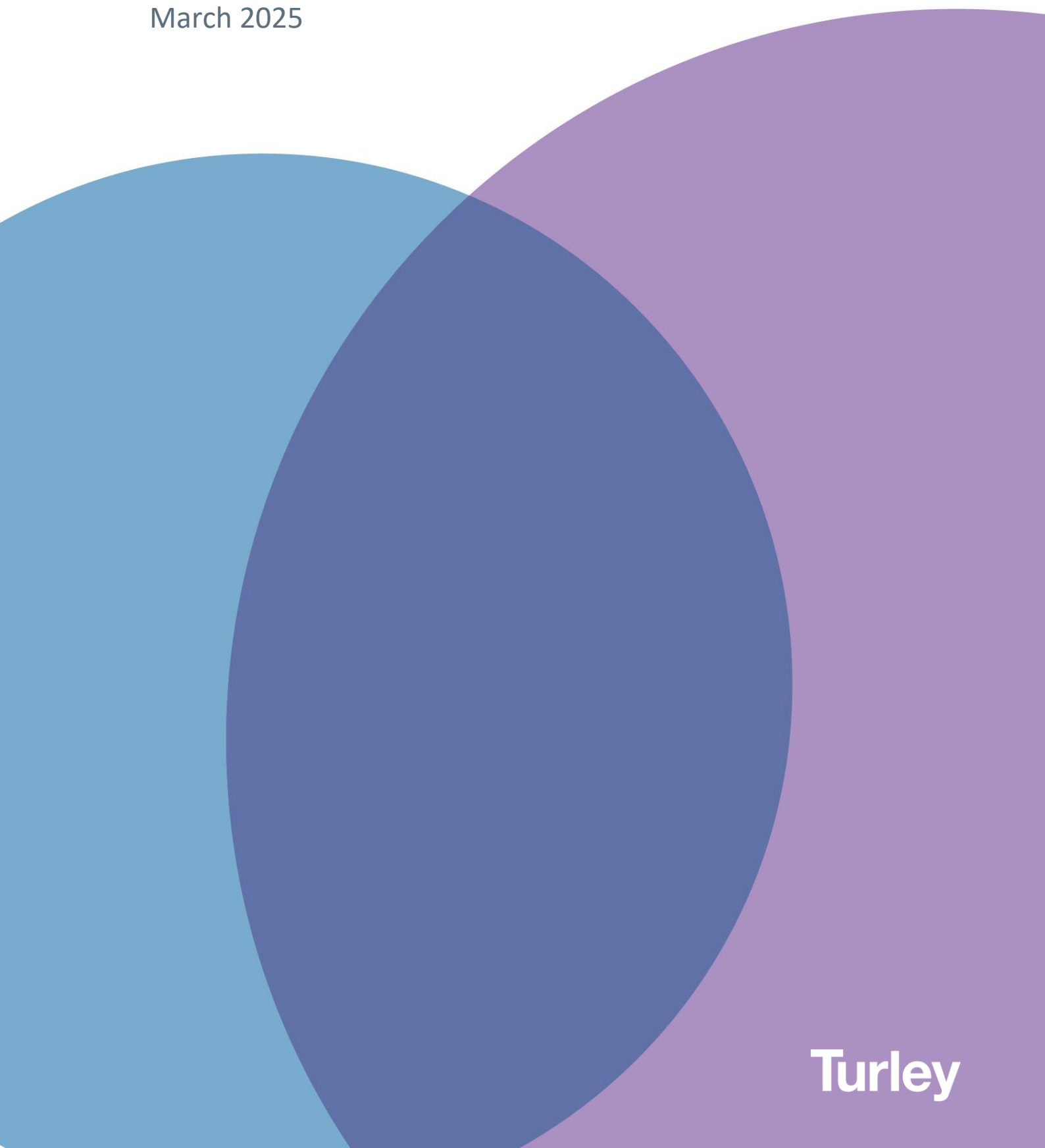


Hotspur Press, Manchester

Environmental Statement Supplement

March 2025



Turley

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Contact

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1. Introduction

Background

- 1.1 The Applicant, Manner ("the Applicant"), submitted a detailed planning application to Manchester City Council (MCC) in December 2023 for a Purpose-Built Student Accommodation (PBSA) development, known as "Hotspur Press" (Ref: 138805/FO/2023). This application was supported by an Environmental Statement (ES) prepared in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) ("EIA Regulations"). The determination of the application is currently pending.
- 1.2 In October 2024, supplementary information was submitted in response to feedback from the Environment Agency. Specifically, Paragraph 14.64 of Volume 1, Chapter 14: Flood Risk and Drainage, was revised to address this feedback, and Volume 1 was resubmitted in its entirety to ensure completeness. The remainder of the ES remained as originally submitted in December 2023.
- 1.3 Since the original submission and the subsequent supplementary information, a small number of design changes have been made to the Proposed Scheme. These changes necessitate the preparation of supplementary information, including updates to the ES, to reflect the revised scheme.

ES Supplement Purpose, Scope and Approach

- 1.4 This ES Supplement has been prepared to address the implications of the Proposed Changes (described in Section 3) on the environmental assessment presented in the submitted ES. Its purpose is to:
 - Evaluate whether the Proposed Changes result in any new or amended significant environmental effects, focusing on key areas affected by the revisions.
 - Confirm the validity of conclusions in the original ES, ensuring that only affected technical topics are updated.
 - Provide supplementary evaluation, narrative, and technical input for topics where the Proposed Changes influence previously reported findings.
 - Present this information in a concise format that complements the original ES and enables MCC to make a robust determination of the likely significant environmental effects of the revised scheme.
- 1.5 This ES Supplement has been prepared by the original project team, whose expertise and familiarity with the project ensures consistency with the submitted ES. Together, the submitted ES and this Supplement meet the requirements of Regulation 18, Paragraphs 3–4, and Schedule 4 of the EIA Regulations.

- 1.6 In accordance with Regulation 25 of the EIA Regulations, this ES Supplement will be subject to a minimum 30-day consultation period, ensuring that all stakeholders have an opportunity to review and comment before MCC's determination.

2. The Proposed Changes

Introduction and Context

- 2.1 This Chapter provide an overview of the Proposed Changes, which should be considered alongside **Chapter 4: Development Specification** of the submitted ES.
- 2.2 The ES, as outlined in **Chapter 4**, was accompanied by a series of plans, some of which have since been updated to reflect the Proposed Changes. These revised plans are included in the supplementary information package submitted to MCC. To assist the reader in understanding these updates, **Table 3.1** provides a clear comparison between the original ES figures and plan names, and their corresponding updated versions. The table also highlights where plans have been newly prepared or modified, with references to the updated drawing details provided in the supplementary package. These revised plans are intended to replace the corresponding plans originally submitted with the ES.
- 2.3 **Table 3.1** demonstrates that the Proposed Changes have led to adjustments in the submitted plans. These include the removal or consolidation of some plans due to simplifications in the design of the proposed tower, as well as amendments to plan titles. Justifications and clarifications for these updates are detailed within the table. Additionally, some figure references have been partially renumbered to align with the revised plans. The specific amendments, along with their rationale, are clearly outlined in **Table 3.1** for ease of reference.
- 2.4 By presenting these changes and updates in a structured manner, this chapter aims to provide a clear and comprehensive understanding of the revisions to the plans.

Table 2.1: List of Plans Submitted with the ES

Original ES Figure and Plan	Amended	Updated ES Figure and Plan
Figure 4.1: Existing Site Plan	N	n/a
Figure 4.2: Proposed Site Plan	Y	Figure 4.2: Proposed Site Plan
Figure 4.3: Demolition Plan (Basement)	Y	Figure 4.3: Demolition Plan (Basement)
Figure 4.4: Demolition Plan (Ground Floor)	Y	Figure 4.4: Demolition Plan (Ground Floor)
Figure 4.5: Demolition Plan (Upper Ground Floor)		
<i>Plan no longer required and removed.</i>		
Figure 4.6: Demolition Plan (Level 01)	Y	Figure 4.5: Demolition Plan (Level 01)
Figure 4.7: Demolition Plan (Level 02)	Y	Figure 4.6: Demolition Plan (Level 02)
Figure 4.8: Demolition Plan (Level 03)	Y	Figure 4.7: Demolition Plan (Level 03)

Original ES Figure and Plan	Amended	Updated ES Figure and Plan
03)		
Figure 4.9: Demolition Elevations	Y	Figure 4.8: Demolition Elevations
Figure 4.10: Demolition North Elevations	Y	Figure 4.9: Demolition North Elevations
Figure 4.11: Demolition East Elevations	Y	Figure 4.10: Demolition East Elevations
Figure 4.12: Demolition South Elevations	Y	Figure 4.11: Demolition South Elevations
Figure 4.13: Demolition West Elevations	Y	Figure 4.12: Demolition West Elevations
Figure 4.14: Lower Ground Floor Plan	Y	Figure 4.13: Lower Ground Floor Plan
Figure 4.15: Ground Floor Plan	Y	Figure 4.14: Ground Floor Plan
Figure 4.16: Ground Floor Mezzanine Plan	Y	Figure 4.15: Ground Floor Mezzanine Plan
Figure 4.17: Level 01 and Level 02 Plan	Y	Figure 4.16: Level 01 and Level 02 Plan
Figure 4.18: Level 03 Plan	Y	Figure 4.17: Level 03 Plan
Figure 4.19: Level 04 Plan	Y	Figure 4.18: Level 04 Plan
Figure 4.20: Typical Floor Plan (Levels 05, 09, 13, 17)	Plans no longer required and replaced with two simplified drawings, namely: • Figure 4.19: Levels 05 -33 (Odd Floors) • Figure 4.20: Levels 06-32 (Even Floors)	
Figure 4.21: Typical Floor Plan (Levels 06-08, 10-12, 14-16)		
Figure 4.22: Level 18 Plan		
Figure 4.23: Typical Floor Plan (Levels 19-25)		
Figure 4.24: Typical Floor Plan (Levels 26, 30, 34)		
Figure 4.25: Typical Floor Plan (Levels 27-29, 31, 33, 35)		
Figure 4.26: Level 36 Plan	Y	Figure 4.21: Level 34 Plan
Figure 4.27: Roof Plan	Y	Figure 4.22: Roof Plan
Figure 4.28: Proposed South Elevation	Y	Figure 4.23: Proposed South Elevation
Figure 4.29: Proposed North Elevation	Y	Figure 4.24: Proposed North Elevation
Figure 4.30: Proposed West	Y	Figure 4.25: Proposed West Elevation

