



Upper Brook Street Masterplan (Williams Motor Co (Holdings) / Alliance UBS Limited)

Upper Brook Street Masterplan

Environmental Statement Addendum

November 2024

Prepared for

**Williams Motor Co (Holdings)
Limited and Alliance UBS
Limited**

Prepared by

RJK Consulting Ltd

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S73 Planning Application Drawings

Drawing number		Drawing title		Revision	
		Masterplan Drawings			
Submitted Drawing	Resubmitted Drawing	Submitted Drawing	Resubmitted Drawing	Submitted Drawing	Resubmitted Drawing
UBS-HBA-SW-XX-DR-A-081000	UBS-HBA-SW-00-DR-A-081000	Proposed Illustrative Masterplan - Site Location Plan	Proposed Illustrative Masterplan - Site Location Plan	P1	P3
UBS-HBA-SW-XX-DR-A-081005	UBS-HBA-SW-00-DR-A-081005	Proposed Illustrative Masterplan - Site Plan	Proposed Illustrative Masterplan - Site Plan	P1	P3
UBS-HBA-SW-00-DR-A-081010	UBS-HBA-SW-00-DR-A-081010	Proposed Illustrative Masterplan - Phasing Plan	Proposed Illustrative Masterplan - Phasing Plan	P1	P3
UBS-HBA-SW-XX-DR-A-081100	UBS-HBA-SW-00-DR-A-081100	Proposed Illustrative Masterplan - Ground Floor Plan	Proposed Illustrative Masterplan - Ground Floor Plan	P1	P3
UBS-HBA-SW-XX-DR-A-081101	UBS-HBA-SW-ZZ-DR-A-081101	Proposed Illustrative Masterplan - Typical Floor Plan	Proposed Illustrative Masterplan - Typical Floor Plan	P1	P3
UBS-HBA-SW-XX-DR-A-081102	UBS-HBA-SW-RF-DR-A-081102	Proposed Illustrative Masterplan - Roof Plan	Proposed Illustrative Masterplan - Roof Plan	P1	P3
UBS-HBA-SW-XX-DR-A-081200	UBS-HBA-SW-XX-DR-A-081200	Proposed Illustrative Masterplan - North Elevation	Proposed Illustrative Masterplan - North Elevation	P1	P3
UBS-HBA-SW-XX-DR-A-081201	UBS-HBA-SW-XX-DR-A-081201	Proposed Illustrative Masterplan - East Elevation	Proposed Illustrative Masterplan - East Elevation	P1	P3
UBS-HBA-SW-XX-DR-A-081202	UBS-HBA-SW-XX-DR-A-081202	Proposed Illustrative Masterplan - South Elevation	Proposed Illustrative Masterplan - South Elevation	P1	P3
UBS-HBA-SW-XX-DR-A-081203	UBS-HBA-SW-XX-DR-A-081203	Proposed Illustrative Masterplan - West Elevation	Proposed Illustrative Masterplan - West Elevation	P1	P3
UBS-HBA-SW-XX-DR-A-081300	UBS-HBA-SW-XX-DR-A-081300	Proposed Illustrative Masterplan - Section AA	Proposed Illustrative Masterplan - Section AA	P1	P3

		GA Plans			
Submitted Drawing	Resubmitted Drawing	Submitted Drawing	Resubmitted Drawing	Submitted Drawing	Resubmitted Drawing
UBS-HBA-B2-00-DR-A-080100	UBS-HBA-B1-00-DR-A-080100	Proposed B1 - Ground Floor Plan	Proposed B1 - Ground Floor Plan	P1	P2
UBS-HBA-B2-01-DR-A-080101	UBS-HBA-B1-01-DR-A-080101	Proposed B1 - First Floor Plan	Proposed B1 - First Floor Plan	P1	P2
UBS-HBA-B2-02-DR-A-080102	UBS-HBA-B1-02-DR-A-080102	Proposed B1 - Second Floor Plan	Proposed B1 - Second Floor Plan	P1	P2
UBS-HBA-B2-03-DR-A-080103	UBS-HBA-B1-03-DR-A-080103	Proposed B1 - Third Floor Plan	Proposed B1 - Third Floor Plan	P1	P2
UBS-HBA-B2-04-DR-A-080104	UBS-HBA-B1-04-DR-A-080104	Proposed B1 - Fourth Floor Plan	Proposed B1 - Fourth Floor Plan	P1	P2
UBS-HBA-B2-05-DR-A-080105	UBS-HBA-B1-05-DR-A-080105	Proposed B1 - Fifth Floor Plan	Proposed B1 - Fifth Floor Plan	P1	P2
UBS-HBA-B2-06-DR-A-080106	UBS-HBA-B1-06-DR-A-080106	Proposed B1 - Sixth Floor Plan	Proposed B1 - Sixth Floor Plan	P1	P2
UBS-HBA-B2-07-DR-A-080107	UBS-HBA-B1-07-DR-A-080107	Proposed B1 - Seventh Floor Plan	Proposed B1 - Seventh Floor Plan	P1	P2
UBS-HBA-B2-08-DR-A-080108	UBS-HBA-B1-08-DR-A-080108	Proposed B1 - Eighth Level Plan	Proposed B1 - Eighth Level Plan	P1	P2
UBS-HBA-B2-08-DR-A-080109	UBS-HBA-B1-08-DR-A-080109	Proposed B1 - Ninth Level Plan	Proposed B1 - Ninth Level Plan	P1	P2
UBS-HBA-B2-08-DR-A-080110	UBS-HBA-B1-08-DR-A-080110	Proposed B1 - Plant Level Plan	Proposed B1 - Plant Level Plan	P1	P2
UBS-HBA-B2-09-DR-A-080111	UBS-HBA-B1-09-DR-A-080111	Proposed B1 - Roof Plan	Proposed B1 - Roof Plan	P1	P2
UBS-HBA-B2-00-DR-A-080112	UBS-HBA-B1-00-DR-A-080112	Proposed B1 - Mezzaine Floor Plan	Proposed B1 - Mezzaine Floor Plan	P1	P2

		Elevations			
Submitted Drawing	Resubmitted Drawing	Submitted Drawing	Resubmitted Drawing	Submitted Drawing	Resubmitted Drawing
UBS-HBA-B2-XX-DR-A-080210	UBS-HBA-B1-XX-DR-A-080210	Proposed B1 - North Elevation	Proposed B1 - North Elevation	P1	P2
UBS-HBA-B2-XX-DR-A-080211	UBS-HBA-B1-XX-DR-A-080211	Proposed B1 - East Elevation	Proposed B1 - East Elevation	P1	P2
UBS-HBA-B2-XX-DR-A-080212	UBS-HBA-B1-XX-DR-A-080212	Proposed B1 - South Elevation	Proposed B1 - South Elevation	P1	P2
UBS-HBA-B2-XX-DR-A-080213	UBS-HBA-B1-XX-DR-A-080213	Proposed B1 - West Elevation	Proposed B1 - West Elevation	P1	P2
		Sections			
Submitted Drawing	Resubmitted Drawing	Submitted Drawing	Resubmitted Drawing	Submitted Drawing	Resubmitted Drawing
UBS-HBA-B1-XX-DR-A-080300	UBS-HBA-B1-XX-DR-A-080300	Proposed B1-Section AA	Proposed B1 – Section AA	P1	P2
UBS-HBA-B1-XX-DR-A-080301	UBS-HBA-B1-XX-DR-A-080301	Proposed B1-Section BB	Proposed B1 – Section BB	P1	P2
		Landscape drawings			
Submitted Drawing	Resubmitted Drawing	Submitted Drawing	Resubmitted Drawing	Submitted Drawing	Resubmitted Drawing
0983-RFM-XX-00-DR-L-0001	0983-RFM-XX-00-DR-L-0001	Illustrative Landscape Masterplan	Illustrative Landscape Masterplan	P4	P5
0983-RFM-XX-00-DR-L-0002	0983-RFM-XX-00-DR-L-0002	Landscape General Arrangement 1 of 2	Landscape General Arrangement 1 of 2	P4	P5
0983-RFM-XX-00-DR-L-0003	0983-RFM-XX-00-DR-L-0003	Landscape General Arrangement 2 of 2	Landscape General Arrangement 2 of 2	P4	P5
0983-RFM-XX-00-DR-L-0004	0983-RFM-XX-00-DR-L-0004	Illustrative Roof Level Masterplan	Illustrative Roof Level Masterplan	P4	P5
0983-RFM-XX-00-DR-L-0005	0983-RFM-XX-00-DR-L-0005	Illustrative Landscape Sections 1 of 2	Illustrative Landscape Sections 1 of 2	P4	P5
0983-RFM-XX-00-DR-L-0006	0983-RFM-XX-00-DR-L-0006	Illustrative Landscape Sections 2 of 2	Illustrative Landscape Sections 2 of 2	P4	P5
0983-RFM-XX-00-DR-L-0008	0983-RFM-XX-00-DR-L-0008	Planting Strategy 2 of 3	Planting Strategy 2 of 3	P4	P5
0983-RFM-XX-00-DR-L-0009	0983-RFM-XX-00-DR-L-0009	Planting Strategy 3 of 3	Planting Strategy 3 of 3	P4	P5
0983-RFM-XX-00-DR-L-0011	0983-RFM-XX-00-DR-L-0011	Illustrative Landscape Sections 4 of 4	Illustrative Landscape Sections 4 of 4	P3	P4

Volume 3: Appendices

Appendix 8.2: Addendum on highways and transport matters

Appendix 10.2 – Baseline & Proposed Massing Images

Appendix 10.3 – Tabulated VSC Results (Baseline vs Proposed)

Appendix 10.4 – Tabulated NSL Results & NSL Contour Plots (Baseline vs Proposed)

Appendix 10.5 – Tabulated APSH Results (Baseline vs Proposed)

Appendix 10.6 – Time in Sun Plots (Baseline vs Proposed)

Appendix 10.7 – Baseline & Proposed + Cumulative Massing Images

Appendix 10.8 – Tabulated VSC Results (Baseline vs Proposed + Cumulative)

Appendix 10.9 – Tabulated NSL Results & NSL Contour Plots (Baseline vs Proposed + Cumulative)

Appendix 10.10 – Tabulated APSH Results (Baseline vs Proposed + Cumulative)

Appendix 10.11 – Time in Sun Plots (Baseline vs Proposed + Cumulative)

Volume 1: Non-Technical Summary

A full planning application was submitted to Manchester City Council (MCC) in June 2023 for a life-sciences and Purpose Built Student Accommodation (PBSA) development on Phase Two of the Upper Brook Street (UBS) Masterplan. Following the submission of the planning application the applicant, Williams Motor Co (Holdings) and Alliance UBS Limited ('the Applicant') and their design team undertook extensive engagement with MCC and a series of comments were provided on the submitted proposals. In response to these comments, design amendments were made to the PBSA buildings and a small change made to Life Sciences building 'B2'.

As a result of these changes, the assessments within the June 2023 ES were reviewed to identify where new or altered significant effects were anticipated. An ES Addendum was submitted to MCC in November 2023. The application was approved at Planning Committee in January 2024. The S106 agreement was signed, and the decision notice issued on 29th November 2024.

A Section 73 application is being made in support of further amendments to the approved scheme. The proposed amendments relate to changes to the layout and positioning of Block B1 (Life Sciences) to take account of below ground utilities and the building exclusion zone subsequently identified by the relevant infrastructure service provider.

