AtkinsRéalis

Environmental Statement – Cumulative Scenario Supplemental Note

Manchester City Council

January 2025

FORMER CENTRAL RETAIL PARK – THE PARK

AtkinsRéalis - Sensitive / Sensible

Notice

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This document has 11 pages including the cover.

Document history

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1. Background

This note has been prepared in respect of two separate planning applications submitted to Manchester City Council ('MCC') on adjacent sites located within the Former Central Retail Park Strategic Regeneration Framework Area of Manchester City Centre. This note supplements, and should be read in conjunction with, the two Environmental Statements (the ES's) prepared by AtkinsRealis (both dated November 2024) submitted with the following planning applications: Appl Ref. 141607/FO/2024 (Manchester Digital Campus) and Appl Ref 141625/VO/2024 (New Public Park).

Both Environmental Impact Assessment's (EIA) were carried out in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) ('the EIA Regulations') and best practice guidance. Given the sequential nature of the two developments coming forward on site and construction programmes set out within both ES's, in line with best practice guidance the cumulative construction phase effects of both schemes being under construction at the same time was scoped out as it was not considered "reasonably foreseeable". It is envisaged that planning conditions can be used to ensure this sequence of development. However, following feedback from the Local Planning Authority during the consultation period, this note considers the likely anticipated construction phase effects in the unlikely event that both schemes do come forward together, based on a qualitative assessment using professional judgement.

As stated in the GPA MDC Environmental Statement (ES), it is proposed that the GPA Manchester Digital Campus (MDC) development will be constructed prior to the proposed Park and will use the Park site as a construction compound (see MDCX-ATR-XX-XX-DR-A-021004 Phasing Plans at the end of this note).

The GPA development is anticipated to be constructed between 2025 and 2029 (GPA MDC ES Volume 2 Chapter 6 Section 6), with construction of the Park planned to start in 2030 once the GPA MDC has been completed.

This proposed programme is set out in the following locations in the Park ES:

Chapter 2: Description of the Site and Proposed Development - Section 2.2

2.2 Future anticipated baseline

It is known that the Phase 1 development will be constructed prior to the Proposed Development which will also use the Site to locate a construction compound. Phase 1 is anticipated to be constructed between 2025 and 2029, thus construction of the Proposed Development is not anticipated to commence until 2030 (see Volume 2, Chapter 3). Therefore the future baseline of the Site that will be assessed will comprise partial vegetation clearance and groundworks completed within the central corridor of the Site, finished with bare earth.

ES Chapter 3 – Section 3.1 Introduction and 3.2 Programme

3.1 Introduction

Only partial groundworks are within the scope of the assessment of the Proposed Development. The vegetation clearance and earthworks of the central corridor of the Site are within the scope of works for the Phase 1 development. This is because the Site will be used as a site compound during the construction of the Phase 1 development which is proposed to take place between 2025 and 2029, and excess cut material from the Phase 1 development will be used to create the finished levels of the Proposed Development. Only the vegetation clearance and earthworks within the 'dogleg' of the Site

parallel to Great Ancoats Street and within the connection to Cotton Field Park are within the scope of the Proposed Development. The existing concrete will be retained and built on-top of, instead of removing the need to 'break' ground and minimising the amount of waste produced.

3.2 Programme

The total construction programme is expected to span a period of approximately 12 months from 2030 at the earliest, within which there will be elements of ground works, hard and soft works such as tree and vegetation planting and installation of street furniture. The Proposed Development is anticipated to be delivered in three continuous phases.

See Figure 2.6 from the Former Central Retail Park – The Park Environmental Statement below.



Figure 2-6 Illustrative masterplan of the design

2. Consideration of Additional Cumulative Effects

This note has been prepared to consider any potential additional cumulative effects that might arise in the unlikely situation that the GPA MDC is constructed at the same time as the proposed Park. These issues have been considered by the EIA teams for both projects (GPA MDC and the Park) and outcomes are presented below. For the purposes of this assessment, it has been assumed that in this scenario the construction compound for the joint project would be reduced in area, but remain within the Phase 2 area to the east of the site.

It should be noted that significant cumulative effects are those that are not significant individually, but become significant if two adjacent projects are constructed at the same. The likely significant environmental effects associated with each of the individual projects (i.e. GPA MDC and the Park) have already been considered and assessed in the respective ES documents for the individual projects.

Potential adverse effects associated with the Park development are set out within Section 4.4.1 of the Non-Technical Summary of the Park ES.