Original ES Figure and Plan	Amended	Updated ES Figure and Plan
Elevation		
Figure 4.31: Proposed East Elevation	Y	Figure 4.26: Proposed East Elevation
Figure 4.32: Proposed South-North Section	Y	Figure 4.27: Proposed South-North Section
Figure 4.33: Proposed North-South Section	Y	Figure 4.28: Proposed North-South Section
Figure 4.34: Proposed West-East Section	Y	Figure 4.29: Proposed West-East Section
Figure 4.35: Landscaping General Arrangement Plan – Level 00	Y	Figure 4.30: Landscaping General Arrangement Plan – Level 00
Figure 4.36: Planting Plan – Level 00	Y	Figure 4.31: Planting Plan – Level 00
Figure 4.37: Landscaping General Arrangement Plan – Level 03	Y	<i>Plan no longer required and removed.</i>
Figure 4.38: Planting Plan – Level 03	Y	<i>Plan no longer required and removed.</i>
Figure 4.39: Landscaping General Arrangement Plan – Level 04	Y	Figure 4.32: Landscaping General Arrangement Plan – Level 04
Figure 4.40: Planting Plan – Level 04	Y	Figure 4.33: Planting Plan – Level 04

Summary of Changes to the Proposed Scheme

- 2.5 The proposed changes to the Proposed Scheme are as follows, whereby the remaining elements of **Chapter 4: Development Specification** of the submitted ES remain unchanged.

Land Use Classes and Maximum Quantum

- 2.6 The Proposed Scheme originally included 578 PBSA (Purpose-Built Student Accommodation) beds. Following refinements to the internal layouts, this number has been increased to 619 PBSA beds. Alongside this increase, adjustments have also been made to the balance of cluster and studio units within the development. Initially, the mix was split at 49% clusters and 51% studios, however, this has been revised to 41.4% clusters and 58.3% studios.
- 2.7 In addition to the changes in the PBSA bed count, the total proposed floorspace allocated for amenity and commercial use has also been revised upwards. Originally set at 1,483 square meters, it has now increased to 1,769 square meters.

Height

- 2.8 The Proposed Changes include a reduction in the overall height of the tower, with the maximum elevation now reaching 140.995m AOD (to the top of the crown), compared to the previously reported 147.125m AOD. This change corresponds to a reduction in the total number of storeys from 36 to 35.

- 2.9 In addition, minor variations have been made to the finished floor levels across all floors within the proposed tower. However, the basement level's finished floor level remains unchanged at 27.700m AOD

Building Materials

- 2.10 The most notable change to the Proposed Scheme is the external façade material of the tower. Previously, the façade featured complementary brick piers and infill glazed panels with anodised aluminium. The revised design will now comprise anodised aluminium with infill glazing exclusively.

3. Evaluation of Environmental Topics

Introduction

- 3.1 This section presents the outcomes of the staged validation and evaluation process undertaken across all technical topics considered within the submitted ES. The process involved assessing the implications of the Proposed Changes against the environmental effects previously identified during the EIA process for the project.
- 3.2 For clarity, the following technical topics were assessed as part of the Submitted ES:
- Townscape and Visual (Chapter 7);
 - Built Heritage (Chapter 8);
 - Climate Change (Chapter 9);
 - Socio-Economics and Human Health (Chapter 10);
 - Noise and Vibration (Chapter 11);
 - Wind Microclimate (Chapter 12);
 - Daylight, Sunlight and Overshadowing (Chapter 13); and
 - Flood Risk and Drainage (Chapter 14).

Technical Topic Validation and Evaluation.

- 3.3 The validation process confirmed that the Proposed Changes do not alter the conclusions for environmental effects identified as not significant within the submitted ES. These effects remain classified as not significant and do not require reassessment. This conclusion is based on the following:
- The limited scope of the Proposed Changes; and
 - The retention of primary and tertiary mitigation measures that supported the original classification of these effects as not significant.
- 3.4 **Table 3.1** below outlines the outcomes of the validation and evaluation exercise for effects considered potentially significant within the submitted ES.

Table 3.1: Validation / Evaluation of Potentially Significant Environmental Effects Reported within the Submitted ES

Technical Topic	Potentially Significant Environmental Effects	Receptors	Applicable Stage (Construction / Operation)	Submitted ES Conclusions (Residual Effect and Significance)	Validation / Evaluation of Submitted ES
Townscape and Visual	Effects to visual amenity during construction	City Centre visitors, travelling members of the public and workers.	Construction	Minor Adverse ¹ and Moderate Adverse ² (Not Significant)	The Proposed Changes has no bearing on the construction assumptions informing the assessment of the submitted ES. As such there is no implications to assessment conclusion arising from the Proposed Changes.
	Effects to townscape receptors	Local townscape features, townscape character	Construction	Moderate Adverse (Not Significant)	
	Visual Effects	Viewpoints 1 – 13 accounting for Various Receptors ³	Operation	Negligible up to Major Beneficial (mix of Not Significant and Significant) ⁴ ;	The Proposed Changes, most notably the façade treatment and massing reductions does influence the assessment presented within the submitted ES. The updated proposals which include changes to the overall height of the proposed development and the façade and

¹ For residents.

² For travelling members of the public and workers.

³ The identified viewpoints assessed within the submitted ES considered various receptors.

⁴ Significant effects were identified for Viewpoint 2 – Jack Rosenthal Street (City Centre visitors) and Viewpoint 8 – Hacienda, Whitworth Street West (Residents), which were concluded to be Major Beneficial and Major Neutral respectively. All remaining viewpoints were judged to be not significant, with varying levels of effect and a mix of negligible and neutral.

Technical Topic	Potentially Significant Environmental Effects	Receptors	Applicable Stage (Construction / Operation)	Submitted ES Conclusions (Residual Effect and Significance)	Validation / Evaluation of Submitted ES
	Townscape Effects	National Cycle Route 6	Operation	Moderate Beneficial (Not Significant)	crown treatment have been evaluated from a townscape and visual perspective using the same criteria as the previous proposals.
		Conservation Areas		Moderate Neutral (Not Significant)	In addition new verified views have been produced for Viewpoints 1, 2, 3, 5, 6, 8, 9 and 13 (provided as Appendix 1 and effectively replace corresponding figures provided in Appendix 7.2 of the submitted ES ⁵), that reflect the proposed changes.
		Listed Buildings		Negligible	The changes, both in terms of height reduction and façade/crown treatment are not considered to increase adverse townscape and visual effects compared to the previously assessed proposals.
		Manchester Urban Historic Landscape Characterisation		Moderate Beneficial (Not Significant)	It is predicted, and with sight of the revised verified views, that when taking account of the reduction in height, the Proposed Scheme will be visible to a similar extent as the previously assessed proposals from the assessed viewpoint locations.
					As such, for medium- and long-distance

⁵ As the revised verified views only replace a handful of verified views provided in Appendix 7.2 of the submitted ES, **Appendix 1** of this ES supplement does not replace the previously submitted Appendix 7.2, instead they should be considered collectively.

Technical Topic	Potentially Significant Environmental Effects	Receptors	Applicable Stage (Construction / Operation)	Submitted ES Conclusions (Residual Effect and Significance)	Validation / Evaluation of Submitted ES
					views the height of the building makes the predominant contribution to the visual effect, and the changes in the façade have little discernible impact. The changes in the façade treatment is considered to represent a betterment than the previous iteration, nonetheless, as effects were already generally considered to be beneficial, no changes are predicted to the conclusions. Therefore, the proposed changes do not affect the assessment's overall conclusion.
Built Heritage	Change to the setting and significance of a NDHA	Hotspur Press (Non-Designated Heritage Asset, 'NDHA')	Construction	Moderate Adverse (Significant)	The Proposed Changes has no bearing on the construction assumptions informing the assessment of the submitted ES. As such there is no implications to assessment conclusion arising from the Proposed Changes.
			Operation	Moderate Adverse (Significant)	Furthermore, the proposed alterations to the former-mill building will erode to a discernible extent, the appreciation of the fabric and historic character of the Hotspur Press buildings and will result in changes which will make an appreciable difference

Technical Topic	Potentially Significant Environmental Effects	Receptors	Applicable Stage (Construction / Operation)	Submitted ES Conclusions (Residual Effect and Significance)	Validation / Evaluation of Submitted ES
					to the character and appearance of the identified non-designated heritage receptor (as identified previously). As such, the Proposed Changes do not influence this level of harm or associated reported conclusions.
Climate Change	Upfront carbon emissions of buildings	The Atmosphere	Construction	Minor Adverse at local and regional scale (Not Significant) Negligible at the national scale (Not Significant)	The proposed changes, primarily the modification of the façade material, impact the assessment of embodied carbon and annual operational carbon emissions outlined in the submitted ES in <i>Appendices 9.1</i> and <i>9.2</i> , respectively. To account for these changes, revisions to the calculations were conducted, and the updated results are provided in Appendix 2 and 3 of this ES Supplement. While the revised calculations indicate increased upfront and embodied emissions alongside reduced operational emissions, these adjustments do not alter the previously determined conclusions regarding the level of effect and significance. Therefore, the proposed changes do not affect the assessment's overall conclusion.
	Regulated and unregulated carbon emissions generated by buildings		Operation	Minor Adverse at the local scale (Not Significant)	
	Embodied carbon emissions of buildings		Operation	Negligible at the regional and national scale (Not Significant)	