Full details of the proposed scheme amendments are set out in chapter 5 of this ES addendum and in the Design and Access Statement Addendum submitted with the planning application. In summary however they include

- Block B1 massing chamfered away from utilities exclusion zone and moved towards Block A3.
- Block B1 internal amendments and roof terrace now smaller.
- Changes to landscaping and the proposed vehicle servicing area between Blocks A3 and B1 and to the north of Block B1, to reflect amended building line.
- New standalone lettable introduced to the ground floor of B1
- Removal of B1 basement

As a result of these changes, the assessment within the June 2023 ES and November 2023 ES addendum have been reviewed to identify where new or altered significant effects are anticipated. The ES addendum should be read in conjunction with and as an Addendum to the June 2023 ES and November 2023 ES addendum submitted alongside planning application 137401/FO/2023. Accordingly, addendums to the following chapters have been prepared to consider whether there are any changes to the previously identified effects.

- Chapter 6 - Townscape and Visual;
- Chapter 7 - Built Heritage;
- Chapter 8 – Transport and Access;

- Chapter 9 – Socioeconomics;
- Chapter 10 – Daylight, Sunlight and Overshadowing;
- Chapter 11 – Wind; and
- Chapter 12 – Climate Change.

A summary of each of the chapters contained within this ES Addendum is included below.

Townscape and Visual

There have been no amendments to the proposed development such that an update to the TVIA is required, and no additional environmental information is required with regards to TVIA. As such, the June 2023 ES and November 2023 ES addendum remain valid and there are no additional significant effects associated with TVIA.

Built Heritage

Changes to the proposed development would not alter the level or significance of effects on heritage assets during the construction or completed development phase and as a result there are no changes to or additional residual effects identified since the June 2023 ES and November 2023 ES addendum.

Transport

An addendum report on highways and transport matters has been prepared to consider the highways and transport effects of the proposed minor amendments to the consented scheme. A comparison exercise demonstrates that the proposed changes to Block B1 will result in the available overall floor space within the building increasing slightly from 20,932sqm to 21,237sqm (circa 1.5% increase in Building B1 GIA and 0.65% increase in total Life Science GIA across the application site (including buildings B2 & B3, which remain unchanged)) and also provides the opportunity for some re-design the internal space to provide increased operational floorspace for lab / office areas, alongside a reduction in the previously identified event space.

All of the proposed amendments relate to alterations associated with Block B1, with the principal highways & transport effect of these changes being minor amendments to vehicle servicing to the building and an anticipated negligible change in predicted development related travel demand, associated with the change in Life Science operational employment floor space. No changes are proposed to the wider site masterplan layout, or the principles of the supporting site access strategy, which remains effectively 'car-free' development, to be supported by a suite of local highway measures including improvements to the Kincardine Road corridor and adjacent local junctions on Upper Brook Street.

The proposed changes to Block B1 are expected to result in a slight increase in overall floorspace within the revised B1 building layout, as well as opportunities to increase the proportion of internal floorspace that would be available for operational use (lab / offices). It is anticipated that these changes could allow for an increase of circa 2.7%, when compared to the employee levels associated with the consented scheme.

Review of the travel demand implications of this larger predicted employee quantum suggests that any related changes in employment based car travel demand to / from the site would be negligible and would not give rise to material changes in local transport network operational conditions and are realistically unlikely to be discernible from day-to-day variations in baseline in travel demand (which can typically vary by + or – 10%). It is therefore considered that there is no requirement to revisit the core transport network performance analysis set out within the previous 2023 TA & ES submission and that the previously identified conclusions set out within these documents remain the appropriate reference point for the appraisal of development related highways and transport impact.

Socio-economics

The additional floorspace translates to a 2.7% increase on the jobs identified in the previous assessment. Given the small increase there have been no amendments to the proposed development such that an update to the socio-economic assessment is required, and no additional environmental information is required. As such, the June 2023 ES and November 2023 ES addendum remain valid. For the local economy, a rating of medium magnitude of impact and medium sensitivity of receptor is unchanged with a Moderate Beneficial effect rating, which is Not Significant in EIA terms.

Daylight, Sunlight and Overshadowing

An updated Daylight, Sunlight and Overshadowing assessment has been undertaken by Proximity. The results of the assessment have shown that notwithstanding the negligible changes to the measured daylight and sunlight values resulting from the change to the massing of the Proposed Development, no changes are required to the conclusions drawn in the June 2023 ES or November 2023 ES Addendum.

Wind

There have been no amendments to the proposed development such that an update to the wind assessment is required, and no additional environmental information is required. As such, the June 2023 ES and November 2023 ES addendum remain valid.

Wind conditions continue to be suitable for all thoroughfares, roadways, bus stops, proposed entrances, off-site entrances, proposed ground level amenity, proposed terrace level amenity and existing amenity spaces. All wind effects are negligible (not significant).

Climate Change

There have been no amendments to the proposed development such that an update to the climate change assessment is required, and no additional environmental information is required. As such, the June 2023 ES and November 2023 ES addendum remain valid.

Summary

The current planning approval Planning Ref: 137401/FO/2023 is being amended through a S73 planning application. The proposed amendments relate to changes to the layout and positioning of Block B1 (Life Sciences) to take account of below ground utilities and the building exclusion zone subsequently identified by the relevant infrastructure service

provider. The result of this has necessitated select updates to the design and corresponding updates to plans and technical assessments which are submitted for approval. This ESA has confirmed that no new significant residual effects have been identified.

Volume 2 – Environmental Statement Addendum

1. Introduction

- 1.1 Property Alliance Group Ltd, Moda Living and Williams Motor Co (Holdings), hereby referred to as Williams Motor Co (Holdings) and Alliance UBS Limited ('the Applicant') are seeking to obtain full planning permission for a life-sciences and Purpose Built Student Accommodation (PBSA) development on Phase Two of the Upper Brook Street (UBS) Masterplan (hereafter referred to as the 'site'). The site is located within the administrative authority of Manchester City Council (MCC). The submitted Site Location Plan is provided at Volume 2a Main Text ES Addendum Figures: Drawing Reference UBS-HBA-SW-00-DR-A-081000 Rev P03. There are no changes proposed to the full planning application boundary.
- 1.2 The Site extends to 2.13 hectares and is bounded by UBS, Grosvenor Street and Kincardine Road with Inchley Road running through the centre. The site comprises the various former Williams Garage buildings and their associated car parking forecourts. These buildings are now vacant and are formed around the Grade II* listed 'Former Unitarian Chapel' (located outside of the site boundary) which now operates as student accommodation.
- 1.3 A full planning application was submitted to MCC in June 2023, which was supported by an Environmental Statement (ES) prepared by Egniol. The ES was prepared in accordance with the 2017 EIA Regulations (SI 2017/571) and is referred to in this report as the 'June 2023 ES', which presented the findings of the Environmental Impact Assessment (EIA) works undertaken by the applicant and the design team with the objective of identifying and mitigating any potentially significant environmental effects. During determination of the application, design amendments were made to the PBSA buildings and a small change made to Life Sciences building 'B2'. An ES addendum was therefore submitted in November 2023. The ES documents provided with the June 2023 application and November ES addendum can be accessed on MCC's website using the following reference - 137401/FO/2023. The application was approved at Planning Committee in January 2024. The S106 agreement was signed, and the decision notice issued on 29th November 2024.
- 1.4 A Section 73 application is being made in support of further amendments to the approved scheme. The proposed amendments relate to changes to the layout and positioning of Block B1 (Life Sciences) to take account of below ground utilities and the building exclusion zone subsequently identified by the relevant infrastructure service provider.
- 1.5 The changes to the proposed development are explained in greater detail within Chapter 5 of this ES Addendum. As a result of these changes, the assessments within the June 2023 ES and November 2023 ES Addendum have been reviewed to identify where new or altered significant effects are anticipated. Where assessments have not changed, this is stated as such within the ES Addendum. This constitutes additional environmental information as defined by the 2017 EIA Regulations (SI

2017/571) and this November 2024 ES Addendum has been prepared on this basis.

- 1.6 Additional information of a substantive nature submitted voluntarily by an applicant must be treated in the same way as information formally requested by the Local Planning Authority (LPA). Therefore, although no 'formal' request for further information has been made by the LPA, this Addendum is submitted under Regulation 25 'Further information and evidence respecting Environmental Statements' of the 2017 EIA Regulations in connection with the submitted proposed changes to the scheme. Accordingly, MCC should consult on this additional information in accordance with the requirements of Regulation 25 of the EIA Regulations.
- 1.7 This Addendum represents a supplementary report to the June 2023 ES and November 2023 ES addendum and should be read in conjunction with the previous assessment documents. This ES Addendum should be treated in accordance with Regulation 25 'Further information and evidence respecting environmental statements' of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.
- 1.8 This ES Addendum comprises of three volumes, which incorporates a non-technical summary (Volume 1), the main assessment text (Volume 2), both of which are contained in full within this document, and associated plans (Volume 2a) and appendices (Volume 3).
- 1.9 The June 2023 ES, the November 2023 ES Addendum and this ES Addendum are available for viewing on MCC's planning portal. Further copies of this ES are available electronically at a cost of £25, and hard copies subject to a fee sourced from printing companies. If hard copies of the ES are required please contact RJK Consulting at:

RJK Consulting

Contact: Rick Kevan

rick@rjk-consulting.co.uk

2. Approach & EIA Methodology

- 2.1 This ES Addendum has been prepared in accordance with statutory requirements and current industry accepted guidance in relation to EIA. The ES Addendum has been prepared to review the June 2023 ES and November 2023 ES Addendum and, where necessary, updated with further assessment work where there is the potential for material changes in terms of the impact of the previously identified effects.
- 2.2 The ES Addendum should be read in conjunction with and as an Addendum to the June 2023 ES and November 2023 ES Addendum submitted alongside planning application 137401/FO/2023. As set out above, further information is submitted relating to changes to the layout and positioning of Block B1 (Life Sciences) to take account of below ground utilities and the building exclusion zone subsequently identified by the relevant infrastructure service provider.
- 2.3 Accordingly, addendums to the following chapters have been prepared to consider whether there are any changes to the previously identified effects.
- Chapter 6 - Townscape and Visual;
 - Chapter 7 - Built Heritage;
 - Chapter 8 – Transport and Access;
 - Chapter 9 – Socioeconomics;
 - Chapter 10 – Daylight, Sunlight and Overshadowing;
 - Chapter 11 – Wind; and
 - Chapter 12 – Climate Change.

ES Addendum Approach and Methodology

- 2.4 The June 2023 ES and November 2023 ES addendum considered likely significant environmental effects as a result of the proposed development on the immediate site and its surroundings. As part of the iterative design process, mitigation measures were identified early in the process and 'embedded' into the scheme. Where significant adverse effects remained following the incorporation of mitigation measures, the June 2023 ES and November 2023 ES Addendum identified these remaining or 'residual' effects and classified them in accordance with a standard set of significance criteria. A detailed methodology section is included within Chapter 2: Approach of the June 2023 ES. The approach to this ES Addendum has utilised the same methodology in terms of defining 'significance' and reference should be made to the original ES.

2.5 Where there have been updates to a technical assessment due to additional assessment work, these are set out within the technical sections of this ES Addendum.

2.6 The sections of this report are numbered in accordance with the chapter numbers of the June 2023 ES for ease of reference.

The Project Team

2.7 The ES Addendum has been compiled using a range of sources and with inputs from technical specialists. The organisations and their roles in the project team are listed in Table 2.1 below. The organisations inputting to technical sections of this ES Addendum remain the same as those who inputted to the June 2023 ES and November 2023 ES Addendum.

2.8 Table 2.1: Project Team

Discipline	Company
Townscape and Visual	Reform Landscape Architecture
Built Heritage	Turley Heritage
Transport and Access	Focus Transport
Socioeconomics	Brookdale Consulting
Daylight, Sunlight & Overshadowing	Proximity
Wind Microclimate	GIA Surveyors
Climate Change	BWB Consulting
EIA Coordinators	RJK Consulting

2.9 Overall, there has been no amendment to the approach of the EIA since the June 2023 ES. Where there has been an update to a technical assessment or amendments have been introduced, these are set out within the technical sections of this ES Addendum.

