐ No	As discussed in previous sections, the Proposed Development facilitates a mix of residential, office, amenity and commercial uses that will ensure vibrancy and attract and diverse mix of people to its public spaces. Both buildings comprise residential amenity areas, including lounges, co-working facilities, podcast rooms, gym, spa facilities and games room/bar located at Building A, and a gym, exercise studio, lobby/juice bar and external landscaped terrace located at Building B. Sports and leisure facilities will promote health and wellbeing for residents and the wider public by increasing access to this type of provision. All public spaces will be designed to create attractive, safe environments.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required</i>

⁸³ SimpsonHaugh (2025) Stocktons – Manchester: Design and Access Statement.

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Has engagement and consultation been carried out with the local community and voluntary sector?	☒ Yes ☐ No	The Proposed Development's Statement of Community Engagement⁸⁴ summarises the consultation process undertaken, in accordance with Manchester City Council's adopted Statement of Community Involvement (SCI). A bespoke consultation strategy was developed to provide opportunities for local people to engage with the Applicant and contribute to the progression of the proposals during the determination period. These included an invitation letter to the nearest 500 properties within the vicinity of the Site, including all residential and business addresses, a virtual exhibition of the proposal, hosted online from Monday 28th October to Monday 11th November 2024, a dedicated website and freephone enquiry line for more information and comments about the proposal, engagement with key local stakeholders including adjacent residents, and meetings with ward councillors and business representative organisations ahead of the consultation opening.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Continue consultation with local communities and other key stakeholders during the application's determination process to inform the detailed design and the identification of suitable enhancement and any necessary mitigation solutions with regard to social infrastructure.

⁸⁴ Cavendish (2025) Stocktons, Ancoats: Statement of Community Involvement

7 Access to healthy food

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal facilitate the supply of local food, for example allotments, community farms and farmers' markets?	☐ Yes ☒ No	Due to its location within Manchester city centre, the Proposed Development does not seek to facilitate the supply of local food. There are food options in the vicinity of the Site, for example Aldi Ancoats (located 0.2 miles from the Site) or Sainsbury's Local (located opposite the Site) where users of the site will be able to purchase healthy food.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	<i>No further mitigation required</i>
Is there a range of retail uses, including food stores and smaller affordable shops for social enterprises?	☒ Yes ☐ No	The ground floor commercial unit will benefit from a flexible 'E Use Class' which it is anticipated potentially be occupied by a café/bakery/food and drink space. There are also numerous food stores and eateries in the locality (as highlighted above), including a range of smaller and independent stores, which will be accessible for the Site's workforce and visitors at which healthy food options are available.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Explore opportunities to engage with social enterprises and local businesses when seeking tenants for the ground floor commercial unit.
Does the proposal avoid contributing towards an over-concentration of hot food takeaways in the local area?	☒ Yes ☐ No	As a residential development, the Proposed Development will not contribute to any over-concentration of hot food takeaways in the local area. As stated above, residents will have access to a wide range of alternative healthy food options provided within Manchester's city centre.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	<i>No further mitigation required</i>

8 Access to work and training

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal provide access to local employment and training opportunities, including temporary construction and permanent 'end-use' jobs?	☒ Yes ☐ No	The Economic and Social Benefits Statement (ESBS)⁸⁵ for the Proposed Development estimates that c. 150 gross direct full-time equivalent (FTE) jobs will be supported on site during construction. Accounting for supply chain impacts and other 'additionality' factors (described in detail in the ESBS), a total of 230 direct, indirect and induced net additional FTE jobs could be generated for Greater Manchester residents during construction, including 90 jobs for Manchester residents. The operational phase of the Proposed Development will deliver permanent employment opportunities over the long-term, estimated to comprise a total of 130 FTE jobs on site once operational. This is comprised of 120 FTE jobs within the flexible open space, 5 FTE jobs associated with the operation of the café/bakery, and 5 FTE jobs associated with building management. Accounting for additionality factors, a total of 130 direct, indirect and induced net additional jobs could be generated for Greater Manchester residents, including 50 for residents of Manchester.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Explore opportunities for work for local people via local procurement arrangements during the construction and operational phases through ongoing engagement with MCC and other stakeholders.