Technical Topic	Potentially Significant Environmental Effects	Receptors	Applicable Stage (Construction / Operation)	Submitted ES Conclusions (Residual Effect and Significance)	Validation / Evaluation of Submitted ES
Socio-Economics and Human Health	Employment generated during the construction stage	Local Labour Force	Construction	Minor Beneficial (Not Significant)	The Proposed Changes has no bearing on the construction assumptions informing the assessment of the submitted ES. As such there is no implications to assessment conclusion arising from the Proposed Changes.
	Provision of PBSA	Students requiring accommodation	Operation	Moderate Beneficial (Not Significant)	The Proposed Changes identifies a partial increase in the provision of PBSA beds from 578 to 619 (an increase of 41 beds). Although there is an increase, the increase is not expected to increase the magnitude of change considered previously (moderate) and as such the concluding level of effect and associated significance. As such there is no implications to assessment conclusion arising from the Proposed Changes.
Noise and Vibration	Nuisance and disturbance as a result of noise from construction activities including traffic	The Assembly, 1 Cambridge Street (Some 25m to the east of the Site), and Vita House	Construction	Up to Major Adverse (Significant)	The Proposed Changes has no bearing on the construction assumptions informing the assessment of the submitted ES. As such there is no implications to assessment conclusion arising from the Proposed Changes.
	Nuisance and disturbance as a	The Assembly, 1 Cambridge Street	Construction	Minor Adverse (Not Significant)	

Technical Topic	Potentially Significant Environmental Effects	Receptors	Applicable Stage (Construction / Operation)	Submitted ES Conclusions (Residual Effect and Significance)	Validation / Evaluation of Submitted ES
	result of vibration from construction activities	(Some 25m to the east of the Site)			
Wind Microclimate	Pedestrian Safety	Pedestrians and users of Proposed Scheme and surrounding area	Operation	Negligible (Not Significant)	As outlined previously, the Proposed Changes involve a partial reduction in the overall height of the planned tower, originally modelled at +149.525m AOD. This adjustment may influence the numerical results of the wind modelling, specifically regarding safety and comfort conditions in and around the site. However, the overarching conclusions of the assessment, which identify negligible effects, remain unchanged. Furthermore, the primary mitigation measures identified during the initial modelling, which influences to modelling outcomes, remain unaffected by the proposed height adjustment. As such, the analysis continues to provide a robust and sufficient basis for the purposes of assessing the Application, with no implications for the assessment conclusions arising from the Proposed Changes.
	Pedestrian Comfort- Proposed Scheme	Pedestrians and users of Proposed Scheme (thoroughfares, building entrances, amenity spaces)			
	Pedestrian Comfort - Surrounding Area	Pedestrians and users of surrounding area (thoroughfares, building entrances, amenity spaces)			
Daylight, Sunlight and	Reduced daylight	21 -35 Whitworth Street West; 84-88	Operation	Minor Adverse	As outlined previously, the Proposed Changes involve a partial reduction in the

Technical Topic	Potentially Significant Environmental Effects	Receptors	Applicable Stage (Construction / Operation)	Submitted ES Conclusions (Residual Effect and Significance)	Validation / Evaluation of Submitted ES
Overshadowing	amenity	Great Bridgewater Street; The Assembly (1 Cambridge Street); and Vita House		(Not Significant)	overall height of the planned tower, as well as some small adjustments to building footprint. These adjustments directly affect the building's massing, a key factor in evaluating daylight and sunlight amenity. While it is acknowledged that the changes may alter the numerical outcomes of the earlier modelling prepared for the submitted ES, the overarching conclusions regarding the level of effect and its significance are expected to remain consistent. Moreover, the original modelling reflects a more conservative scenario, thereby ensuring that the analysis remains robust and sufficient for the purposes of assessing the Application.
		Macintosh Mills		Negligible (Not Significant)	
	Reduced sunlight amenity	21 -35 Whitworth Street West		Negligible (Not Significant)	
		84-88 Great Bridgewater Street; and The Assembly (1 Cambridge Street)		Minor Adverse (Not Significant)	
Flood Risk and Drainage	Surface water run-off – connection of new drainage system	Public sewer system	Construction	Negligible (Not Significant)	The Proposed Changes does not influence the key construction or operational parameters or assumptions with respect to Flood Risk and Drainage. As such there is no implication for the assessment conclusions arising from the Proposed Changes.
	Surface water runoff – discharge rate	River Medlock; and Public sewer system	Operational	Minor Beneficial (Not Significant)	
	Flood Zones – proposed	Proposed buildings	Operational	Minor to Moderate	

Technical Topic	Potentially Significant Environmental Effects	Receptors	Applicable Stage (Construction / Operation)	Submitted ES Conclusions (Residual Effect and Significance)	Validation / Evaluation of Submitted ES
	development within flood zone			Beneficial (Not Significant)	

4. Summary

- 4.1 This ES Supplement has been prepared to evaluate the implications of the Proposed Changes to the Hotspur Press scheme on the conclusions reported in the submitted ES.
- 4.2 Following a staged validation and evaluation process across all technical topics considered in the submitted ES, it has been confirmed that the Proposed Changes do not result in any new or amended significant environmental effects. The limited scope of the Proposed Changes and the retention of primary and tertiary mitigation measures have ensured that the conclusions of the submitted ES remain valid and unaffected.
- 4.3 The findings of this ES Supplement confirm that:
- Effects previously identified as not significant remain unchanged and continue to require no further assessment;
 - Potentially significant effects identified in the submitted ES have been re-evaluated and confirmed to remain consistent with the original assessment conclusions; and
 - No further mitigation measures or amendments to the previously reported conclusions are required.
- 4.4 This ES Supplement has been prepared as a concise companion to the submitted ES, providing confirmation of the continued robustness of the environmental assessment for the Proposed Scheme. Together, the submitted ES and this ES Supplement provide Manchester City Council with a comprehensive basis for determining the planning application in accordance with the EIA Regulations.

Appendix 1: Revised Verified Views

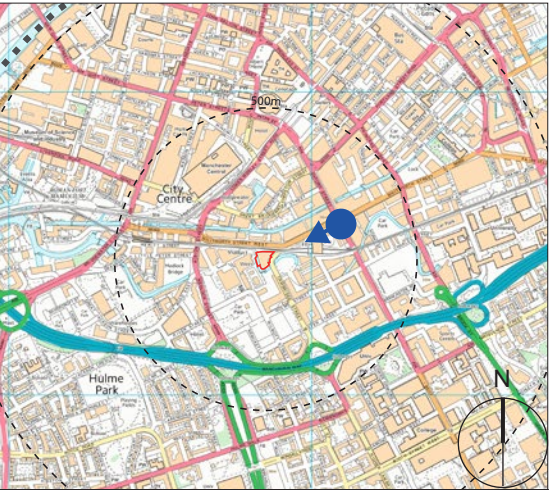
As outlined in the ES Supplement, a series of revised verified views have been prepared to reflect the Proposed Changes. These views, covering Viewpoints 1, 2, 3, 5, 6, 8, 9, and 13, replace the corresponding verified views presented in *Appendix 7.2 – TVIA Viewpoint Photos* of the submitted ES.



PROPOSED

Application Site Boundary | |

Date Taken: Oct 2023
Weather: Sunny
Easting: 384099
Northing: 397580



**EXTERIOR
ARCHITECTURE**
LONDON: Studio 1S, Hewlett House, Havelock Terrace,
London, SW8 4AS
MANCHESTER: Studio 537, The Royal Exchange, St Anns
Square, Manchester M2 7DH



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Project title
HOTSPUR PRESS

Drawing title
**APPENDIX 7.2 - FIGURE 01
VIEWPOINT 01:
WHITWORTH STREET WEST AT
OXFORD ROAD**

Issued By	Manchester	T: 0161 850 8101
Status	PLANNING	Drawn EA
Date	Oct 2023	Checked SA
		Approved JM

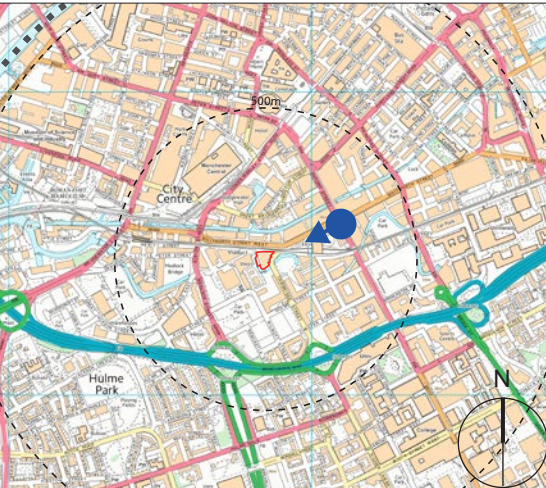
Drawing number	Revision
1824-EXA-XX-XX-RP-L-1061	P03



PROPOSED

Application Site Boundary | |

Date Taken: Oct 2023
Weather: Sunny
Easting: 384099
Northing: 397580



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Project title
HOTSPUR PRESS

Drawing title
**APPENDIX 7.2 - FIGURE 02
VIEWPOINT 01 WITH CUMULATIVE
DEVELOPMENTS: WHITWORTH
STREET WEST AT OXFORD ROAD**

Issued By	Manchester	T: 0161 850 8101
Status	PLANNING	Drawn EA
Date	Oct 2023	Checked SA
		Approved JM

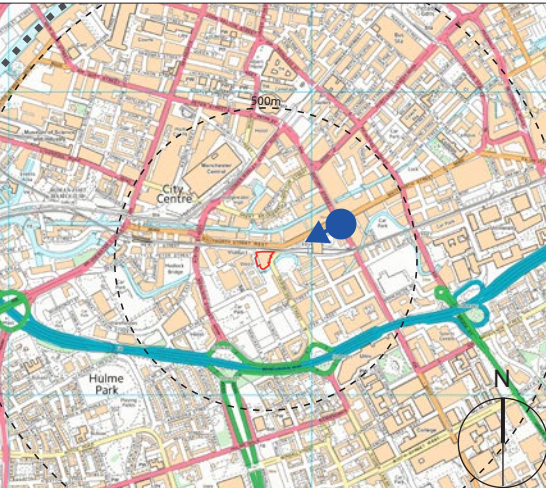
Drawing number	Revision
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BASELINE

Application Site Boundary | |

Date Taken: Oct 2023
Weather: Sunny
Easting: 384099
Northing: 397580



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Project title
HOTSPUR PRESS

Drawing title
**APPENDIX 7.2 - FIGURE 03
VIEWPOINT 01 BASELINE:
WHITOWRTH STREET WEST AT
OXFORD ROAD**

Issued By	Manchester	T: 0161 850 8101
Status	PLANNING	Drawn EA
Date	Oct 2023	Checked SA
		Approved JM