2.10 Following a review of the MCC planning portal a number of changes to the cumulative schemes identified as part of the June 2023 ES and November 2023 ES Addendum have been noted. A number have been built out and new applications have come forward in the area. The cumulative schemes considered within the technical chapters of this ES addendum are set out in table 2.2 below. Those in red are now constructed and in the baseline. Those in blue are new

schemes which have come forward since the submission of the previous application. Text in orange is an amendment to the previous text.

Table 2.2 – Cumulative Schemes

Site No.	Planning Reference	Description of Development	Status	Distance and Direction from the Site
1	101664/FO/2013/N2	Brunswick Neighbourhood Selective demolition and clearance (including a number of residential, retail and other non-residential buildings) to allow the phased redevelopment and refurbishment of the Brunswick Neighbourhood, including the erection of 444 new residential dwellings (C3); the refurbishment of 839 existing homes [including low rise reversals and the refurbishment of Artillery Court, Silkin Court, Lockton Court, Lamport Court, and existing maisonettes and low rise houses]; a new boulevard and new access roads, new car parking and service areas; a new mixed use building comprising of 4 retail units (A1 or launderette or A5), and a neighbourhood housing office (B1a) with 18 apartments (C3) above; a mixed use residential extra care home with 60 residential units, and a day care centre on part of the ground floor (C2/D1); the upgrading of Gartside Gardens [with new multi use games area, a new playground, realigned pathways, new entrances and new landscaping]; a new orchard; 25 new allotments; new boundary treatments; new open spaces; with associated infrastructure, landscaping and tree planting	Application validated: 18 February 2013 Application approved: 30 May 2013	Adjacent to the Site's eastern boundary

2	124472/FO/2019	Kincardine Court Extension Erection of a part 4, part 5, part 6 storey extension to existing student accommodation building to form 25 additional student flats (comprising 100 bedrooms) (Use Class Sui Generis) to form 86 student flats in total (329 bedrooms) following removal, modification and reconfiguration of existing car parking, landscaping and boundary treatment together with the erection of a single storey water tank	Application validated: 14 August 2019 Application approved: 06 December 2019	15m east
3	134288/FO/2022	Number 3 Circle Square Erection of 15 storey building comprising office space (Use Class E(g)(i)) and ancillary flexible commercial uses (Use Class E), rooftop terrace, highway works, landscaping, and other associated works	Application validated: 19 July 2022 Application approved: 04 November 2022 Groundworks started: 06 December 2022 Construction Started – 25 January 2023	200m north-west

4	125799/FO/2019	MMU Science and Engineering Building Demolition of existing John Dalton West Building and associated structures, and erection of a new 7 storey education building (Use Class D1) for the Faculty of Science and Engineering (comprising teaching and research spaces, academic offices, social learning areas, catering/kitchen facilities and an energy centre), physical connections to and external refurbishment of the John Dalton Tower, hard and soft landscaping works, car and cycle parking and associated works.	Application validated: 20 December 2019 Application approved: 12 March 2020 Construction started: 14 April 2021 Completed : Summer 2023	420m north-west
5	125573/FO/2019	First Street South Construction of four buildings of heights varying from 10 storeys to 45 storeys together comprising Co-living bedspaces (use class sui generis) and associated amenity facilities, with ground floor commercial units (Use classes A3 (Café / Restaurant and D2 (Gym)), private amenity space and public realm comprising hard and soft landscaping, car parking and cycle facilities and other associated works.	Application validated: 22 January 2020 Application approved: 09 March 2021 Construction started: 21 March 2022	675m north-west
6	124972/FO/2019	Mayfield Plot O - Baring Street Office Number of storeys: 9 Office space: 97,316	Application Approved 13 December 2020	570m northeast

7	125248/FO/2019	The Republic Number of storeys: 13 Office space: 315,544 sqft Ground floor commercial space: 16,813 sqft (A1-4, D1, 2)	Under Construction as of Jan 2022	550m northeast
8	137399/FO/2023	Upper Brook Street Redevelopment Demolition of existing structures on site and the erection of two blocks of varying height comprising student accommodation and life sciences use.	Approved January 2024	Adjacent to the Site's southern boundary
9	138424/FO/2023	Metropolitan University Library. Demolition of existing university library and construction of a new one – 20 storeys	Planning Approved – 15 February 2024	200m west

- 2.11 Following a review of this new information, no changes are anticipated to the cumulative effects assessments as set out in the June 2023 ES and November 2023 ES Addendum. Therefore the cumulative schemes are not considered any further in this ES addendum.

3. Site Description

Site Location

- 3.1 The Site extends to 2.13 hectares and is bounded by Upper Brook Street (UBS), Grosvenor Street and Kincardine Road with Inchley Road running through the centre. The site comprises the various former Williams Garage buildings and their associated car parking forecourts. These buildings are now vacant and are formed around the Grade II* listed 'Former Unitarian Chapel' (located outside of the site boundary) which now operates as student accommodation.
- 3.2 There have been no changes to the site boundary or site description since submission of the June 2023 ES or November 2023 ES Addendum.

4. Alternatives

- 4.1 As set out within the June 2023 ES, no alternative sites were considered by the Applicant, as the site is earmarked as a key area for redevelopment within the Oxford Road Corridor Strategic Regeneration Framework Guidance (ORC SRFG) prepared in 2019.
- 4.2 There have been no amendments to the proposed development that necessitate an update to the alternative's assessment presented as part of the June 2023 ES and November 2023 ES Addendum.

5. The Proposed Development

5.1 The planning application seeks full planning permission for the construction of life sciences and PBSA buildings, ground floor uses, public realm and new public square.

5.2 A Section 73 application is being made in support of further amendments to the approved scheme. The proposed amendments relate to changes to the layout and positioning of Block B1 (Life Sciences) to take account of below ground utilities and the building exclusion zone subsequently identified by the relevant infrastructure service provider. The planning application drawings have been updated (see **Table 5.1** and **Volume 2a: Main Text ES Addendum Figures** for these updated drawings).

5.3 The description of development remains the same as defined on the planning application forms as:

“Full planning application for the demolition of existing buildings and erection of three ground floor + 12/14/29 storey buildings to be used for Purpose Built Student Accommodation (Use Sui Generis), comprising 983 bedrooms in total and 506sqm of ground floor ancillary uses (café/ commercial and convenience store - Use Classes E (a)/(b)/(c)), three buildings comprising ground floor + 5/7/9 storeys for Science and Innovation uses (Use Class E (g)(i) & (ii)) and 834sqm ground floor community uses (retail/ cafés and medical facility (Use Classes E (a)/(b) and (e)), and the provision of new public realm, two new public squares, new access and parking, and associated works.”

5.4 The key changes to the development are:

- Block B1 massing chamfered away from utilities exclusion zone and moved towards Block A3.
- Block B1 internal amendments and roof terrace now smaller.
- Changes to landscaping and the proposed vehicle servicing area between Blocks A3 and B1 and to the north of Block B1, to reflect amended building line.
- Block B1 to incorporate a mezzanine (included within the ground storey).
- New standalone lettable introduced to the ground floor of B1
- Removal of B1 basement

5.5 Further information on the proposed changes are provided below.

Building B1 Consented and Proposed Scheme

- 5.6 At the time the planning application was submitted the buildings were in part set out based on non-intrusive surveys that highlighted the location of existing utilities that ran below Kincardine Road. The position of the utilities, including their associated easements were used to help position the buildings within the masterplan. At this time there was also an understanding that diversions could be made to help with the masterplan vision.
- 5.7 Post planning intrusive surveys have been instructed that have helped verify more accurate locations of the various existing utilities that run below Kincardine Road. The recent surveys have highlighted that some of the utilities are closer to the site than originally anticipated, which has required the team to revisit the design of Building B1.
- 5.8 The proposed change seeks to include a chamfer to the Kincardine Road elevation of B1. The chamfer runs consistently down to ground floor level, omitting the need for the colonnade and recessed ground floor that was previously proposed. The chamfer has been designed to maintain the same façade module established in the extant consent, allowing for flexible lab / office space within the building and a high-quality expression that links the masterplan and integrates within the immediate context.
- 5.9 B1 Proposed Amendments include the following:
1. Chamfering the Northeast elevation of the building to align with existing utilities and easements
 2. Omitting the colonnade that fronted Kincardine Road on the Northeast elevation of the building
 3. Reducing the size of the level 6 amenity terrace along the Southeast elevation of the building to align with lab layouts and subdivision
 4. Updating the core to better align with current trends and market demand within the life sciences sector
 5. Landscape changes to align with new B1 building footprint
 6. New standalone lettable introduced to the ground floor of B1
 7. Removal of B1 basement
- 5.10 Collectively, these design changes result in an increase of 305m² in the total Gross Internal Area.