⁸⁵ Turley Economics (2025) Stocktons, 140 Great Ancoats Street, Manchester, M4 6DU: Economics and Social Benefits Statement

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal provide childcare facilities?	☒ Yes ☐ No	The Proposed Development does not provide childcare facilities. However, as a city centre apartment development it is considered that the Proposed Development will not accommodate a significant number of children, and therefore will not generate significant demand for local education facilities As stated in the ES Chapter 12: Socio-economics and human health⁸⁶, it is anticipated that the Proposed Development will not accommodate a significant number of early years places⁸⁷, and therefore will not generate significant demand for local childcare facilities. In terms of other childcare facilities, there are a number of services in the immediate local area which will be accessible to residents of the Proposed Development, including Little Learning Ladder and Tiddlywinks Nursery (both located nearby in Ancoats, with further provision available slightly further afield closer to the city centre or in neighbouring areas such as Miles Platting).	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	<i>No further mitigation required</i>
Does the proposal include managed and affordable workspace for local businesses?	☒ Yes ☐ No	The Proposed Development will provide office floorspace, comprising over 4,000sqm at ground floors and levels 1-3 in Building B. The space has been designed to be flexible and respond to market demand. It could be used for cellular office layouts for small startup companies, partitioned for split-tenancy for medium scale businesses, single tenancy or used as an open plan co-working space as an extension of the ground floor⁸⁸. The potential to provide workspaces which will be accessible to local businesses to meet their needs could be explored through ongoing engagement with MCC and other stakeholders.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	Explore opportunities to engage with local businesses and the potential to provide workspaces which will be accessible to local businesses to meet their needs through ongoing engagement with MCC and other stakeholders.

⁸⁶ Turley (2025) Stocktons Manchester: Environmental Statement Chapter 12: Socio-economics and Human Health

⁸⁷ It is anticipated that the Proposed Development's new residential units would generate demand for approximately 6 early years pupil places.

⁸⁸ Turley (2025) Stocktons, 140 Great Ancoats Street, Manchester, M46DU – Planning Statement

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal include opportunities for work for local people via local procurement arrangements?	☒ Yes ☐ No	As highlighted above, the Proposed Development will accommodate a notable number of on-site jobs during construction and once complete and operational. Specific provisions regarding local procurement have not been made in the documentation relating to the Proposed Development. This cannot therefore be confirmed at this stage, albeit can be explored in advance of the construction phase, ahead of contractor appointment, and as the occupiers of the commercial space are confirmed through ongoing engagement with MCC and other stakeholders.	☐ Positive ☐ Negative ☐ Neutral ☒ Uncertain	Explore opportunities for work for local people via local procurement arrangements during the construction and operational phases through ongoing engagement with MCC and other stakeholders.

9 Social cohesion and inclusive design

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal consider health inequalities by addressing local needs through community engagement?	☒ Yes ☐ No	The Proposed Development's Statement of Community Engagement⁸⁹ summarises the main areas of feedback from Manchester residents. Concerns were raised as part of the pre-application process, particularly around parking, quality of design, the size of the proposal and strain on infrastructure. Accordingly, all comments received were reviewed by the project team and where possible amendments were made to the proposal. Whilst those engaged did not specifically raise health inequalities, a number of design measures have been implemented that respond to local needs related to health and wellbeing in the built environment, such as the aforementioned issues associated with parking and traffic, and the provision of high-quality public realm which will be accessible to both residents and visitors.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Engage with key stakeholders such as MCM, NHS GMICP and local communities during the determination process and at Reserved Matters stage to ensure that healthcare capacity is sufficient to accommodate future residents and to identify any requirement for proportionate mitigation measures.
Does the proposal connect with existing communities, i.e. layout and movement which avoids physical barriers and severance and land uses and spaces which encourage social interaction?	☒ Yes ☐ No	As detailed in previous sections of this HIA, the Proposed Development will deliver high-quality public realm that integrates with the existing residential and commercial areas surrounding the Site, and the Proposed Development is well-connected with walking and cycling routes as well as public transport. The Proposed Development's mix of residential, office and commercial uses and high-quality public realm will deliver spaces that are active throughout the day, facilitating interaction between residents, workers and other users of the Site.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required</i>