Drawing number
1824-EXA-XX-XX-RP-L-1063

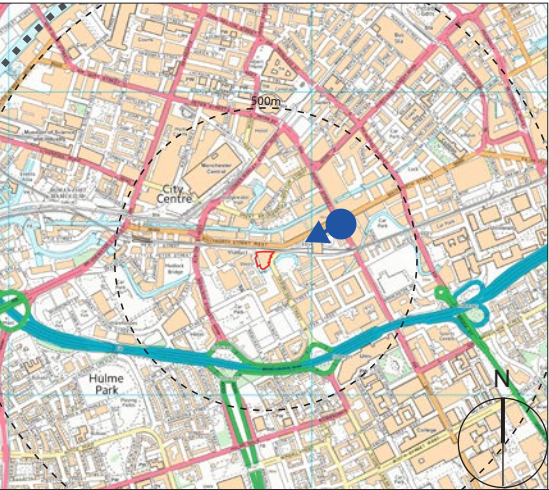
Revision
P01



PROPOSED

Application Site Boundary | |

Date Taken: Oct 2023
Weather: Sunny
Easting: 384099
Northing: 397580



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Project title
HOTSPUR PRESS

Drawing title
**APPENDIX 7.2 - FIGURE 04
VIEWPOINT 01(DUSK):
WHITWORTH STREET WEST AT
OXFORD ROAD**

Issued By	Manchester	T: 0161 850 8101
Status	PLANNING	Drawn EA
Date	Oct 2023	Checked SA
		Approved JM

Drawing number
1824-EXA-XX-XX-RP-L-1064

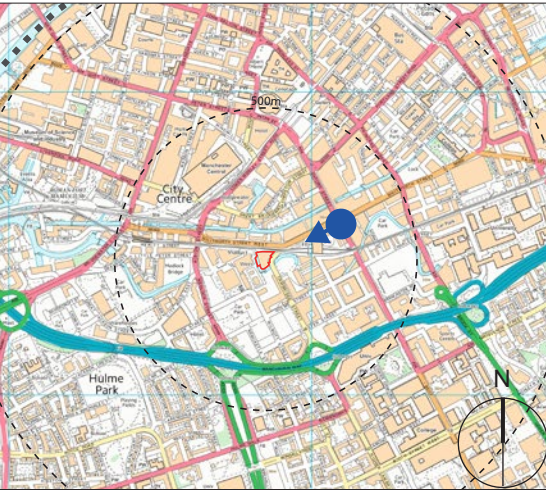
Revision
P03



PROPOSED

Application Site Boundary | |

Date Taken: Oct 2023
Weather: Sunny
Easting: 384099
Northing: 397580



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Project title
HOTSPUR PRESS

Drawing title
**APPENDIX 7.2 - FIGURE 05
VIEWPOINT 01(DUSK) WITH
CUMULATIVE DEVELOPMENTS:
WHITWORTH STREET WEST AT
OXFORD ROAD**

Issued By	Manchester	T: 0161 850 8101
Status	PLANNING	Drawn EA
Date	Oct 2023	Checked SA
		Approved JM

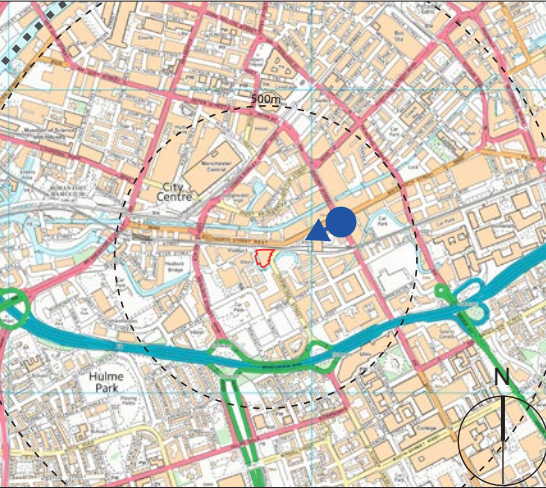
Drawing number	Revision
1824-EXA-XX-XX-RP-L-1065	P03



BASELINE

Application Site Boundary | |

Date Taken: Oct 2023
Weather: Sunny
Easting: 384099
Northing: 397580



**EXTERIOR
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MANCHESTER: Studio 537, The Royal Exchange, St Anns
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Email: office@exteriorarchitecture.com
Web: www.exteriorarchitecture.com

Project title
HOTSPUR PRESS

Drawing title
**APPENDIX 7.2 - FIGURE 06
VIEWPOINT 01(DUSK) BASELINE:
WHITOWRTH STREET WEST AT
OXFORD ROAD**

Issued By	Manchester	T: 0161 850 8101
Status	PLANNING	Drawn EA
Date	Oct 2023	Checked SA
		Approved JM

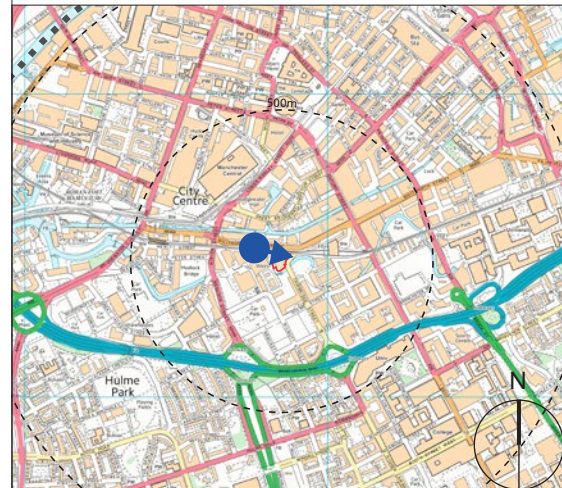
Drawing number	Revision
1824-EXA-XX-XX-RP-L-1066	P01



PROPOSED

◀ Application Site Boundary |

Date Taken: Oct 2023
Weather: Sunny
Easting: 383784
Northing: 397483



EXTERIOR
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Project title

HOTSPUR PRESS

Drawing title

APPENDIX 7.2 - FIGURE 07
VIEWPOINT 02:
JACK ROSENTHAL STREET

Issued By
Status
Date

Manchester
PLANNING
Oct 2023

T: 0161 850 8101

Drawn
Checked
Approved

EA
SA
JM

Drawing number

1824-EXA-XX-XX-RP-L-1067

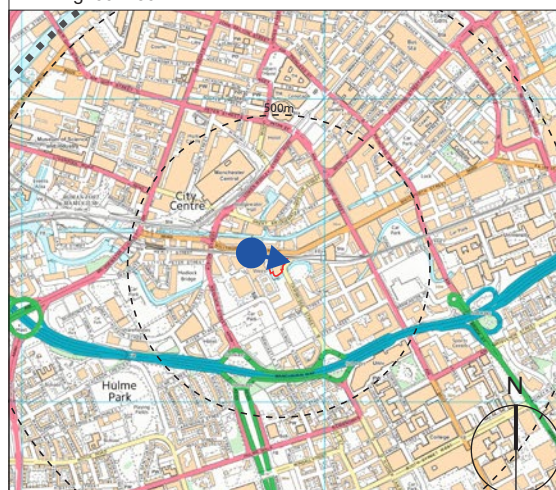
Revision

P03



Application Site Boundary

Date Taken: Oct 2023
Weather: Sunny
Easting: 383784
Northing: 397483



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Project title
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Drawing title
APPENDIX 7.2 - FIGURE 08
VIEWPOINT 02 WITH CUMULATIVE
DEVELOPMENTS:
JACK ROSENTHAL STREET

Issued By	Manchester
Status	PLANNING
Date	Oct 2023

T: 0161 850 8101
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Checked SA
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Drawing number
1824-EXA-XX-XX-RP-L-1068

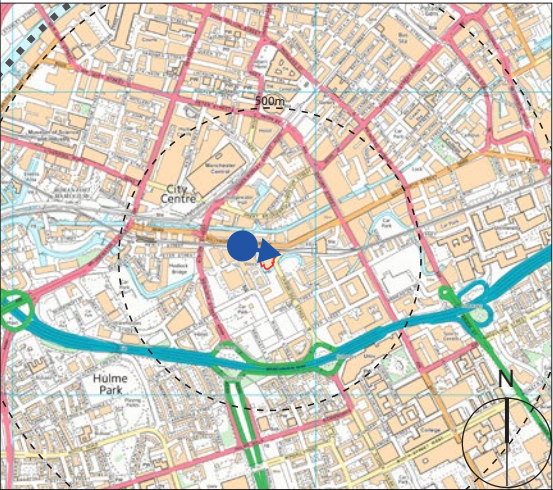
Revision
P03



BASELINE

..... Application Site Boundary

Date Taken: Oct 2023
Weather: Sunny
Easting: 383784
Northing: 397483



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Web: www.exteriorarchitecture.com

Project title
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Drawing title
**APPENDIX 7.2 - FIGURE 09
VIEWPOINT 02 BASELINE:
JACK ROSENTHAL STREET**

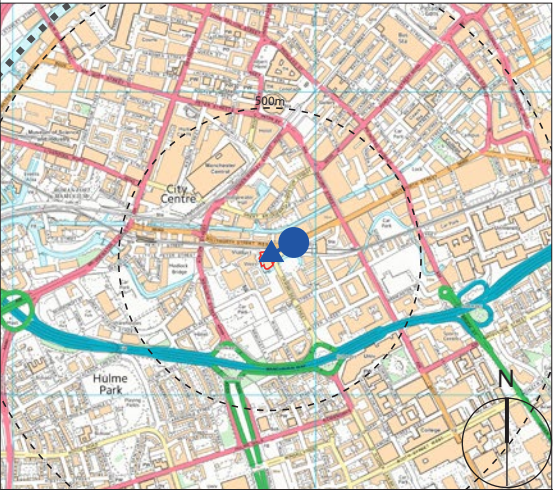
Issued By	Manchester	T: 0161 850 8101
Status	PLANNING	Drawn EA
Date	Oct 2023	Checked SA
		Approved JM
Drawing number	1824-EXA-XX-XX-RP-L-1069	Revision P01