Figure 5.1: B1 Proposed Amendments

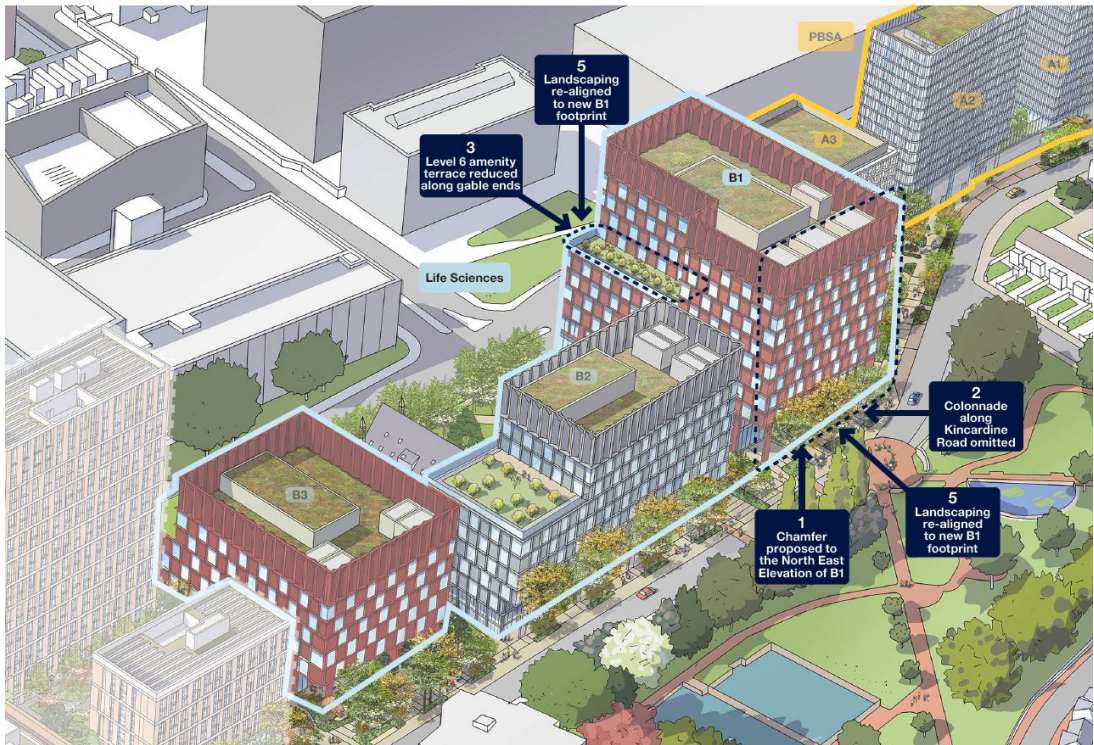


Figure 5.2: Ground Floor Design Changes

Figure 5.3 Mezzanine Floor Design Changes

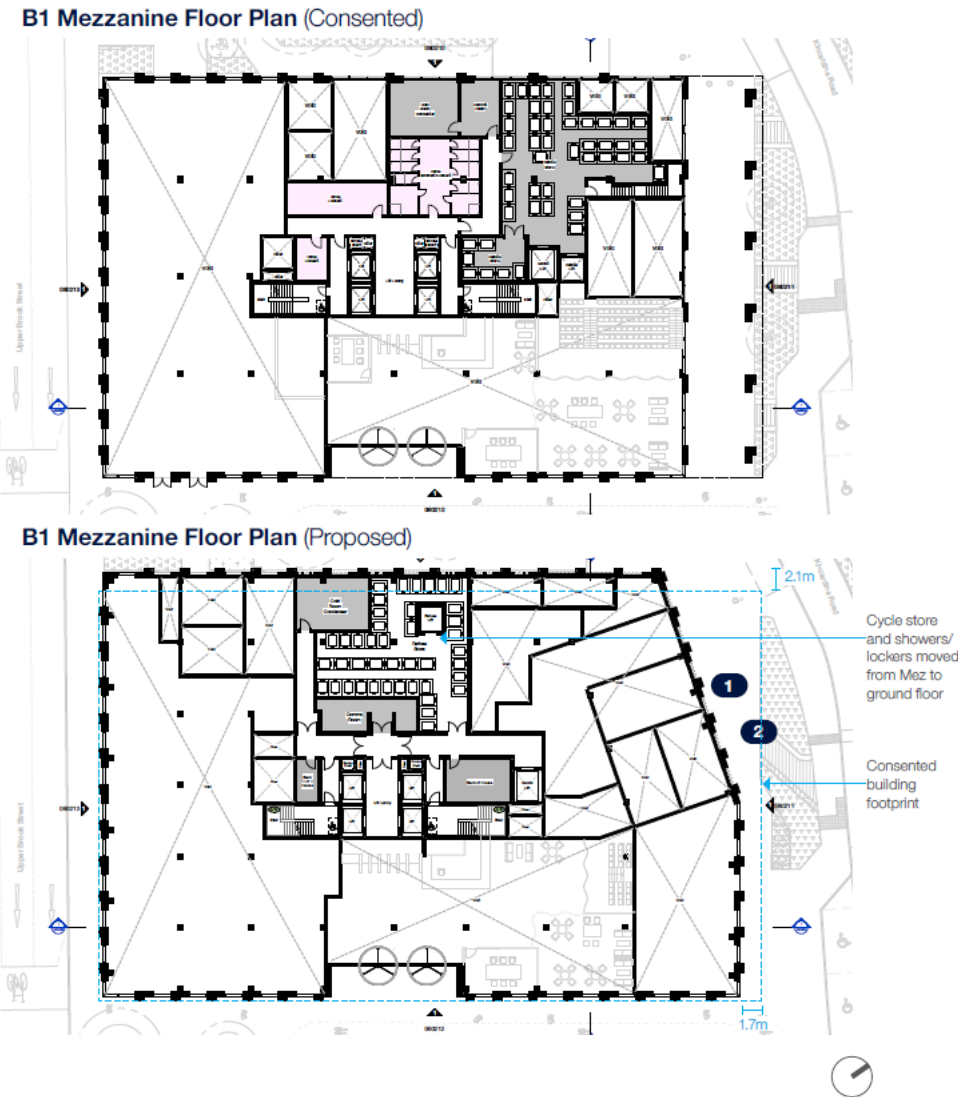


Figure 5.4 Typical Lower Floor Plan

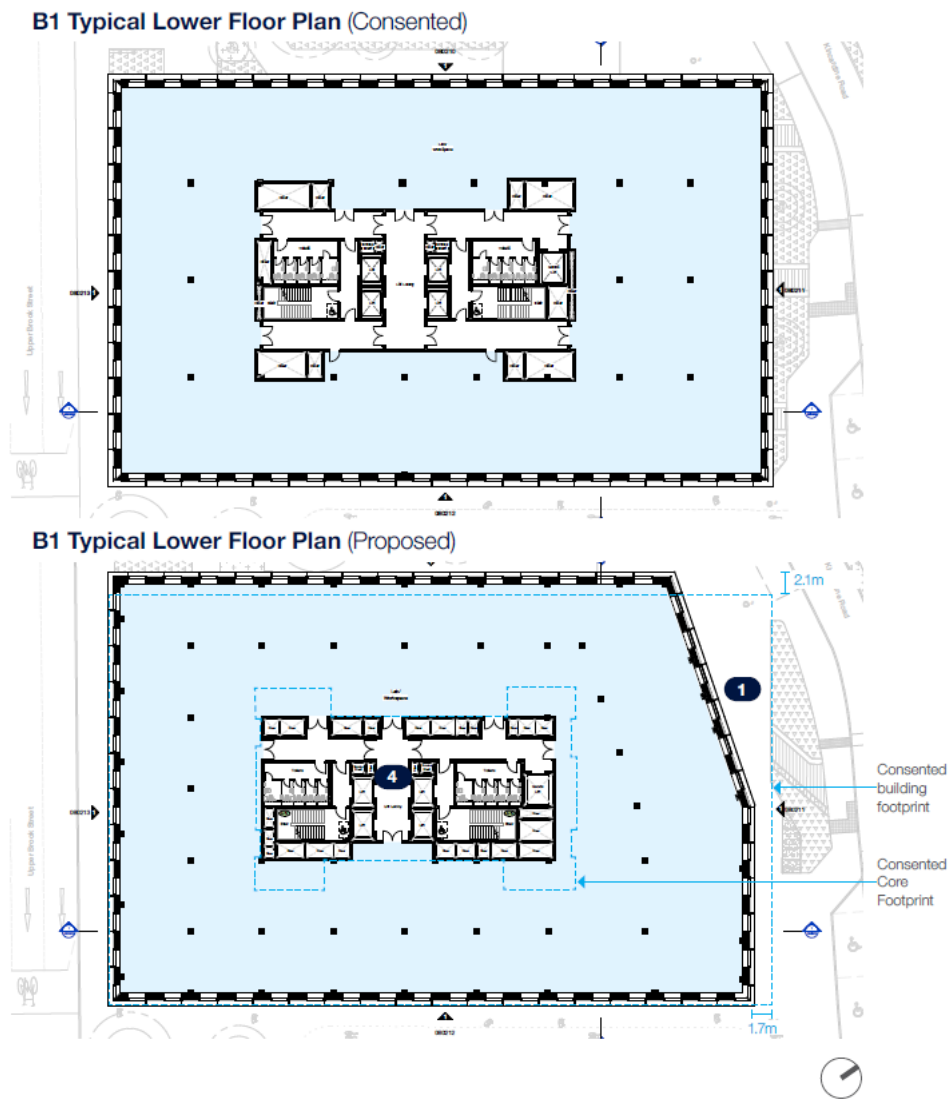
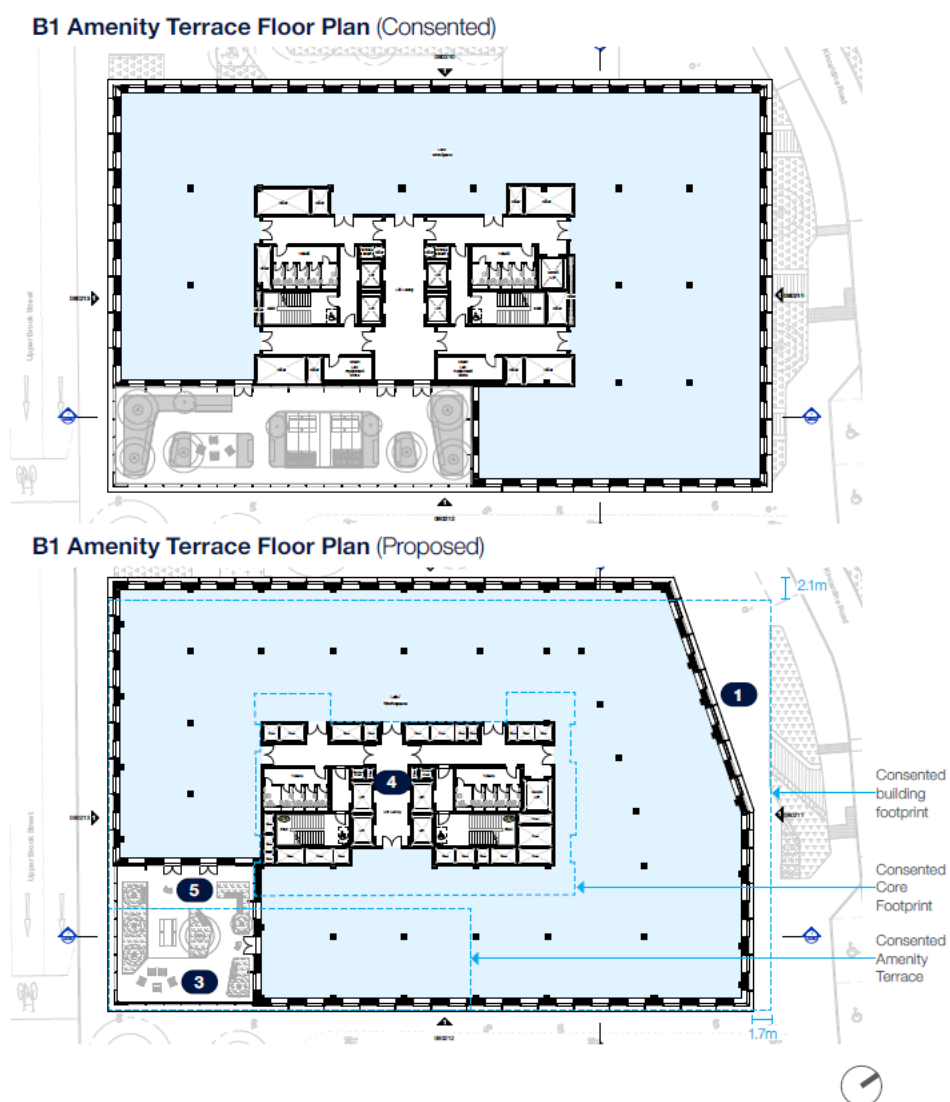


Figure 5.5: Amenity Terrace Floor Plan



B1 Typical Upper Floor Plan (Consented)