These include:

- Risk of pollution from construction machinery and activities affecting environments such as New Islington Marina, Rochdale Canal, Ashton Canal and Cotton Field Park. These were all deemed not significant;
- Release of carbon emissions from construction activities. This was deemed not significant and to not affect the UK Governments abilities to meet relevant carbon budgets;
- The presence of the construction site increasing visual disturbances and wider nuisances such as noise, dust and mobilisation of contaminants. These were all deemed not significant, apart from 3 viewpoint locations;
- Use of materials and generation of waste for construction processes. This was deemed not significant in relation to regional supplies and waste capacities;
- Presence of works within Cotton Field Park and along Hugh Oldham Way. This was deemed not significant; and
- Minor removal of habitat during construction (this was deemed not significant due to the overall gain in biodiversity).

As there are no predicted impacts on other topic areas these do not need to be considered in relation to potential additional cumulative effects. Potential additional cumulative impacts that might result if the two projects were to go ahead at the same time are therefore limited to the following:

- Greater risk of pollution/contamination of nearby waterbodies
- Potential for significant cumulative carbon emissions
- Increased visual disturbance – leading to additional visual impacts
- Use of materials that are significant cumulatively
- Greater general disturbance to the community – at Cotton Field Park and along Hugh Oldham Way.
- Cumulatively significant loss of habitat
- Greater noise and air quality impacts (from combined construction activity and traffic movements/deliveries)

These issues have been considered qualitatively below:

The impacts of groundworks for the Park have already been assessed as part of the GPA MDC EIA. The additional noise and air quality impacts linked to construction of the Park are minimal. Works for the Park would include hard and soft landscaping works (such as path construction and planting), deliveries of associated materials and movement of construction worker vehicles. The additional impact of traffic associated with delivery of materials and construction staff is expected to be minimal as impacts associated with the groundworks for the Park have already been considered in the GPA ES.

Given the scale of construction work and activity on the GPA development, the additional impacts associated with hard and soft landscaping activities on the Park site would not be significant. Noise and air quality emissions/dust associated with construction of the GPA MDC would be dominant due to the scale of the GPA MDC project and this would set the background levels locally. It is therefore unlikely that there would be any additional significant cumulative noise or air quality impacts as a result of constructing the GPA MDC and Park in parallel.

As the Park area was to be the construction compound for the GPA development, impacts on landscape character and views and heritage assets in this area has already been considered as part of the individual ES for the GPA MDC project. Similarly impacts on biodiversity and water have already been considered under the GPA MDC project ES. There would therefore be no additional significant cumulative effects in relation to these topics.

Construction Mitigation

General construction mitigation is already proposed within the respective ES documents for the two projects. If the two projects were to go ahead at the same time the Construction Management Plan/Code of Construction Practice for the development would include appropriate mitigation measures to ensure construction traffic and construction noise and dust were managed.

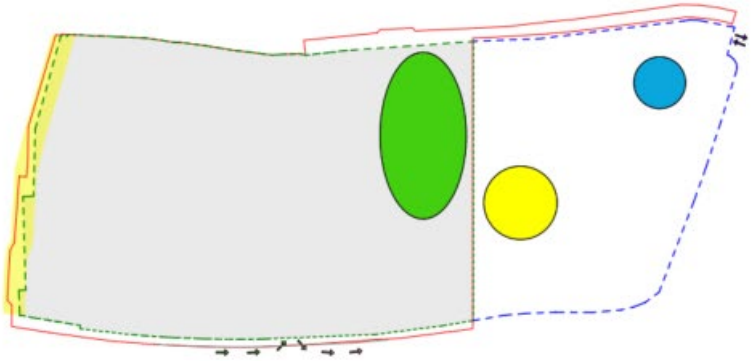
Additional Cumulative Effects Summary Table

Topic/Issue	Consideration re additional cumulative effects	Outcome
Pollution - Greater risk of pollution/contamination of nearby waterbodies	Potential impacts of groundworks for the Park on local waterbodies such as New Islington Marina, Rochdale Canal, Ashton Canal has already been considered under the GPA MDC	No additional significant cumulative impacts identified.
Carbon Emissions - Potential for significant cumulative carbon emissions	Carbon emission associated with the Park are minimal in the regional and national context and therefore not significant.	No additional significant cumulative impacts identified.
Visual Impact - Increased visual disturbance – leading to additional visual impacts	The area occupied by the Park has already been considered as a construction compound within the GPA MDC EIA and therefore no additional impacts are anticipated from construction of the Park itself.	No additional significant cumulative impacts identified.
Materials - Use of materials that are significant cumulatively	Material requirements for the Park are minimal – hard and soft landscaping supplies – and are therefore not expected to be significant at a local, regional or national scale.	No additional significant cumulative impacts identified.
Community disturbance - Greater general disturbance to the	There would be potential for additional traffic movements along Hugh Oldham Way but volumes of traffic would be low (so low that transport assessment scoped out for the Park). However access routes directly off Great Ancoats Street would also be	No additional significant cumulative impacts identified.