PROPOSED

..... Application Site Boundary

Date Taken: Oct 2023
Weather: Sunny
Easting: 383893
Northing: 397475



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Web: www.exteriorarchitecture.com

Project title
HOTSPUR PRESS

Drawing title
**APPENDIX 7.2 - FIGURE 10
VIEWPOINT 03:
GLOUCESTER STREET AT WHITWORTH
STREET WEST**

Issued By	Manchester	T: 0161 850 8101
Status	PLANNING	Drawn EA
Date	Oct 2023	Checked SA
		Approved JM

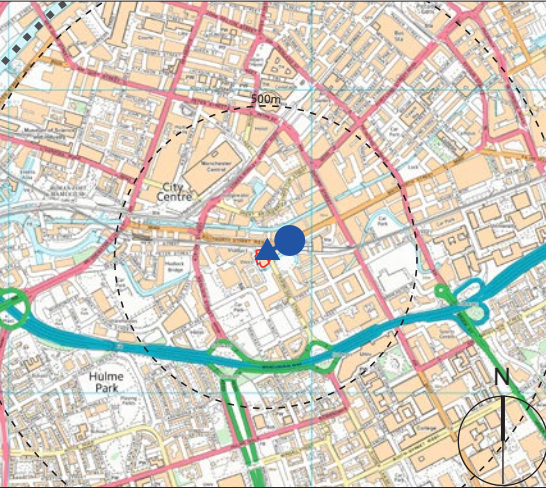
Drawing number	Revision
1824-EXA-XX-XX-RP-L-1070	P03



PROPOSED

| Application Site Boundary |

Date Taken: Oct 2023
Weather: Sunny
Easting: 383893
Northing: 397475



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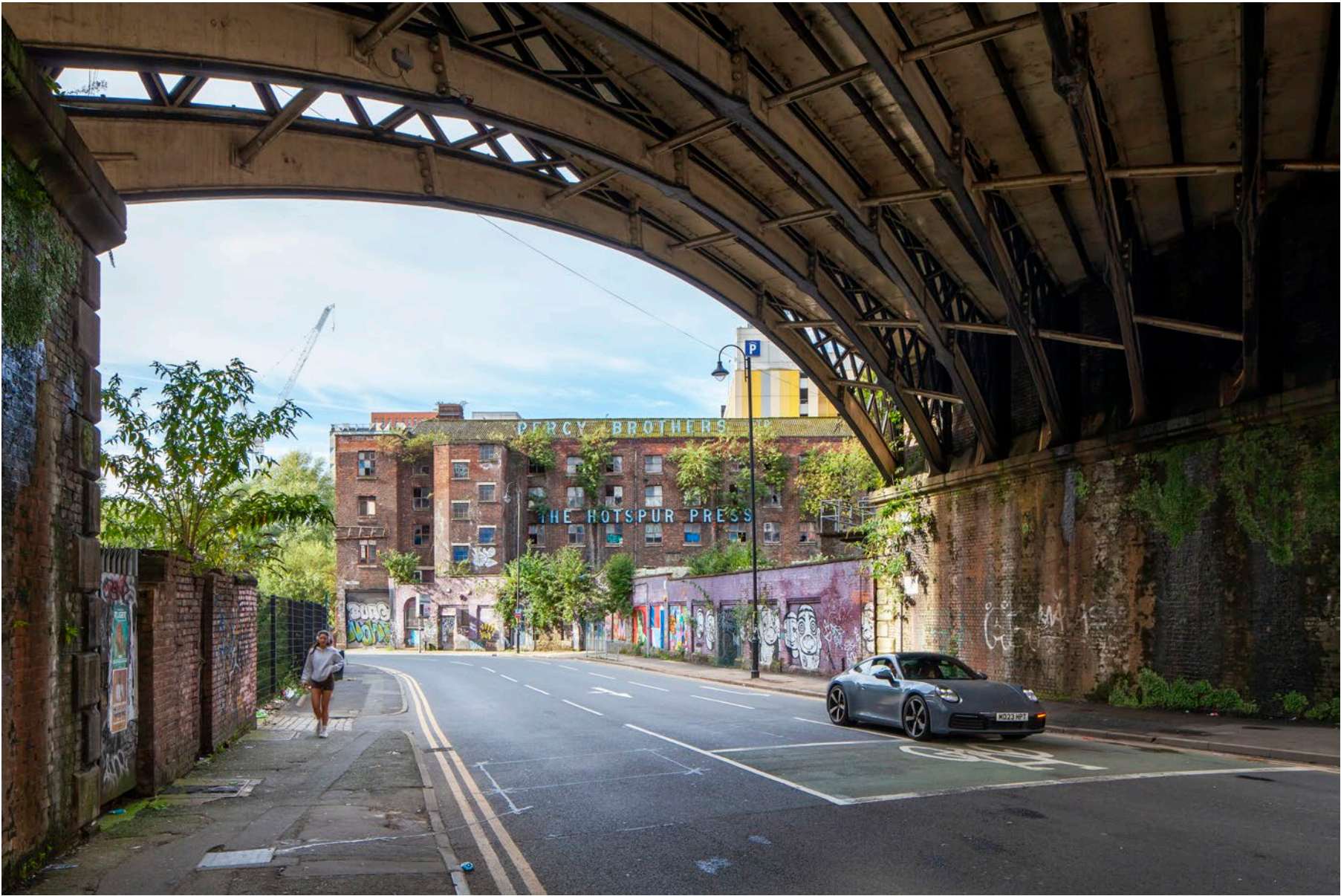
Email: office@exteriorarchitecture.com
Web: www.exteriorarchitecture.com

Project title
HOTSPUR PRESS

Drawing title
**APPENDIX 7.2 - FIGURE 11
VIEWPOINT 03 WITH CUMULATIVE
DEVELOPMENTS: GLOUCESTER
STREET AT WHITWORTH STREET WEST**

Issued By	Manchester	T: 0161 850 8101
Status	PLANNING	Drawn EA
Date	Oct 2023	Checked SA
		Approved JM

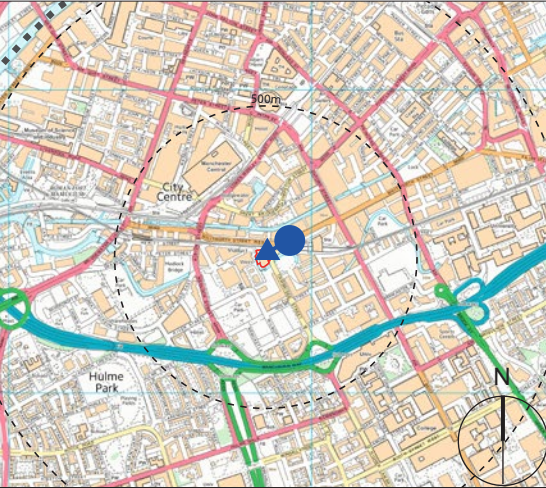
Drawing number	Revision
1824-EXA-XX-XX-RP-L-1071	P03



BASELINE

..... Application Site Boundary

Date Taken: Oct 2023
Weather: Sunny
Easting: 383893
Northing: 397475



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Web: www.exteriorarchitecture.com

Project title
HOTSPUR PRESS

Drawing title
**APPENDIX 7.2 - FIGURE 12
VIEWPOINT 03 BASELINE:
GLOUCESTER STREET AT WHITWORTH
STREET WEST**

Issued By	Manchester	T: 0161 850 8101
Status	PLANNING	Drawn EA
Date	Oct 2023	Checked SA
		Approved JM

Drawing number	Revision
1824-EXA-XX-XX-RP-L-1072	P01



Application Site Boundary | . . |

Date Taken: Oct 2023
Weather: Sunny
Easting: 384716
Northing: 397871



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Web: www.exteriorarchitecture.com

Project title
HOTSPUR PRESS

Drawing title
**APPENDIX 7.2 - FIGURE 13
VIEWPOINT 04 BASELINE:
LONDON ROAD**

Issued By	Manchester	T: 0161 850 8101
Status	PLANNING	Drawn EA
Date	Oct 2023	Checked SA
		Approved JM
Drawing number	1824-EXA-XX-XX-RP-L-1073	Revision P01



Application Site Boundary | |

Date Taken: May 2024
Weather: N/A
Easting: 383789
Northing: 397786



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London, SW8 4AS
MANCHESTER: Studio 537, The Royal Exchange, St Anns
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Email: office@exteriorarchitecture.com
Web: www.exteriorarchitecture.com

Project title
HOTSPUR PRESS

Drawing title
**APPENDIX 7.2 - FIGURE 14
VIEWPOINT 05 BASELINE:
MANCHESTER CENTRAL**

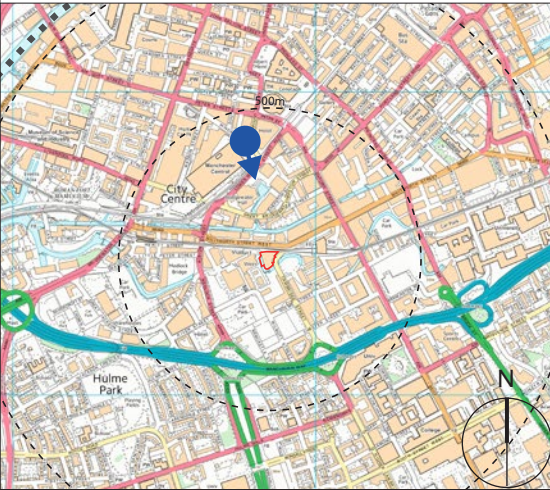
Issued By	Manchester	T: 0161 850 8101
Status	PLANNING	Drawn EA
Date	Oct 2023	Checked SA
		Approved JM

Drawing number	Revision
1824-EXA-XX-XX-RP-L-1074	P01



Application Site Boundary | |

Date Taken: May 2024
Weather: N/A
Easting: 383789
Northing: 397786



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Web: www.exteriorarchitecture.com