Figure 5.7: Roof Plan

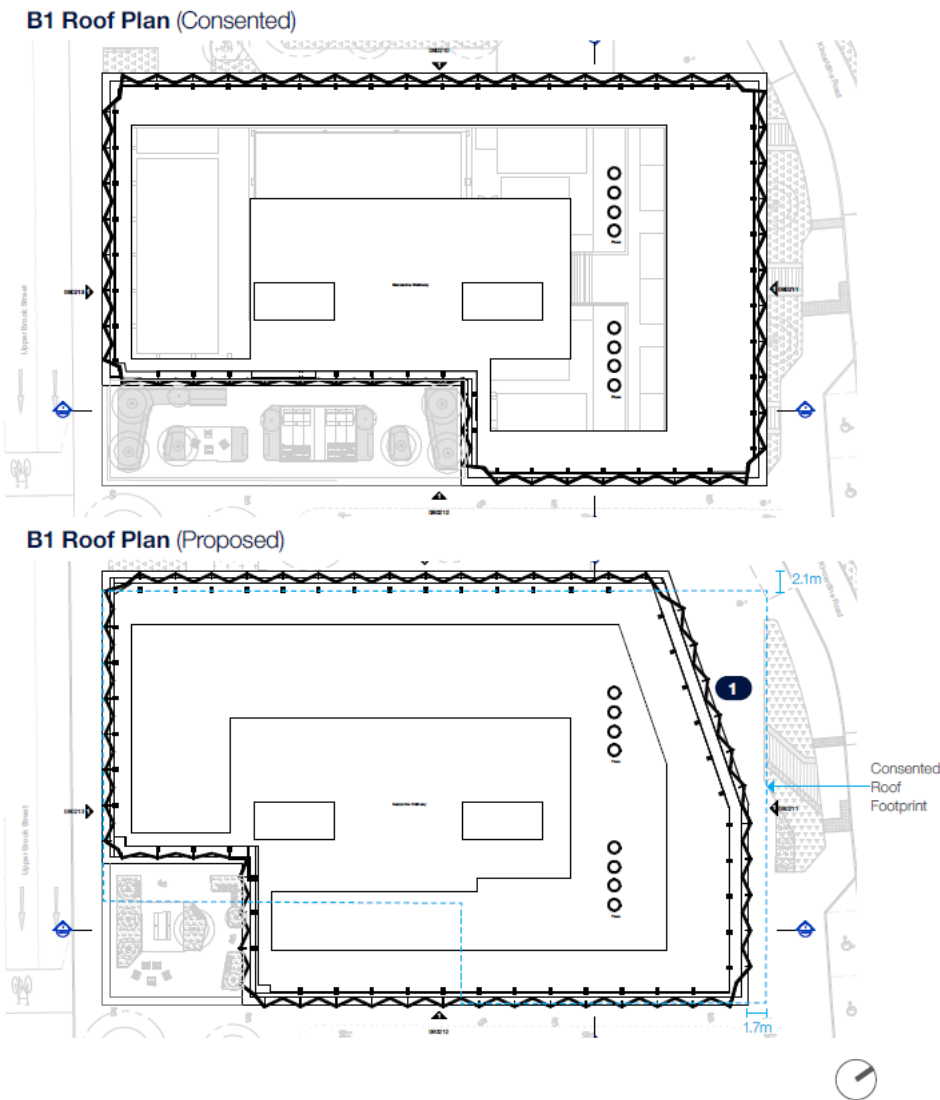


Figure 5.8 Elevation from Kincardine Road

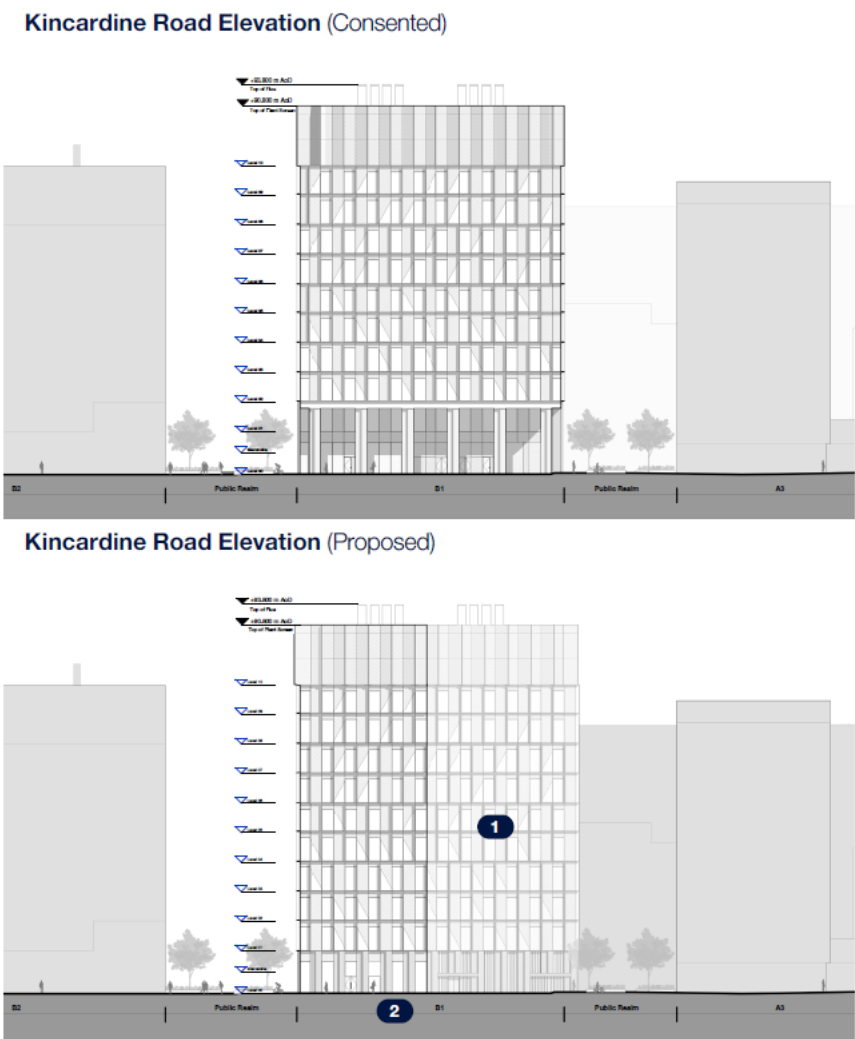
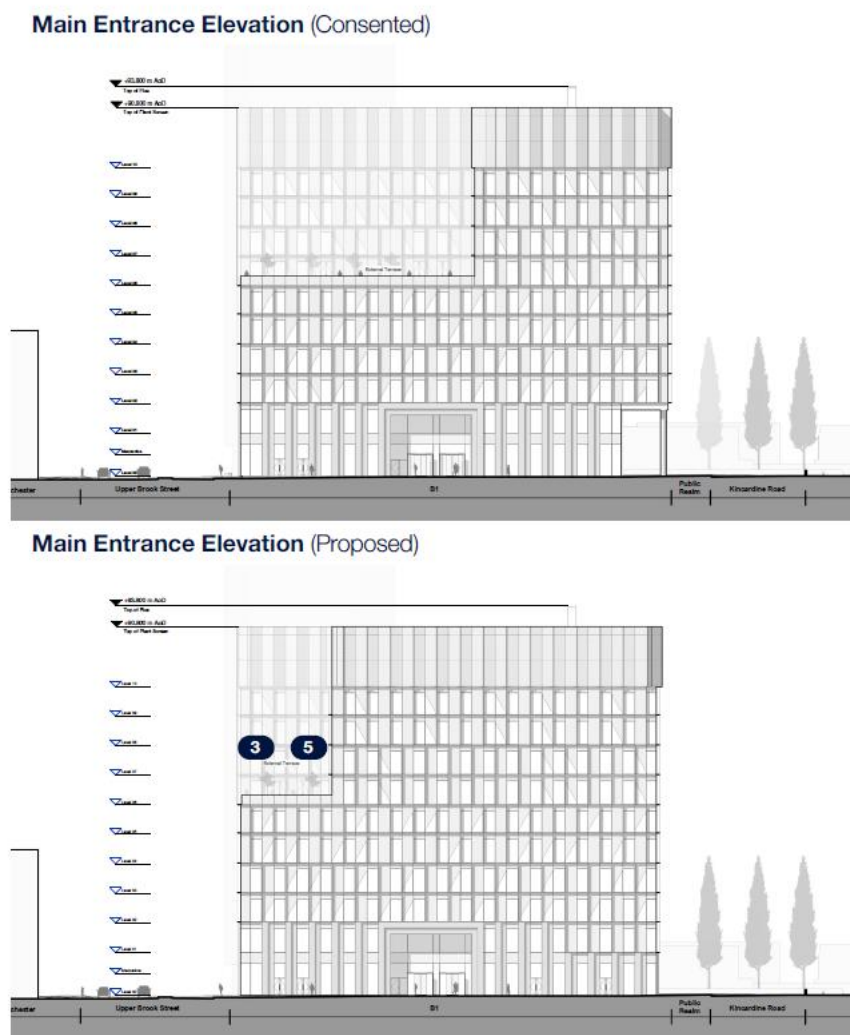


Figure 5.9: Elevation from Main Entrance



Landscape Changes

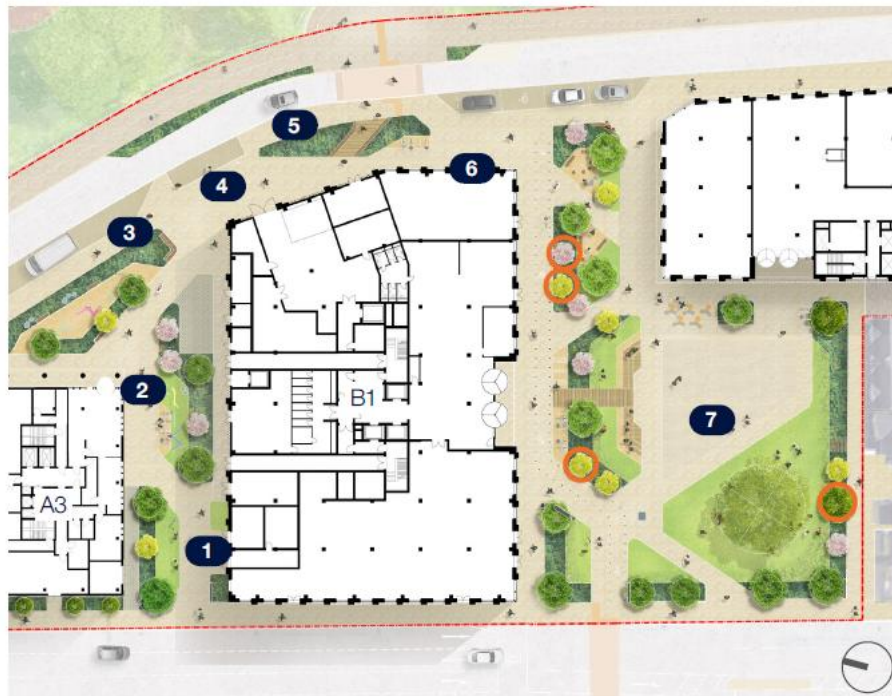
- 5.11 There are several alterations to the public realm design at ground level which respond to the updated B1 building. These are primarily located to the north and east elevations with some minor updates within the main public square. Overall the changes are limited to layout alterations and have minimal impact on the functionality and character of the proposed public realm.
- 5.12 Changes to the public realm design primarily respond to alterations in the building footprint and door locations. Tree locations have also altered to respond to both the B1 building update and the utilities easement along Kincardine Road. The total tree quantity remains the same however, and the quantity of each species has also not changed.
- 5.13 The revised footprint to building B1 has resulted in a narrowing of the public realm between B1 and A3 by just over 2m. Although the functionality and character of the space will remain the same, some areas of green space have marginally

altered.

- 5.14 The omission of the building overhang and new chamfered geometry to the Kincardine Road elevation has resulted in more extensive changes to the public realm in this area.
- 5.15 The proposed landscape amendments include the following:
1. Small areas of planting adjacent to B1 changed to respond to new door locations.
 2. Green space arrangement altered to respond to narrowing of space between A3 and B1. Central play path removed and replaced with lawn. Lawn to include informal play features. Seating offer retained.
 3. Green space arrangement opposite lay-by slightly updated to accommodate revised service vehicle tracking to B1.
 4. Minor alteration to service vehicle access point off Kincardine Road and turning area adjacent to B1.
 5. Alteration to green space layout to respond to omission of building overhang and new service vehicle tracking. Pathway through green area orientated to respond to pedestrian movement to and from crossing
 6. New clearly defined open space opposite ground floor commercial unit to accommodate potential spill-out.
 7. Four trees relocated into public square as part of general tree redistribution (new location outlined in orange). Displacement caused by utility easement restrictions and consolidation of some areas of green space described above.

Figure 5.10: Landscape Changes at Ground Level

Consented layout around B1 (ground level)



Updated layout around B1 (ground level)

Roof Terrace

- 5.16 The revised extent of the B1 roof terrace has resulted in a consolidated design, comprising several of the original components within a smaller space. This includes raised planters, with trees and seating, a covered pergola space with a large communal table and a space for moveable furniture overlooking the public square. The total quantity of trees and the species proposed remain the same.

Figure 5.11 Roof terrace



Consented layout around B1 (ground level)



Updated layout around B1 (ground level)

- 5.17 All other aspects of the proposed development remain as stated in the June 2023 ES and November 2023 ES Addendum. Full details of changes to the design can be found in the Design and Access Statement Addendum prepared by Hawkins Brown which has been submitted as part of the planning application.