⁸⁹ Cavendish (2025) Stocktons, Ancoats: Statement of Community Involvement

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal include a mix of uses and a range of community facilities?	☒ Yes ☐ No	As outlined in detail in previous sections, The Proposed Development comprises a mixed-use development of residential and commercial uses spread across two buildings.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required</i>
Does the proposal provide opportunities for the voluntary and community sectors?	☒ Yes ☐ No	The Proposed Development includes the provision of flexible office space. Although occupation will be subject to market demand, this space could accommodate voluntary and community sector organisations operating locally seeking office accommodation. As a residential-led scheme the new community may also potentially engage in informal community activities and volunteering which supports the work of voluntary and community sector organisations.	☐ Positive ☐ Negative ☒ Neutral ☐ Uncertain	<i>No further mitigation required</i>
Does the proposal take into account issues and principles of inclusive and age-friendly design?	☒ Yes ☐ No	As discussed previously, the scheme has been developed in consideration of national legislation regarding inclusive design, seeking to avoid discrimination regardless of disability, age or gender. These cover the access within the new buildings and the public realm within the application Site.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required</i>

10 Minimising the use of resources

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal make best use of existing land?	☒ Yes ☐ No	The site is located towards the eastern edge of Manchester city centre and it comprises a series of industrial buildings, now used as a furniture showroom and warehousing, and a surface car parking servicing the furniture showroom. The existing business is planning to restructure and move to an online-only business in alternative accommodation elsewhere in Greater Manchester⁹⁰. The Proposed Development will deliver a mix of residential and commercial uses with open space and amenity uses, meeting needs not only for its own residents, but also for the existing and future local population in the wider locality. The redevelopment of the Site provides an opportunity to regenerate part of the Manchester Piccadilly area – which is covered by a Strategic Regeneration Framework (SRF) to guide regeneration - and offer significant public realm alongside creating a new node point at the intersection of Great Ancoats Street with Store Street and Mill Road will therefore enhance the local environment and provide new opportunities for housing and economic and social activity.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required.</i>

⁹⁰ Turley (2025) Stocktons, 140 Great Ancoats Street, Manchester, M46DU – Planning Statement

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal encourage recycling, including building materials?	☒ Yes ☐ No	Suitable on-site measures will be put in place to maximise recycling potential. As set out in previous sections, it recommended that a CEMP be prepared for the Proposed Development, which should outline measures through which construction phase waste will be minimised, recycled and disposed of as required, in accordance with the principles of the waste hierarchy (which could be set out within a linked Site Waste Management Plan). Once operational, the Proposed Development will promote recycling in accordance with the waste hierarchy. Full consideration will be given to MCC's waste management infrastructure and services to ensure that on-site businesses have the necessary infrastructure to participate in local collection arrangements and recycling services and that the development contributes positively towards local waste management targets.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Production of a CEMP to specify measures through which construction phase waste and building materials will be minimised, recycled and disposed of as required.
Does the proposal incorporate sustainable design and construction techniques?	☒ Yes ☐ No	As set out in the Environmental Standards Statement produced for the Proposed Development⁹¹, the design follows a 'fabric first' approach, widely regarded as best practice and therefore the first and most important step to reducing carbon emissions. Design will therefore demonstrate use of sustainable design techniques (as covered in more detail in the subsequent section 'Climate Change'). Energy efficient housing will minimise energy usage, and, subsequently, energy bills and lessen the risk of energy and wider poverty, which is a growing concern in the current context of inflationary pressures on everyday goods (including food, energy and transport) and the growing cost-of-living crisis.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Consider implementation of most suitable sustainable design and construction techniques measures at Reserved Matters stage in line with Environmental Standards Statement recommendations.