Project title
HOTSPUR PRESS

Drawing title
**APPENDIX 7.2 - FIGURE 15
VIEWPOINT 05:
MANCHESTER CENTRAL**

Issued By	Manchester	T: 0161 850 8101
Status	PLANNING	Drawn EA
Date	Oct 2023	Checked SA
		Approved JM

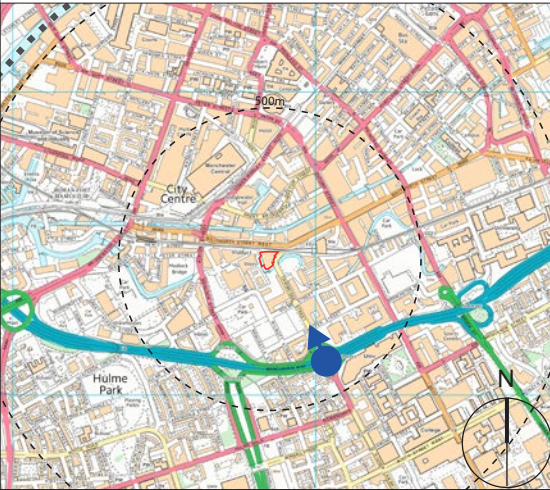
Drawing number	Revision
1824-EXA-XX-XX-RP-L-1075	P03



PROPOSED

..... Application Site Boundary

Date Taken: Oct 2023
Weather: N/A
Easting: 384003
Northing: 397170



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Web: www.exteriorarchitecture.com

Project title
HOTSPUR PRESS

Drawing title
**APPENDIX 7.2 - FIGURE 16
VIEWPOINT 06:
CAMBRIDGE STREET AT MANCUNIAN
WAY**

Issued By	Manchester	T: 0161 850 8101
Status	PLANNING	Drawn EA
Date	Oct 2023	Checked SA
		Approved JM

Drawing number	Revision
1824-EXA-XX-XX-RP-L-1076	P03



PROPOSED

..... Application Site Boundary

Date Taken: Oct 2023
Weather: N/A
Easting: 384003
Northing: 397170



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Web: www.exteriorarchitecture.com

Project title
HOTSPUR PRESS

Drawing title
**APPENDIX 7.2 - FIGURE 17
VIEWPOINT 06 WITH CUMULATIVE
DEVELOPMENTS: CAMBRIDGE
STREET AT MANCUNIAN WAY**

Issued By	Manchester	T: 0161 850 8101
Status	PLANNING	Drawn EA
Date	Oct 2023	Checked SA
		Approved JM

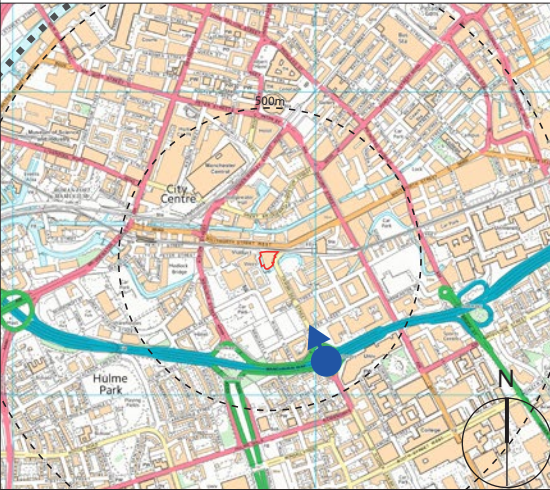
Drawing number	Revision
1824-EXA-XX-XX-RP-L-1077	P03



BASELINE

..... Application Site Boundary

Date Taken: Oct 2023
Weather: N/A
Easting: 384003
Northing: 397170



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Web: www.exteriorarchitecture.com

Project title
HOTSPUR PRESS

Drawing title
**APPENDIX 7.2 - FIGURE 18
VIEWPOINT 06 BASELINE:
CAMBRIDGE STREET AT MANCUNIAN
WAY**

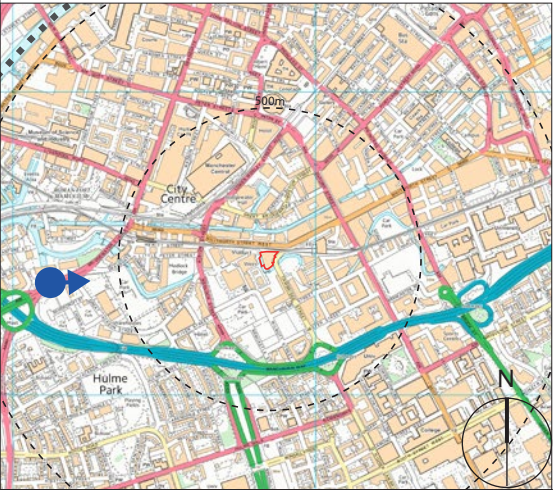
Issued By	Manchester	T: 0161 850 8101
Status	PLANNING	Drawn EA
Date	Oct 2023	Checked SA
		Approved JM

Drawing number	Revision
1824-EXA-XX-XX-RP-L-1078	P01



..... Application Site Boundary

Date Taken: Oct 2023
Weather: Sunny
Easting: 383061
Northing: 397395



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Project title
HOTSPUR PRESS

Drawing title
APPENDIX 7.2 - FIGURE 19
VIEWPOINT 07 BASELINE:
BLANTYRE STREET

Issued By	Manchester	T: 0161 850 8101
Status	PLANNING	Drawn EA
Date	Oct 2023	Checked SA
		Approved JM

Drawing number
1824-EXA-XX-XX-RP-L-1079

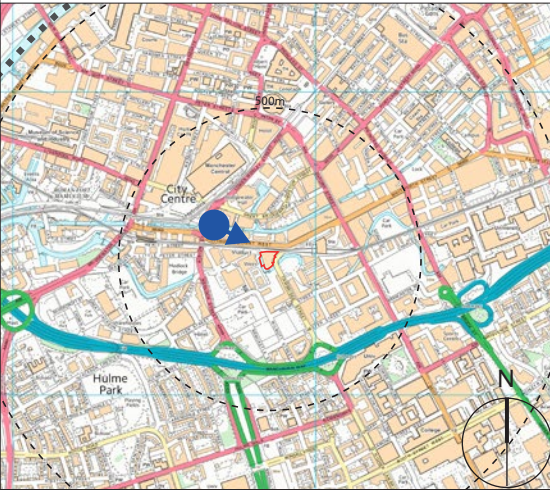
Revision
P01



PROPOSED

| Application Site Boundary |

Date Taken: Oct 2023
Weather: Sunny
Easting: 383656
Northing: 397526



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Project title

HOTSPUR PRESS

Drawing title

APPENDIX 7.2 - FIGURE 20
VIEWPOINT 08:
HACIENDA, WHITWORTH STREET WEST

Issued By
Status
Date

Manchester
PLANNING
Oct 2023

T: 0161 850 8101
Drawn EA
Checked SA
Approved JM

Drawing number

1824-EXA-XX-XX-RP-L-1080

Revision

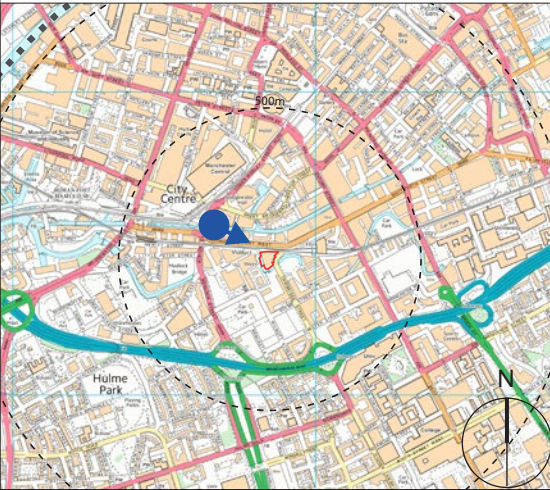
P03



PROPOSED

| Application Site Boundary |

Date Taken: Oct 2023
Weather: Sunny
Easting: 383656
Northing: 397526



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Web: www.exteriorarchitecture.com

Project title

HOTSPUR PRESS

Drawing title

APPENDIX 7.2 - FIGURE 21
VIEWPOINT 08 WITH CUMULATIVE
DEVELOPMENTS:
HACIENDA, WHITWORTH STREET WEST

Issued By
Status
Date

Manchester
PLANNING
Oct 2023

T: 0161 850 8101
Drawn EA
Checked SA
Approved JM

Drawing number

1824-EXA-XX-XX-RP-L-1081

Revision

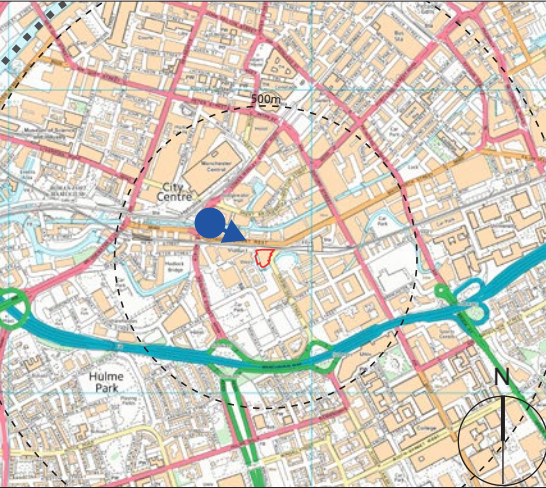
P03



BASELINE

..... Application Site Boundary

Date Taken: Oct 2023
Weather: Sunny
Easting: 383656
Northing: 397526



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Project title

HOTSPUR PRESS

Drawing title

APPENDIX 7.2 - FIGURE 22
VIEWPOINT 08 BASELINE:
HACIENDA, WHITWORTH STREET WEST

Issued By
Status
Date

Manchester
PLANNING
Oct 2023

T: 0161 850 8101
Drawn EA
Checked SA
Approved JM

Drawing number

1824-EXA-XX-XX-RP-L-1082

Revision

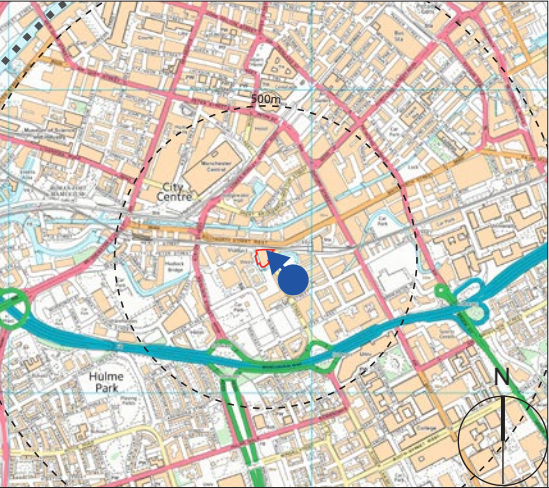
P01



PROPOSED

| Application Site Boundary |

Date Taken: Oct 2023
Weather: N/A
Easting: 383887
Northing: 397401



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Web: www.exteriorarchitecture.com