Updated Application drawings

- 5.18 The following drawings have been updated to capture the design changes noted above. These will supersede the drawings submitted under Planning Application 137401/FO/2023. All other drawings submitted under Planning Application 137401/FO/2023 remain the same.

Table 5.1 – S73 Planning Application Drawings

Drawing number		Drawing title		Revision	
		Masterplan Drawings			
Submitted Drawing	Resubmitted Drawing	Submitted Drawing	Resubmitted Drawing	Submitted Drawing	Resubmitted Drawing
UBS-HBA-SW-XX-DR-A-081000	UBS-HBA-SW-00-DR-A-081000	Proposed Illustrative Masterplan - Site Location Plan	Proposed Illustrative Masterplan - Site Location Plan	P1	P3
UBS-HBA-SW-XX-DR-A-081005	UBS-HBA-SW-00-DR-A-081005	Proposed Illustrative Masterplan - Site Plan	Proposed Illustrative Masterplan - Site Plan	P1	P3
UBS-HBA-SW-00-DR-A-081010	UBS-HBA-SW-00-DR-A-081010	Proposed Illustrative Masterplan - Phasing Plan	Proposed Illustrative Masterplan - Phasing Plan	P1	P3
UBS-HBA-SW-XX-DR-A-081100	UBS-HBA-SW-00-DR-A-081100	Proposed Illustrative Masterplan - Ground Floor Plan	Proposed Illustrative Masterplan - Ground Floor Plan	P1	P3
UBS-HBA-SW-XX-DR-A-081101	UBS-HBA-SW-ZZ-DR-A-081101	Proposed Illustrative Masterplan - Typical Floor Plan	Proposed Illustrative Masterplan - Typical Floor Plan	P1	P3
UBS-HBA-SW-XX-DR-A-081102	UBS-HBA-SW-RF-DR-A-081102	Proposed Illustrative Masterplan - Roof Plan	Proposed Illustrative Masterplan - Roof Plan	P1	P3
UBS-HBA-SW-XX-DR-A-081200	UBS-HBA-SW-XX-DR-A-081200	Proposed Illustrative Masterplan - North Elevation	Proposed Illustrative Masterplan - North Elevation	P1	P3
UBS-HBA-SW-XX-DR-A-081201	UBS-HBA-SW-XX-DR-A-081201	Proposed Illustrative Masterplan - East Elevation	Proposed Illustrative Masterplan - East Elevation	P1	P3
UBS-HBA-SW-XX-DR-A-081202	UBS-HBA-SW-XX-DR-A-081202	Proposed Illustrative Masterplan - South Elevation	Proposed Illustrative Masterplan - South Elevation	P1	P3
UBS-HBA-SW-XX-DR-A-081203	UBS-HBA-SW-XX-DR-A-081203	Proposed Illustrative Masterplan - West Elevation	Proposed Illustrative Masterplan - West Elevation	P1	P3
UBS-HBA-SW-XX-DR-A-081300	UBS-HBA-SW-XX-DR-A-081300	Proposed Illustrative Masterplan - Section AA	Proposed Illustrative Masterplan - Section AA	P1	P3
		GA Plans			
Submitted Drawing	Resubmitted Drawing	Submitted Drawing	Resubmitted Drawing	Submitted Drawing	Resubmitted Drawing

Williams Motor Co (Holdings) & Alliance UBS Limited

ES Addendum

UBS-HBA-B2-00-DR-A-080100	UBS-HBA-B1-00-DR-A-080100	Proposed B1 - Ground Floor Plan	Proposed B1 - Ground Floor Plan	P1	P2
UBS-HBA-B2-01-DR-A-080101	UBS-HBA-B1-01-DR-A-080101	Proposed B1 - First Floor Plan	Proposed B1 - First Floor Plan	P1	P2
UBS-HBA-B2-02-DR-A-080102	UBS-HBA-B1-02-DR-A-080102	Proposed B1 - Second Floor Plan	Proposed B1 - Second Floor Plan	P1	P2
UBS-HBA-B2-03-DR-A-080103	UBS-HBA-B1-03-DR-A-080103	Proposed B1 - Third Floor Plan	Proposed B1 - Third Floor Plan	P1	P2
UBS-HBA-B2-04-DR-A-080104	UBS-HBA-B1-04-DR-A-080104	Proposed B1 - Fourth Floor Plan	Proposed B1 - Fourth Floor Plan	P1	P2
UBS-HBA-B2-05-DR-A-080105	UBS-HBA-B1-05-DR-A-080105	Proposed B1 - Fifth Floor Plan	Proposed B1 - Fifth Floor Plan	P1	P2
UBS-HBA-B2-06-DR-A-080106	UBS-HBA-B1-06-DR-A-080106	Proposed B1 - Sixth Floor Plan	Proposed B1 - Sixth Floor Plan	P1	P2
UBS-HBA-B2-07-DR-A-080107	UBS-HBA-B1-07-DR-A-080107	Proposed B1 - Seventh Floor Plan	Proposed B1 - Seventh Floor Plan	P1	P2
UBS-HBA-B2-08-DR-A-080108	UBS-HBA-B1-08-DR-A-080108	Proposed B1 - Eighth Level Plan	Proposed B1 - Eighth Level Plan	P1	P2
UBS-HBA-B2-08-DR-A-080109	UBS-HBA-B1-08-DR-A-080109	Proposed B1 - Ninth Level Plan	Proposed B1 - Ninth Level Plan	P1	P2
UBS-HBA-B2-08-DR-A-080110	UBS-HBA-B1-08-DR-A-080110	Proposed B1 - Plant Level Plan	Proposed B1 - Plant Level Plan	P1	P2
UBS-HBA-B2-09-DR-A-080111	UBS-HBA-B1-09-DR-A-080111	Proposed B1 - Roof Plan	Proposed B1 - Roof Plan	P1	P2

Elevations

Submitted Drawing	Resubmitted Drawing	Submitted Drawing	Resubmitted Drawing	Submitted Drawing	Resubmitted Drawing
UBS-HBA-B2-XX-DR-A-080210	UBS-HBA-B1-XX-DR-A-080210	Proposed B1 - North Elevation	Proposed B1 - North Elevation	P1	P2
UBS-HBA-B2-XX-DR-A-080211	UBS-HBA-B1-XX-DR-A-080211	Proposed B1 - East Elevation	Proposed B1 - East Elevation	P1	P2
UBS-HBA-B2-XX-DR-A-080212	UBS-HBA-B1-XX-DR-A-080212	Proposed B1 - South Elevation	Proposed B1 - South Elevation	P1	P2
UBS-HBA-B2-XX-DR-A-080213	UBS-HBA-B1-XX-DR-A-080213	Proposed B1 - West Elevation	Proposed B1 - West Elevation	P1	P2

Sections

Submitted Drawing	Resubmitted Drawing	Submitted Drawing	Resubmitted Drawing	Submitted Drawing	Resubmitted Drawing
UBS-HBA-B1-XX-DR-A-080300	UBS-HBA-B1-XX-DR-A-080300	Proposed B1-Section AA	Proposed B1 – Section AA	P1	P2
UBS-HBA-B1-XX-DR-A-080301	UBS-HBA-B1-XX-DR-A-080301	Proposed B1-Section BB	Proposed B1 – Section BB	P1	P2
Landscape drawings					
Submitted Drawing	Resubmitted Drawing	Submitted Drawing	Resubmitted Drawing	Submitted Drawing	Resubmitted Drawing
0983-RFM-XX-00-DR-L-0001	0983-RFM-XX-00-DR-L-0001	Illustrative Landscape Masterplan	Illustrative Landscape Masterplan	P4	P5
0983-RFM-XX-00-DR-L-0002	0983-RFM-XX-00-DR-L-0002	Landscape General Arrangement 1 of 2	Landscape General Arrangement 1 of 2	P4	P5
0983-RFM-XX-00-DR-L-0003	0983-RFM-XX-00-DR-L-0003	Landscape General Arrangement 2 of 2	Landscape General Arrangement 2 of 2	P4	P5
0983-RFM-XX-00-DR-L-0004	0983-RFM-XX-00-DR-L-0004	Illustrative Roof Level Masterplan	Illustrative Roof Level Masterplan	P4	P5
0983-RFM-XX-00-DR-L-0005	0983-RFM-XX-00-DR-L-0005	Illustrative Landscape Sections 1 of 2	Illustrative Landscape Sections 1 of 2	P4	P5
0983-RFM-XX-00-DR-L-0006	0983-RFM-XX-00-DR-L-0006	Illustrative Landscape Sections 2 of 2	Illustrative Landscape Sections 2 of 2	P4	P5
0983-RFM-XX-00-DR-L-0008	0983-RFM-XX-00-DR-L-0008	Planting Strategy 2 of 3	Planting Strategy 2 of 3	P4	P5
0983-RFM-XX-00-DR-L-0009	0983-RFM-XX-00-DR-L-0009	Planting Strategy 3 of 3	Planting Strategy 3 of 3	P4	P5
0983-RFM-XX-00-DR-L-0011	0983-RFM-XX-00-DR-L-0011	Illustrative Landscape Sections 4 of 4	Illustrative Landscape Sections 4 of 4	P3	P4

6. Townscape and Visual

- 6.1 There have been no amendments to the proposed development such that an update to the TVIA is required, and no additional environmental information is required with regards to TVIA. As such, the June 2023 ES and November 2023 ES addendum remain valid and there are no additional significant effects associated with TVIA.
- 6.2 A summary of the TVIA assessment submitted with the June 2023 ES and November 2023 ES Addendum is provided below for reference.

June 2023 ES and November 2023 ES Addendum – TVIA Summary

- 6.3 The Proposed Development will introduce townscape effects to 6 Townscape Character Areas which have been identified and evaluated within the baseline study.
- 6.4 The predicted townscape effects range from **Negligible to Moderate Beneficial**. The predicted townscape effects upon The Village, North Campus and Mayfield TCAs will be **Negligible** during construction and operation. Corridor Manchester will experience **Minor – Moderate Adverse** effects during construction and **Minor – Moderate Beneficial** effects during operation as the Proposed Development presents a clear relationship with the urban grain and scale of TCA, as well as introducing improved permeability and new public realm.
- 6.5 Upper Brook Street and New Brunswick are the TCAs predicted to experience a significant effect as a result of the Proposed Development. The predicted townscape effect upon TCA 5 Upper Brook Street is **Moderate Adverse** during construction and **Moderate Beneficial** during operation due to the Site encompassing almost all of the TCA, the transformational nature of the Proposed Development and the benefits it introduces including a more defined and cohesive urban grain, improved permeability and new public realm. New Brunswick will experience **Moderate Adverse** effects during construction and **Moderate Neutral** effects during operation. In this case, Neutral means it is considered that the resulting townscape effects will be neither Beneficial nor Adverse. The Proposed Development will introduce a number of indirect benefits in close proximity to the New Brunswick townscape, including creating a more cohesive and permeable urban grain on Site as well as new public realm. However, the scale of built form and the architectural character of the Proposed Development is more appropriate to Corridor Manchester and not considered reflective of New Brunswick.

Visual

- 6.6 The Proposed Development will introduce visual effects to 15 verified views which have been identified and evaluated within the baseline study.
- 6.7 The predicted visual effects during operation of the Proposed Development range from **Negligible to Major Adverse**. Viewpoints 6 and 15 will experience **Negligible** effects. Viewpoints 8 and 13 will experience **Minor Neutral** effects, viewpoint 2 will experience

Minor – Moderate Adverse effects, and viewpoints 7, 9 and 11 will experience **Minor – Moderate** Neutral effects. The effects on viewpoints 2, 6, 7, 8, 9, 11 and 13 will not be considered significant.