Topic/Issue	Consideration re additional cumulative effects	Outcome
community – at Cotton Field Park and along Hugh Oldham Way.	available if GPA MDC constructed at the same time. With appropriate mitigation included in the Construction Management Plan it is considered impacts could be managed to levels that are not significant.	
Biodiversity - Cumulatively significant loss of habitat	Habitat lost within the Park area has already been considered as part of the GPA MDC – additional losses are minimal and not significant (overall there will be a biodiversity gain from construction of the Park)	No additional significant cumulative impacts identified.
Noise and Air Impacts - Greater noise and air quality impacts (from combined construction activity and traffic movements/deliveries). Additional impacts from deliveries and construction staff working on the Park at the same time GPA MDC is under construction.	The additional vehicle movements associated with deliveries to the Park and in relation to workforce are anticipated to be minimal (less than 50 staff – with use of public transport encouraged). Parking assumed to still be limited to the compound within the Phase 2 development. In the context of deliveries and construction workers required for the GPA MDC the increase is considered incremental and would not change the order of magnitude of expected vehicles. Therefore impacts of traffic or the local noise/air quality environment and human health would remain as predicted for the GPA alone.	No additional significant cumulative impacts identified.

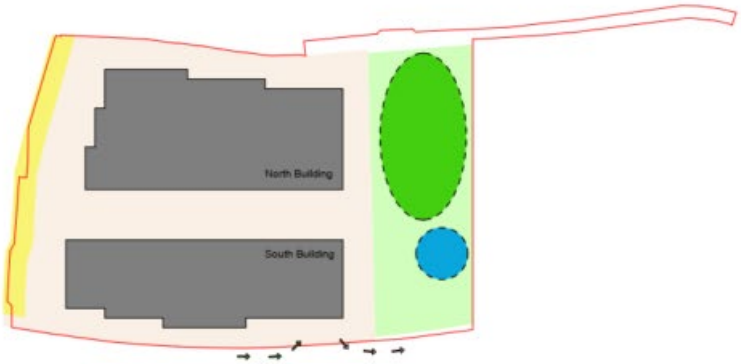
General Notes

1. This drawing and its contents have been prepared to support, and are intended solely as information, for the Manchester Digital Campus planning application.
2. This drawing is to be read in conjunction with the Design and Access Statement and other documentation provided as part of this planning application.
3. This drawing is to be viewed or printed at scale shown.
4. The design has been based on current services information/surveys available.
5. The background information shown is based on the latest OS map data. Ordnance Survey, (c) Crown Copyright 2024. All rights reserved.



ENABLING WORKS PHASE

1. Establish site hoarding and contractor compound set up.
2. Enabling works, ground works and reduced level dig, including diversions and connections to existing utilities.
3. Form storage zone for excavated materials to be reused for the new park levels.
4. Other investigative works eg. Archaeology
5. Build permanent boundary to school grounds



MAIN WORKS PHASE

1. Relocating site welfare facilities.
2. Construction of North and South buildings
3. Undertake hard and soft landscape activities.
4. Removal of site welfare, offices and site hoarding.
5. Highways and pavement modifications.
6. Complete modification of ground levels for park

KEY	
	PLANNING APPLICATION BOUNDARY
	ENABLING WORKS
	BUILDING FOOTPRINTS
	EXTERNAL HARD AND SOFT LANDSCAPING
	PARK (to be completed by others under separate planning application)
	APPROX. STORAGE ZONE FOR STOCKPILING OF MATERIALS TO BE REUSED FOR FORMING NEW PARK LEVELS
	APPROX. LOCATION FOR SITE CABINS AND WELFARE FACILITIES
	APPROX. LOCATION FOR THE CRUSHING OF MATERIALS, ETC.
	10m. BUFFER AWAY FROM THE CANAL DURING MAIN CONSTRUCTION WORKS
	SITE HOARDING
	TEMPORARY FENCE
	PRIMARY ACCESS FOR DELIVERIES/ HAULAGE FROM GREAT ANCOATS STREET
	SECONDARY ACCESS FOR DELIVERIES/HAULAGE FROM OLD MILLS STREET

Scale 1 : 1000

0 20 50 100 m

Government Property Agency

AtkinsRéalis

GPA MANCHESTER DIGITAL CAMPUS

Phasing Plans

Scale	Originated	Checked	Reviewed	Authorised
1:500	GGD	LM	NB	NB
Original Size	Date	Date	Date	Date
A1	15/05/2024	15/05/2024	15/05/2024	15/05/2024
Drawing Number				Revision
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AtkinsRéalis

AtkinsRéalis
11 Bressenden Place,
London,
SW1E 5BY

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