Project title
HOTSPUR PRESS

Drawing title
**APPENDIX 7.2 - FIGURE 23
VIEWPOINT 09:
CAMBRIDGE STREET AT RIVER STREET**

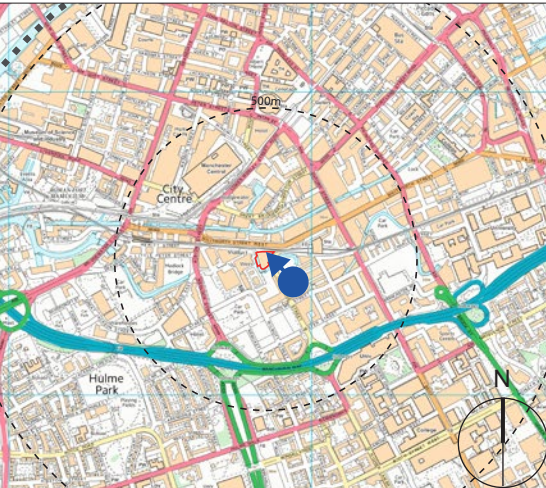
Issued By	Manchester	T: 0161 850 8101
Status	PLANNING	Drawn EA
Date	Oct 2023	Checked SA
		Approved JM
Drawing number	1824-EXA-XX-XX-RP-L-1083	Revision P03



PROPOSED

| Application Site Boundary |

Date Taken: Oct 2023
Weather: N/A
Easting: 383887
Northing: 397401



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Project title

HOTSPUR PRESS

Drawing title

APPENDIX 7.2 - FIGURE 24
VIEWPOINT 09 WITH CUMULATIVE
DEVELOPMENTS:
CAMBRIDGE STREET AT RIVER STREET

Issued By
Status
Date

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PLANNING
Oct 2023

T: 0161 850 8101
Drawn EA
Checked SA
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Drawing number

1824-EXA-XX-XX-RP-L-1084

Revision

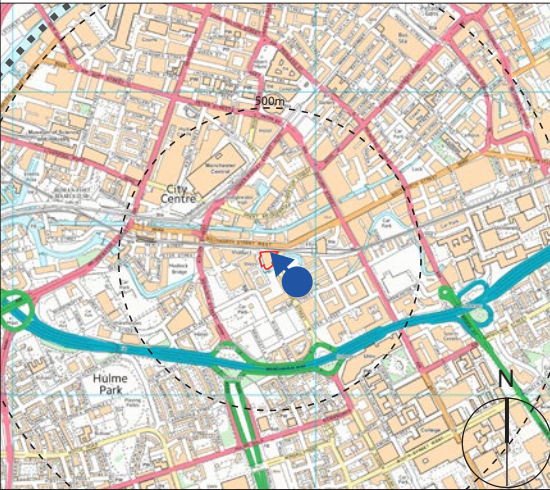
P03



BASELINE

| Application Site Boundary |

Date Taken: Oct 2023
Weather: N/A
Easting: 383887
Northing: 397401



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Project title

HOTSPUR PRESS

Drawing title

APPENDIX 7.2 - FIGURE 25
VIEWPOINT 09 BASELINE:
CAMBRIDGE STREET AT RIVER STREET

Issued By
Status
Date

Manchester
PLANNING
Oct 2023

T: 0161 850 8101

Drawn EA
Checked SA
Approved JM

Drawing number

1824-EXA-XX-XX-RP-L-1085

Revision

P01



| | Application Site Boundary

Date Taken: Oct 2023
Weather: Sunny
Easting: 383156
Northing: 397702



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Project title
HOTSPUR PRESS

Drawing title
**APPENDIX 7.2 - FIGURE 26
VIEWPOINT 10 BASELINE:
DUKE PLACE AT ROMAN FORT**

Issued By	Manchester	T: 0161 850 8101
Status	PLANNING	Drawn EA
Date	Oct 2023	Checked SA
		Approved JM

Drawing number	Revision
1824-EXA-XX-XX-RP-L-1086	P01



|.....| Application Site Boundary

Date Taken: Oct 2023
Weather: Sunny
Easting: 383260
Northing: 396956



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Project title
HOTSPUR PRESS

Drawing title
**APPENDIX 7.2 - FIGURE 27
VIEWPOINT 11 BASELINE:
ST WILFRIDS STREET AT ST NICHOLAS
ROAD**

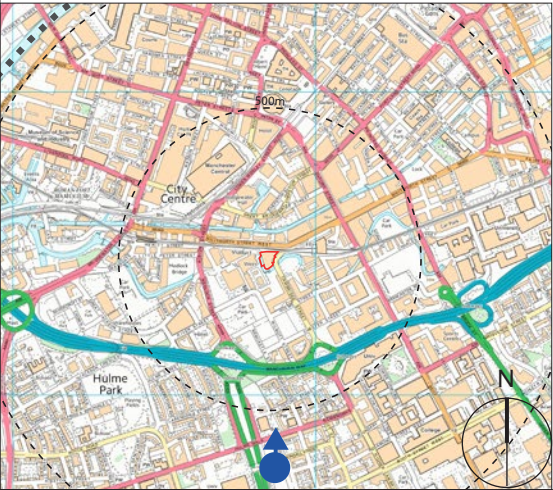
Issued By	Manchester	T: 0161 850 8101
Status	PLANNING	Drawn EA
Date	Oct 2023	Checked SA
		Approved JM

Drawing number	Revision
1824-EXA-XX-XX-RP-L-1087	P01



|.....| Application Site Boundary

Date Taken: Oct 2023
Weather: Sunny
Easting: 383835
Northing: 396766



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Project title
HOTSPUR PRESS

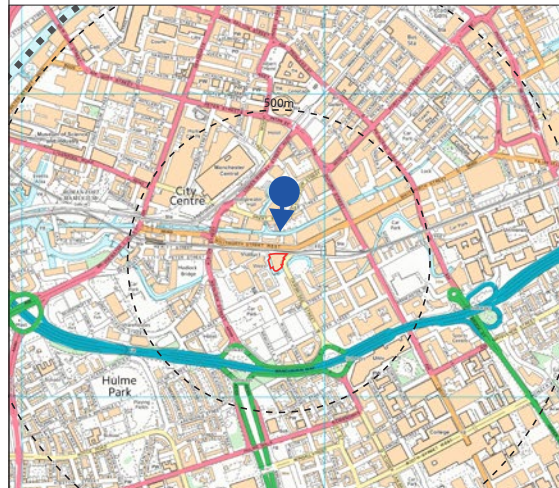
Drawing title
**APPENDIX 7.2 - FIGURE 28
VIEWPOINT 12 BASELINE:
BONSALL STREET AT BIRCHALL WAY**

Issued By	Manchester	T: 0161 850 8101
Status	PLANNING	Drawn EA
Date	Oct 2023	Checked SA
		Approved JM
Drawing number		Revision
1824-EXA-XX-XX-RP-L-1088		P01



| | Application Site Boundary

Date Taken: Oct 2023
Weather: Sunny
Easting: 383864
Northing: 397634



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Web: www.exteriorarchitecture.com

Project title

HOTSPUR PRESS

Drawing title

APPENDIX 7.2 - FIGURE 29
VIEWPOINT 13:
CHEPSTOW STREET

Issued By
Status
Date

Manchester
PLANNING
Oct 2023

T: 0161 850 8101

Drawn
Checked
Approved

EA
SA
JM

Drawing number

1824-EXA-XX-XX-RP-L-1089

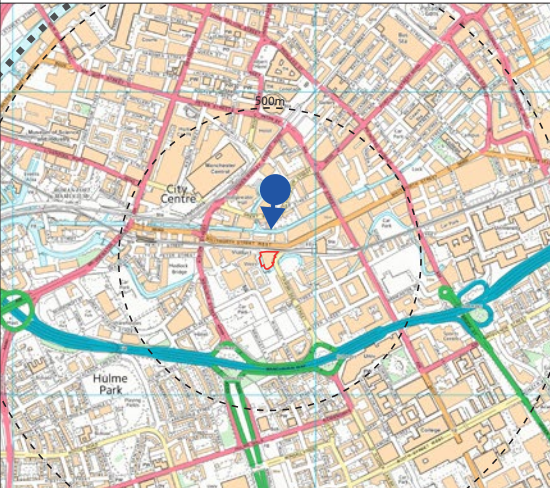
Revision

P03



| | Application Site Boundary

Date Taken: Oct 2023
Weather: Sunny
Easting: 383864
Northing: 397634



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Project title
HOTSPUR PRESS

Drawing title
**APPENDIX 7.2 - FIGURE 30
VIEWPOINT 13 WITH CUMULATIVE
DEVELOPMENTS:
CHEPSTOW STREET**

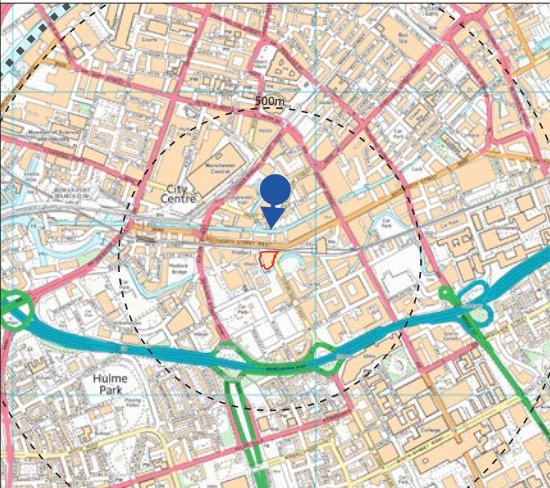
Issued By	Manchester	T: 0161 850 8101
Status	PLANNING	Drawn EA
Date	Oct 2023	Checked SA
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Drawing number	Revision
1824-EXA-XX-XX-RP-L-1090	P03



| | Application Site Boundary

Date Taken: Oct 2023
Weather: Sunny
Easting: 383864
Northing: 397634



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Project title
HOTSPUR PRESS

Drawing title
**APPENDIX 7.2 - FIGURE 31
VIEWPOINT 13 BASELINE:
CHEPSTOW STREET**

Issued By	Manchester	T: 0161 850 8101
Status	PLANNING	Drawn EA
Date	Oct 2023	Checked SA
		Approved JM