⁹¹ Turley (2025) Stocktons, Manchester: Environmental Standards Statement

11 Climate Change

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
Does the proposal incorporate renewable energy?	☒ Yes ☐ No	The Proposed Development intends to utilise a range of renewable energy technologies such as roof mounted solar PV and Air Source Heat Pumps. The development will be all-electric, with no gas boilers, meaning that the carbon intensity of each building will reduce over time, ultimately reaching net zero in line with the decarbonisation of the grid⁹². The Environmental Standards Statement⁹³ demonstrates how dwellings will comply with the requirements of the current Building Regulations Part L 2021 and the requirements of PfE policies JP-S1, JP-S2 and JP-S3, through incorporation of energy hierarchy principles.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	Consider implementation of most suitable renewable energy measures at Reserved Matters stage in line with Environmental Standards Statement recommendations.
Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures, for example ventilation, shading and landscaping?	☒ Yes ☐ No	As stated in the Environmental Standards Statement, the following measures have been incorporated into the design to ensure building services are energy efficient⁹⁴: • Efficient and low energy motors in pumps and fans; and • Combined natural and mechanical ventilation systems, with mechanical ventilation heat recovery (MVHR) within dwellings Buildings will be design in accordance with the cooling hierarchy, which aims to reduce any potential overheating in buildings through minimising heat generation first, followed by the consideration of passive cooling measures, and finally the use of active cooling using the	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required</i>

⁹² Turley (2025) Stocktons Manchester: Environmental Impact Assessment – Environmental Statement Chapter 16: Climate Change

⁹³ Turley (2025) Stocktons, Manchester: Environmental Standards Statement

⁹⁴ Turley (2025) Stocktons, Manchester: Environmental Standards Statement

Assessment criteria	Relevant?	Details / evidence	Potential health impact?	Recommended mitigation or enhancement actions
		lowest carbon option. All apartments will have access to natural ventilation via perimeter purge panels within the unitised facade. Commercial units will be comfort cooled, as such, any impacts from increasing temperatures and overheating will be accommodated ⁹⁵ .		
Does the proposal maintain or enhance biodiversity?	☒ Yes ☐ No	As outlined in the ES Chapter 16: Climate Change⁹⁶, the Site comprises built development which is hardstanding and is located within the densely urban zone of Manchester city centre bound by busy dual carriageways. Habitats on site are limited to young planted trees providing negligible habitat for local wildlife. The Proposed Development necessitates the removal of three tree groups within the Site boundary. However, it is noted⁹⁷ that all the trees are of low value, and the Proposed Development will mitigate this tree loss through onsite replacement tree planting and the production of a robust soft landscaping scheme.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required</i>
Does the proposal incorporate sustainable urban drainage (SuDS) techniques?	☒ Yes ☐ No	As stated in the ES Chapter 16: Climate Change, the Site will be developed in accordance with the Lead Local Flood Authority requirements for reducing peak surface water flow off Site. This includes the use of Sustainable Urban Drainage Systems (SuDS) features such as rain gardens and permeable paving with appropriately sized surface water storage to allow the surface water flow rate off Site to be restricted to acceptable levels⁹⁸.	☒ Positive ☐ Negative ☐ Neutral ☐ Uncertain	<i>No further mitigation required</i>

⁹⁵ Ibid.

⁹⁶ Turley (2025) Stocktons Manchester: Environmental Impact Assessment – Environmental Statement Chapter 16: Climate Change

⁹⁷ Ibid.

⁹⁸ Ibid.