- 6.8 Significant effects are those which are predicted to be Moderate and above. During operation of the Proposed Development, viewpoints 3 and 14 will experience **Moderate Adverse** effects, viewpoint 1 will experience **Moderate Beneficial** effects, and viewpoint 10 will experience Moderate Neutral effects. Viewpoints 4, 5 and 12 will experience **Major Adverse** effects. This is due to the Proposed Development being considered substantially uncharacteristic of the view, occupying a large proportion of the view, being easily noticed by the observer and being a significant change to the character of the view.
- 6.9 The effects during the construction of the Proposed Development on viewpoints 2, 3, 4, 5, 6, 12, 14 and 15 will be the same as the effects during operation (see paragraphs above). The remaining viewpoints will have an improved nature of effect during operation compared to construction. Viewpoints 8 and 13 will experience **Minor Adverse** effects during construction and **Minor Neutral** effects during completion. Viewpoints 7, 9 and 11 will experience **Minor – Moderate** Adverse effects during construction and **Minor – Moderate** Neutral effects during completion. Viewpoint 1 will experience **Moderate Adverse** effects during construction and **Moderate Beneficial** effects during completion. Viewpoint 10 will experience **Moderate Adverse** effects during construction and **Moderate Neutral** effects during completion.

7. Built Heritage

- 7.1 Changes to the proposed development would not alter the level or significance of effects on heritage assets during the construction or completed development phase and as a result there are no changes to, or additional residual effects identified since the June 2023 ES and November 2023 ES addendum.
- 7.2 A summary of the heritage assessment submitted with the June 2023 ES and November 2023 ES Addendum is provided below for reference.

June 2023 ES and November 2023 ES Addendum – Built Heritage Summary

- 7.3 During construction there would be temporary adverse effects on the Former Unitarian Chapel (grade II* listed), the Mawson Hotel (grade II listed), Oddfellows Hall (grade II listed) and 94-98 Grosvenor Street (grade II listed). Adverse effects of the construction phase on the grade II listed Adult Deaf and Dumb Institute (Former), the grade II listed Former Grosvenor Picture Palace and Whitworth Street Conservation Area would be **negligible**, resulting in a neutral or slight significance of effect.
- 7.4 There would be a **moderate adverse** effect on the grade II* listed Former Unitarian Chapel, a **negligible** effect on the grade II listed Mawson Hotel and a **minor adverse** effect on Oddfellows Hall and 94-98 Grosvenor Street, both grade II listed. There would be a **negligible** effect on the grade II listed Adult Deaf and Dumb Institute and the grade II listed Former Grosvenor Picture Palace. There would also be a **negligible** effect on the Whitworth Street Conservation Area.
- 7.5 The highest level of identified effect is on the grade II* listed Former Unitarian Chapel, where a **moderate adverse** effect has been identified for both the construction and operational phases of the Proposed Development.
- 7.6 With reference to guidance set out in the DMRB, the effect on the cultural heritage resource is not significant when the impact does not substantially diminish or enhance the heritage interest of the cultural heritage resource. The identified **moderate adverse effects** would harm the significance of the listed building but it is not considered that the heritage interest of the listed building would be 'substantially diminished'. These effects are therefore not considered to be significant.

8. Transport and Access

- 8.1 An addendum on highways and transport matters has been prepared to consider the highways and transport effects of the proposed minor amendments to the consented scheme (Appendix 8.2). A comparison exercise demonstrates that the proposed changes to Building B1 will result in the available overall floor space within the building increasing slightly from 20,932sqm to 21,237sqm (circa 1.5% increase in Building B1 GIA and 0.65% increase in total Life Science GIA across the application site (including buildings B2 & B3, which remain unchanged)). It also provides the opportunity for some re-design of the internal space to provide increased operational floorspace for lab / office areas, alongside a reduction in the previously identified event space.
- 8.2 All of the proposed amendments relate to alterations associated with Building B1, with the principal highways & transport effect of these changes being minor amendments to vehicle servicing to the building and an anticipated negligible change in predicted development related travel demand, associated with the change in Life Science operational employment floor space. No changes are proposed to the wider site masterplan layout, or the principles of the supporting site access strategy, which remains effectively 'car-free' development, to be supported by a suite of local highway measures including improvements to the Kincardine Road corridor and adjacent local junctions on Upper Brook Street.
- 8.3 The proposed changes to Block B1 are expected to result in a slight increase in overall floorspace within the revised B1 building layout, as well as opportunities to increase the proportion of internal floorspace that would be available for operational use (lab / offices). It is anticipated that these changes could allow an increase of circa 2.7%, when compared to the employee levels associated with the consented scheme.
- 8.4 Review of the travel demand implications of this larger predicted employee quantum suggests that any related changes in employment-based car travel demand to / from the site would be negligible and would not give rise to material changes in local transport network operational conditions and are realistically unlikely to be discernible from day-to-day variations in baseline in travel demand (which can typically vary by + or - 10%). It is therefore considered that there is no requirement to revisit the core transport network performance analysis set out within the previous 2023 TA & ES submission and that the previously identified conclusions set out within these documents remain the appropriate reference point for the appraisal of development related highways and transport impact.

9. Socioeconomics

- 9.1 The additional floorspace translates to a 2.7% increase in direct and indirect jobs from those identified in the previous assessment. Given the small increase there have been no amendments to the proposed development such that an update to the socio-economic assessment is required, and no additional environmental information is required. As such, the June 2023 ES and November 2023 ES addendum remain valid.
- 9.2 A summary of the socio-economic assessment submitted with the June 2023 ES and November 2023 ES Addendum is provided below for reference.

June 2023 ES and November 2023 ES Addendum – Socio-Economic Summary

- 9.3 The Proposed Development will contribute to Manchester's economic prosperity building on its knowledge economy strengths to the benefit of Greater Manchester and the North West. It will increase the revenues to Manchester City Council through business rates and Council tax in the order of £5.35m per year.
- 9.4 Given this context, the Proposed Development is still regarded as having a positive and lasting effect in the area. This is unchanged and assessed as a **Moderate Beneficial** overall rating which is Not Significant in EIA terms.

10 Daylight, Sunlight & Overshadowing

Introduction

- 10.1 Chapter 10 of the June 2023 ES and November 2023 ES Addendum comprised an assessment of the potential significant effects of the Proposed Development on daylight, sunlight and overshadowing. This Chapter considers the proposals in light of the changes to the development.
- 10.2 The chapter identifies any new or altered significant effects which could arise from that presented in the June 2023 ES and November 2023 ES Addendum. Where the assessment has not changed it is referenced as such within this Chapter.
- 10.3 The approach to this assessment is set out within this chapter and at Chapter 2 of the ES Addendum.
- 10.4 This ES Addendum Chapter should be read in conjunction with Chapter 10 of the June 2023 ES and November 2023 ES addendum submitted as part of the full planning application (Ref. 137401/FO/2023).
- 10.5 The proposed changes to the Proposed Development, relevant to daylight, sunlight and overshadowing, comprise the chamfering of the eastern side of Block B1 and the expansion of the Block B1's footprint north towards Block A3.
- 10.6 Our understanding of the Proposed Development massing is based on a 3D model provided by Hawkins Brown Architects.
- 10.7 The following appendices have been updated and submitted with this ES Addendum. They replace the appendices submitted as part of the June 2023 ES.
- Appendix 10.2 – Baseline & Proposed Massing Images
 - Appendix 10.3 – Tabulated VSC Results (Baseline vs Proposed)
 - Appendix 10.4 – Tabulated NSL Results & NSL Contour Plots (Baseline vs Proposed)
 - Appendix 10.5 – Tabulated APSH Results (Baseline vs Proposed)
 - Appendix 10.6 – Time in Sun Plots (Baseline vs Proposed)
 - Appendix 10.7 – Baseline & Proposed + Cumulative Massing Images
 - Appendix 10.8 – Tabulated VSC Results (Baseline vs Proposed + Cumulative)
 - Appendix 10.9 – Tabulated NSL Results & NSL Contour Plots (Baseline vs Proposed + Cumulative)
 - Appendix 10.10 – Tabulated APSH Results (Baseline vs Proposed + Cumulative)
 - Appendix 10.11 – Time in Sun Plots (Baseline vs Proposed + Cumulative)

Assessment Methodology and Significance Criteria

- 10.8 There are no changes to the assessment methodology from those set out in the June 2023 ES.
- 10.9 The proposed changes to the Proposed Development do not alter the scope of the assessment. The following neighbouring receptors have been considered as part of this ES Addendum:
- Lamport Court, Groom Street
 - Nos. 1-7 Litcham Close (odd nos. only)
 - 38-46 Hanworth Close (even nos. only)
 - 2-8 Wadesmill Walk (even nos. only)
 - 2-8 Stockland Close (even nos. only)
 - 1-23 Mawson Road (odd nos. only)
 - Hello Students / The Chapel Student Accommodation, Upper Brook Street
 - Kincardine Court, Kincardine Road
 - Elizabeth Yarwood Court, 101 Kincardine Road.

Assumptions/Limitations

- 10.10 All assumptions, limitations and information relied upon (including, but not limited to, room layouts of neighbouring buildings and massing of cumulative schemes), as set out in the June 2023 ES remain applicable.

Baseline Conditions

- 10.11 Since the June 2023 ES and November 2023 ES Addendum were submitted, there are changes in the vicinity of the Site which have the potential to influence daylight and sunlight amenity in the Baseline and Cumulative Condition.
- 10.12 These changes are:
- The construction of No.3 Circle Square has commenced. Its massing has therefore been added to the Baseline Condition.

- The MMU Library Transformation project has been granted planning approval. The massing of this building has been included in the cumulative condition.

Embedded Mitigation

- 10.13 No embedded mitigation in relation to sunlight and daylight effects is proposed.

Assessment of Likely Significant Effects

Construction

- 10.14 During the construction phase, the daylight and sunlight effects will gradually change from the baseline condition to those impacts (where present) with the Proposed Development in place, which is described below in the operational phase.
- 10.15 Accordingly, the construction effects have not been assessed quantitatively as it is considered that the completed Proposed Development represents the worst-case assessment in terms of likely daylight and sunlight.

The Completed and Operational Development

Daylight Amenity

- 10.16 There is no change in the daylight amenity impact on the following neighbouring buildings over and above that set out in the June 2023 ES and November 2023 ES Addendum:
- Lamport Court, Groom Street
 - Nos. 1-7 Litcham Close (odd nos. only)
 - 38-46 Hanworth Close (even nos. only)
 - 2-8 Wadesmill Walk (even nos. only)
 - 2-8 Stockland Close (even nos. only)
 - 1-23 Mawson Road (odd nos. only)
 - Hello Students / The Chapel Student Accommodation, Upper Brook Street
 - Kincardine Court, Kincardine Road
 - Elizabeth Yarwood Court, 101 Kincardine Road.

- 10.17 Of the neighbouring receptors assessed, Nos. 38-46 Hanworth Drive are located closest to Block B1 of the Proposed Development.
- 10.18 There are fractional differences in the daylight amenity of the rooms assessed, with residual VSC values being marginally better (under 1% improvements) than those of the analyses carried out for the June 2023 ES and November 2023 ES Addendum. Impacts on these buildings is marginally less adverse than previously, albeit with no change to the significance of impact overall.
- 10.19 Notwithstanding marginal and fractional changes to measured daylight values, magnitudes of change in daylight to windows and rooms of the neighbouring receptors noted above remains as stated in the June 2023 ES and November 2023 ES Addendum.