Drawing number	Revision
1824-EXA-XX-XX-RP-L-1091	P01

Appendix 2: Updated Embodied Carbon Calculations

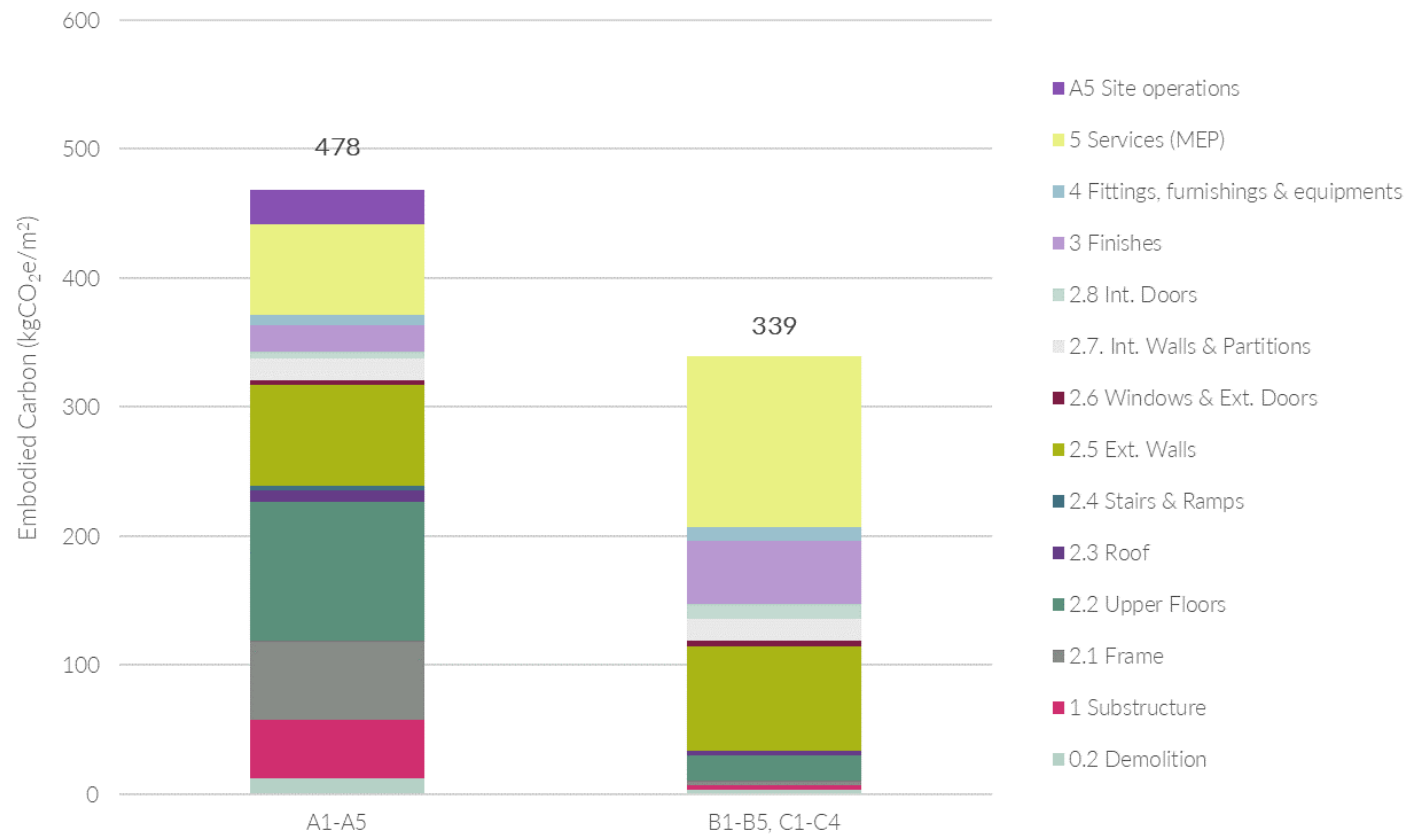
The following calculations serve as an amendment and update to Appendix 9.1 of the submitted ES and should be regarded as replacing the previously provided information.

Appendix 9.1

Life cycle module	Total carbon per life cycle module	Upfront Carbon		Embodied Carbon	
	kgCO ₂ e	tCO ₂ e	kgCO ₂ e/m ²	tCO ₂ e	kgCO ₂ e/m ²
A1-A3: Construction materials	7,928,706	10,090	478	17,251	818
A4: Transportation to site	840,414				
A5: Construction/installation process	1,320,539				
B1-B5: Maintenance & replacement	7,879,206	-			
C1-C4: End of life	602,342	-			

RICS Category	Biogenic Carbon	A1-A5 Upfront Carbon	B1-B5 In-use Embodied Carbon	C1-C4 End of Life	Total (excluding Biogenic and D)
0.2 Demolition	0	13	0	3	16
0.4 Groundworks	0	8	0	0	8
1 Substructure	0	45	1	2	48
2.1 Frame	0	61	2	2	65

RICS Category	Biogenic Carbon	A1-A5 Upfront Carbon	B1-B5 In-use Embodied Carbon	C1-C4 End of Life	Total (excluding Biogenic and D)
2.2 Upper Floors	0	108	16	4	128
2.3 Roof	-2	9	2	2	11
2.4 Stairs & Ramps	0	3	0	0	3
2.5 Ext. Walls	0	78	79	1	158
2.6 Windows & Ext. Doors	0	4	4	0	9
2.7. Int. Walls & Partitions	0	17	16	1	33
2.8 Int. Doors	-6	5	5	7	11
3 Finishes	0	20	43	6	69
4 Fittings, furnishings & equipment	0	9	10	1	19
5 Services (MEP)	0	70	131	1	202
8 Ext. works	0	2	0	0	3
A5 Construction Site Emissions	0	26	0	0	26
Total (kgCO₂e/m²)	-9	470	311	29	801

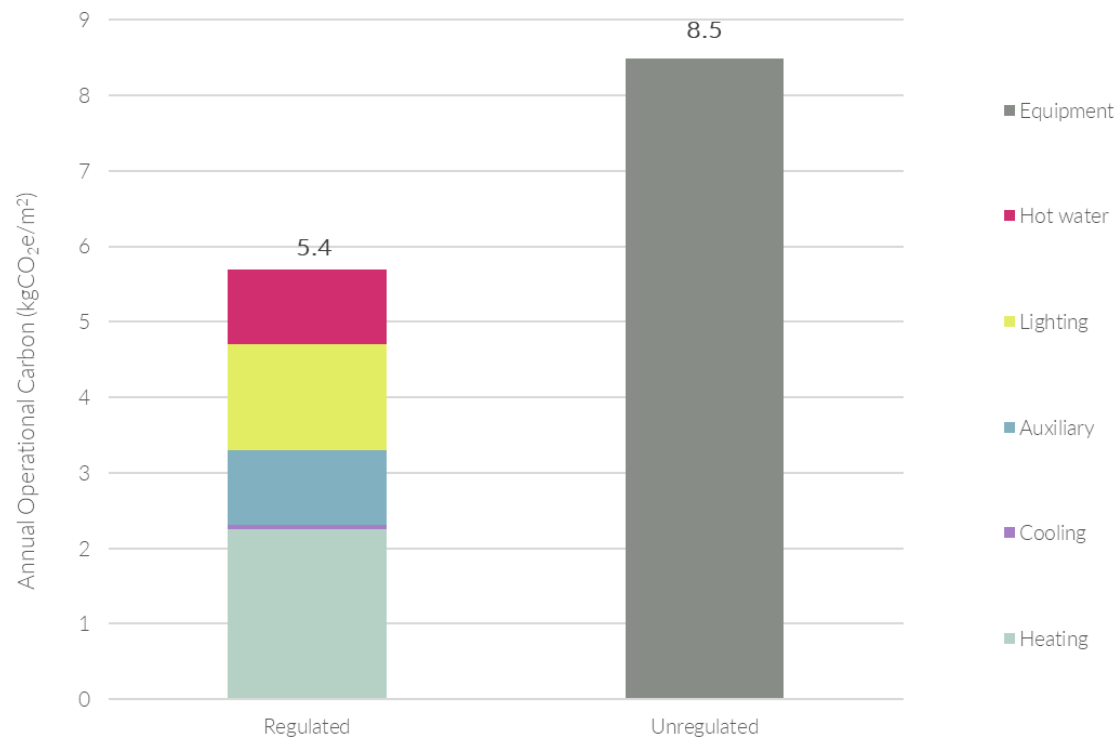


Appendix 3: Updated Annual Operational Calculations

The following calculations serve as an amendment and update to Appendix 9.2 of the submitted ES and should be regarded as replacing the previously provided information.

Appendix 9.2

End Use	Annual Energy Demand	Annual carbon emissions		
	kWh/yr	kgCO ₂ e	tCO ₂ e	kgCO ₂ e/m ²
Heating	230,346	47,699	47.70	2.3
Cooling	5,274	1,092	1.09	0.1
Auxiliary	100,407	20,792	20.79	1.0
Lighting	142,806	29,572	29.57	1.4
Hot water	101,251	20,967	20.97	1.0
Photovoltaics	-29,926	-6,197	-6.20	-0.3
Equipment	864,432	179,002	179.00	8.5
Total	1,414,591	292,925	293	13.9



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