5. Discussion of Findings

Summary of Health Impacts

- 5.1 This HIA has assessed the potential health and wellbeing impacts of the Proposed Development at Stocktons, Manchester on the existing and future local population.
- 5.2 The aspiration is for the development of the site to deliver long-term health and wellbeing benefits for residents, workers, visitors and existing local communities. Given that the baseline analysis presented in Section 3 indicates that Manchester's population performs relatively poorly in terms of health determinants in comparison with geographical comparators, there is a strong imperative to promote health and wellbeing improvements through new development.
- 5.3 Overall, the HIA has not identified any specific negative impacts on the health of the existing or future population of the immediate and local areas that will occur as a result of the Proposed Development that cannot be effectively mitigated.
- 5.4 Indeed, the Proposed Development is assessed as making positive contributions in terms of health and wellbeing in the following ways:
- A significant number of new homes will be provided which will:
 - Help meet needs for high-quality city centre housing to support an increasing population and help meet MCC's growth ambitions;
 - Be energy efficient, minimising energy usage, and, subsequently, energy bills, and lessening the risk of energy and wider poverty, which is a growing concern in the current context of inflationary pressures on everyday goods (including food, energy and transport) and the cost-of-living crisis; and
 - Benefit from a sustainable location from which necessary services, facilities and transport infrastructure are accessible;
 - Provide space and opportunity for social interaction and community cohesion. This includes between the residents who live there, who can take advantage of private amenity space, and also includes members of the public, who can benefit from the high-quality public realm and use of on-site commercial spaces.
 - Public realm enhancements will allow residents and visitors to easily move through the site and deliver new connections to the rest of the city centre. Public realm will be delivered with a focus on inclusive design that is suitable for all ages, creating a safe and welcoming environment.
 - The scheme prioritises active travel and sustainable transport modes through the delivery of high-quality public realm and access to existing transport infrastructure and discourages private car use through not providing on-site parking. The Proposed Development will provide 633 long-stay cycle parking

spaces on the basement floors of both blocks, covered and secured, in order to promote active travel and due to the car-free nature of the development.

- Buildings are designed so as to be energy efficient, built with consideration of a 'fabric first' approach, prioritising energy efficiency and responding passively to changes in temperature.
- Local vibrancy will be increased through providing a mix of on-site uses. Alongside housing, the range of office, commercial and other non-residential spaces will support an uplift in employment and economic activity, giving opportunities for local businesses to occupy space.
- New sports and leisure facilities such as gym, spa and exercise studio will provide residents with access to amenity infrastructure that can improve their health and wellbeing.

Recommendations

5.5 Overall, no adverse impacts have been identified by the assessment that cannot be effectively mitigated.

5.6 The mitigation measures that have been identified, alongside a number of other mitigation measures which could further enhance the potential of the scheme to deliver positive health and wellbeing outcomes for residents, workers, visitors and the wider local community are set out below:

- Applicant to continue engagement with MCC to consider demand for affordable housing and to provide confirmation as the application progresses of affordable housing provision;
- Confirmation as the application progresses of how new public realm and landscaping will be managed and maintained e.g. within a Landscape Management Plan or an Operational Management Plan. This could be secured through planning condition;
- Production of a Construction Environmental Management Plan (CEMP) outlining the measures through which impacts relating to dust, noise, vibration and odours will be minimised and mitigated;
- Confirm details of inclusive design measures for homes and public spaces at Reserved Matters stage;
- Engage with MCCs planning officers and/or local Police constabulary's Secure by Design officer at Reserved Matters stage to ensure that potential for crime is minimised and safety is maximised. A full Crime Impact Statement should be prepared when the design of the scheme has progressed and an assessment of the details and specifications can be made to ensure that crime impacts are effectively mitigated to the greatest extent possible. This could be secured through planning condition;

- Continue consultation with local communities and other key stakeholders during the application's determination process to inform the detailed design and the identification of suitable enhancement and any necessary mitigation solutions with regard to social infrastructure;
- Explore opportunities to engage with social enterprises and local businesses when seeking tenants for the ground floor commercial unit;
- Explore opportunities for work for local people via local procurement arrangements during the construction and operational phases through ongoing engagement with MCC and other stakeholders;
- Explore opportunities to engage with local businesses and the potential to provide workspaces which will be accessible to local businesses to meet their needs through ongoing engagement with MCC and other stakeholders;
- Engage with key stakeholders such as MCM, NHS GMICP and local communities during the determination process and at Reserved Matters stage to ensure that healthcare capacity is sufficient to accommodate future residents and to identify any requirement for proportionate mitigation measures; and
- Consider implementation of most suitable sustainable design and construction techniques measures at Reserved Matters stage in line with Environmental Standards Statement recommendations.

Conclusion

- 5.7** This HIA concludes that the Proposed Development will result in no adverse impacts on the health and wellbeing of the existing or future local population which cannot be effectively mitigated.
- 5.8** Indeed, the Proposed Development will deliver a number of beneficial impacts, which are likely to lead to long-term improvements in local health and wellbeing outcomes, and which can be further enhanced through measures identified within this HIA.

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