Sunlight Amenity

- 10.20 Receptors to the south of the Block B1 design changes will experience no variation as a result of the change in design. These buildings are:
- Hello Students / The Chapel Student Accommodation, Upper Brook Street
 - Kincardine Court, Kincardine Road
 - Elizabeth Yarwood Court, 101 Kincardine Road.
- 10.21 Block B1 of the Proposed Development is located to the north of these neighbouring buildings, meaning that these receptors do not receive direct sunlight over the amended part of the Proposed Development. The proposed change in design of Block B1 is therefore of no influence on sunlight amenity of buildings to the south.
- 10.22 The revised massing of the Proposed Development will result in either no change or very minor changes to the sunlight amenity values (APSH and WPSH) of receptors to the east and north of the Site, compared to the June 2023 ES and November 2023 ES Addendum. These buildings are:
- Lamport Court, Groom Street
 - Nos. 1-7 Litcham Close (odd nos. only)
 - 38-46 Hanworth Close (even nos. only)
 - 2-8 Wadesmill Walk (even nos. only)
 - 2-8 Stockland Close (even nos. only)
 - 1-23 Mawson Road (odd nos. only)
- 10.23 Notwithstanding changes in measured sunlight values, where present, overall the magnitudes of change and significance of impact on sunlight amenity remains as previously stated for all neighbouring receptors assessed.

- 10.24 On that basis, the change in massing has resulted in no change to significance of impact on the sunlight amenity of these neighbouring receptors, as identified in the June 2023 ES and November 2023 ES Addendum.

Sunlight to External Amenity Areas

- 10.25 Notwithstanding some fractional differences to Time in Sun analysis results, there is no change to the significance of impacts on neighbouring external amenity areas to those identified in the June 2023 ES and November 2023 ES Addendum.

Additional Mitigation / Enhancement Measures

Construction

- 10.26 No changes since the June 2023 ES and November 2023 ES Addendum.

The Completed and Operational Development

- 10.27 No changes since the June 2023 ES and November 2023 ES Addendum.

Residual Effects

- 10.28 No changes since the June 2023 ES and November 2023 ES Addendum.

Conclusions

- 10.29 Notwithstanding the negligible changes to the measured daylight and sunlight values there are, as a result of the change to the massing of the Proposed Development, no changes to the significance of impacts nor the conclusions drawn in the June 2023 ES and November 2023 ES Addendum. The significance of impact remains as previously stated.

Assessment of Cumulative Effects

Daylight Amenity

- 10.30 Notwithstanding very small changes to the measured daylight values, there is no change to the significance of impacts, nor the conclusions drawn in the June 2023 ES and November 2023 ES Addendum regarding Cumulative impacts for the following neighbouring receptors:

- Lamport Court, Groom Street
- Nos. 1-7 Litcham Close (odd nos. only)

- 38-46 Hanworth Close (even nos. only)
- 2-8 Wadesmill Walk (even nos. only)
- 2-8 Stockland Close (even nos. only)
- 1-23 Mawson Road (odd nos. only)
- Hello Students / The Chapel Student Accommodation, Upper Brook Street
- Kincardine Court, Kincardine Road
- Elizabeth Yarwood Court, 101 Kincardine Road.

10.31 As noted above, Nos. 38-46 Hanworth Drive are located closest to Block B1 of the Proposed Development.

10.32 In the cumulative condition there are fractional improvements (<1%) in daylight amenity of the rooms assessed within these receptors, compared with residual VSC values of the analyses carried out for the June 2023 ES and November 2023 ES Addendum.

10.33 Impacts on these buildings in the cumulative condition are slightly less adverse than previously, albeit with no change to the significance of impact.

Sunlight Amenity

10.34 As stated above, receptors to the south of the Block B1 design changes will experience no variation as a result of the change in design in the cumulative condition. The proposed change to the massing of Block B1 of the Proposed Development will have no influence on sunlight amenity of these neighbouring buildings.

10.35 Notwithstanding very small differences in the measured sunlight values of those buildings to the north and east of Block B1, listed above, there is no change to the significance of impacts in the cumulative condition, nor the conclusions drawn in the June 2023 ES and November 2023 ES Addendum.

10.36 As noted above, Nos. 38-46 Hanworth Drive are the closest of the neighbouring receptors to Block B1 of the Proposed Development. These buildings will experience very small improvements in measured sunlight values in the cumulative condition, compared to previous analyses. Impacts on sunlight amenity of these buildings will continue to be Not Significant.

10.37 Overall there is no change to the significance of impacts previously identified.

Sunlight to External Amenity Areas

10.38 In the cumulative condition there is also no change to the significance of impacts on the sunlight of external amenity spaces identified in the June 2023 ES and November 2023 ES Addendum.

13. Wind Microclimate

- 13.1 There have been no amendments to the proposed development such that an update to the wind assessment is required, and no additional environmental information is required. As such, the June 2023 ES and November 2023 ES addendum remain valid.
- 13.2 A summary of the wind assessment submitted with the June 2023 ES and November 2023 ES Addendum is provided below for reference.

June 2023 ES and November 2023 ES Addendum – Wind Microclimate Summary

- 13.3 A Computational Fluid Dynamics (CFD) based wind assessment was performed for the Proposed Development with both existing and cumulative surrounds.
- 13.4 Embedded wind mitigation measures were included in the form of the proposed landscaping scheme, raised (600mm) planters in Hanworth Square and a series of seven 1500mm wide by 3000mm tall 50% porous screens around the PBSA section of the proposed development.
- 13.5 Wind conditions are suitable for all thoroughfares, roadways, bus stops, proposed entrances, off-site entrances, proposed ground level amenity, proposed terrace level amenity and existing amenity spaces. All wind effects are **negligible** (not significant).

13. Climate Change

- 13.1 There have been no amendments to the proposed development such that an update to the climate change assessment is required, and no additional environmental information is required. As such, the June 2023 ES and November 2023 ES addendum remain valid.
- 13.2 A summary of the climate change assessment submitted with the June 2023 ES and November 2023 ES Addendum is provided below for reference.

June 2023 ES and November 2023 ES Addendum – Climate Change Summary

- 13.3 No significant effects due to climate change are expected during the construction phase as it is anticipated that it will take less than ten years to complete. Furthermore, mitigation measures would be incorporated into detailed CEMPs for each phase of the Proposed Development, which would greatly reduce potential impacts.
- 13.4 The Resilience Assessment determined that there would be no significant effects during the operational phase of the Proposed Development.
- 13.5 Although it is accepted that all GHG emissions contribute to climate change, IEMA has set out how to determine whether GHG emissions associated with individual developments are significant in EIA terms.
- 13.6 Quantitative assessments of vehicular emissions and embodied carbon were undertaken for the construction phase. GHG emissions anticipated to be emitted during the construction phase are considered to be a **temporary, moderate adverse** effect. However, the implementation of mitigation measures is expected to reduce this to a **temporary, minor adverse** effect, which is not considered to be significant in EIA terms and would not cause the UK Government to fail in reaching their net zero trajectory by 2050.
- 13.7 Quantitative assessment of vehicular emissions and energy production were undertaken for the operational phase. The GHG emissions anticipated to be emitted during the operational phase is considered to be a permanent, **moderate adverse** effect. However, the implementation of mitigation measures such as: the provision of cycle parking; measures within the Travel Plan; and Solar PV and ASHPs is expected to reduce this to a **permanent, minor adverse** effect, which is not considered to be significant in EIA terms and would not cause the UK Government to fail in reaching their net zero trajectory by 2050.
- 13.8 No significant effects are anticipated.

13. Summary and Conclusions

13.1 A Section 73 application is being made in support of further amendments to the approved scheme. The proposed amendments relate to changes to the layout and positioning of Building B1 (Life Sciences) to take account of below ground utilities and the building exclusion zone subsequently identified by the relevant infrastructure service provider.

13.2 As a result of these changes, the assessments within the June 2023 ES and November 2023 ES addendum have been reviewed to identify where new or altered significant effects are anticipated and a summary of each is provided below.

Townscape and Visual

13.3 There have been no amendments to the proposed development such that an update to the TVIA is required, and no additional environmental information is required with regards to TVIA. As such, the June 2023 ES and November 2023 ES addendum remain valid and there are no additional significant effects associated with TVIA.

Built Heritage

13.4 Changes to the proposed development would not alter the level or significance of effects on heritage assets during the construction or completed development phase and as a result there are no changes to or additional residual effects identified since the June 2023 ES and November 2023 ES addendum.

Transport

13.5 An addendum on highways and transport matters has been prepared to consider the highways and transport effects of the proposed minor amendments to the consented scheme. A comparison exercise demonstrates that the proposed changes to Block B1 will result in the available overall floor space within the building increasing slightly from 20,932sqm to 21,237sqm (circa 1.5% increase in Building B1 GIA and 0.65% increase in total Life Science GIA across the application site (including buildings B2 & B3, which remain unchanged)). It also provides the opportunity for some re-design the internal space to provide increased operational floorspace for lab / office areas, alongside a reduction in the previously identified event space.

13.6 All of the proposed amendments relate to alterations associated with Building B1, with the principal highways & transport effect of these changes being minor amendments to vehicle servicing to the building and an anticipated negligible change in predicted development related travel demand, associated with the change in Life Science operational employment floor space. No changes are proposed to the wider site masterplan layout, or the principles of the supporting site access strategy, which remains effectively 'car-free' development, to be supported by a suite of local highway measures including improvements to the

Kincardine Road corridor and adjacent local junctions on Upper Brook Street.

- 13.7 The proposed changes to Building B1 are expected to result in a slight increase in overall floorspace within the revised B1 building layout, as well as opportunities to increase the proportion of internal floorspace that would be available for operational use (lab / offices). It is anticipated that these changes result in an increase of circa 2.7%, when compared to the employee levels associated with the consented scheme.
- 13.8 Review of the travel demand implications of this larger predicted employee quantum suggests that any related changes in employment-based car travel demand to / from the site would be negligible and would not give rise to material changes in local transport network operational conditions and are realistically unlikely to be discernible from day-to-day variations in baseline in travel demand (which can typically vary by + or – 10%). It is therefore considered that there is no requirement to revisit the core transport network performance analysis set out within the previous 2023 TA & ES submission and that the previously identified conclusions set out within these documents remain the appropriate reference point for the appraisal of development related highways and transport impact.

Socio-economics

- 13.9 The additional floorspace translates to a 2.7% increase in direct and indirect jobs from those identified in the previous assessment. Given the small increase there have been no amendments to the proposed development such that an update to the socio-economic assessment is required, and no additional environmental information is required. As such, the June 2023 ES and November 2023 ES addendum remain valid.

Daylight, Sunlight and Overshadowing

- 13.10 An updated Daylight, Sunlight and Overshadowing assessment has been undertaken by Proximity. The results of the assessment have shown that notwithstanding the negligible changes to the measured daylight and sunlight values resulting from the change to the massing of the Proposed Development, no changes are required to the conclusions drawn in the June 2023 ES or November 2023 ES Addendum.

Wind

- 13.11 There have been no amendments to the proposed development such that an update to the wind assessment is required, and no additional environmental information is required. As such, the June 2023 ES and November 2023 ES addendum remain valid.
- 13.12 Wind conditions continue to be suitable for all thoroughfares, roadways, bus stops, proposed entrances, off-site entrances, proposed ground level amenity, proposed terrace level amenity and existing amenity spaces. All wind effects are negligible (not significant).

Climate Change

- 13.13 There have been no amendments to the proposed development such that an update to the climate change assessment is required, and no additional environmental information is required. As such, the June 2023 ES and November 2023 ES addendum remain valid.

Summary

- 13.14 The current planning approval Planning Ref: 137401/FO/2023 is being amended through a S73 planning application. The proposed amendments relate to changes to the layout and positioning of Block B1 (Life Sciences) to take account of below ground utilities and the building exclusion zone subsequently identified by the relevant infrastructure service provider. The result of this has necessitated select updates to the design and corresponding updates to plans and technical assessments which are submitted for approval. This ESA has confirmed that no new significant residual effects have been identified.