Deloitte.



Plot 9B, First Street, Manchester

Environment Impact Assessment (EIA) Screening and Scoping Report

July 2024

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1. Introduction

1.1. This Environmental Impact Assessment ('EIA') Screening and Scoping Report has been prepared in respect of proposals for the Site identified as Plot 9B ('the Site') in the First Street Development Framework ('FSDF'), which was last updated in 2020.

1.2. Vita Meadow Ltd ('the Applicant') will be applying for Planning Permission for purpose-built student accommodation ('PBSA') ('the Proposed Development'). The term 'Proposed Development' used within this Report refers to all stages of construction and the operation of the development.

1.3. The Site is located within Manchester City Centre. The Site comprises two areas, as shown on the plan at Appendix 1. The Proposed Development will be located entirely on 'Plot 9B', bound to the west by Medlock Street; to the north by land at Plot 9A of the FSDF area (currently being redeveloped into an office block of up to 9 storeys (pursuant to Planning Permission 132600/FO/2021); to the east by land at Plot 10A (currently being redeveloped into an office block of up to 13 storeys (pursuant to Planning Permission 136043/FO/2023)) and to the south east by Hulme Street and land at Plot 11 of the FSDF area (currently being redeveloped to deliver three co-living buildings of upto 45 storeys (pursuant to Planning Permission 125573/FO/2019 (as amended)).

1.4. The area bound by the River Irvell to the north; Cambridge Street to the east; Machintosh Mills to the south and river street and Annie Hornian Street to the west will only be uses as a site compound for the construction phase of works (the 'Construction Compound').

1.5. This Screening and Scoping Report is submitted to Manchester City Council ('MCC') as a request for a Scoping Opinion under Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 ('the 2017 EIA Regulations'), which came into force on 16 May 2017. In accordance with Regulation 15, paragraph 2, this report contains:

- A brief description of the nature and purpose of the Proposed Development and of its possible effects on the environment.
- A plan sufficient to identify the land enclosed at Appendix 1.

EIA Requirements

1.6. The EIA process is the mechanism by which development proposals are appraised in relation to the environmental criteria as well as socio-economic, engineering and technical considerations. The EIA process defines the context of the Proposed Development and examines the issues considered pertinent.

1.7. The purpose of the EIA is to establish both the nature of the Proposed Development and the environment within which it is likely to take place, in order to identify likely significant effects on the environment that may arise. This is also undertaken by comparing the existing situation at the start of the work (baseline) with the situation once the Proposed Development is in place.

1.8. Regulation 18 and Schedule 4 of the EIA Regulations set out the prescribed information that needs to be included in an ES for EIA Development, including when a scoping opinion (as in the present case) has been requested. In relevant part, Regulation 18 states that an ES must include:

1.9. *"(a) a description of the proposed development comprising information on the site, design, size and other relevant features of the development;*

(b) a description of the likely significant effects of the proposed development on the environment;

(c) a description of any features of the proposed development, or measures envisaged in order to avoid, prevent or reduce and, if possible, offset likely significant adverse effects on the environment;

(d) a description of the reasonable alternatives studied by the developer, which are relevant to the proposed development and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the development on the environment;

(e) a non-technical summary of the information referred to in sub-paragraphs (a) to (d); and

(f) any additional information specified in Schedule 4 relevant to the specific characteristics of the particular development or type of development and to the environmental features likely to be significantly affected"

1.10. The 2017 EIA Regulations require that any Proposed Development falling within the description of a 'Schedule 2 development' within the meaning of the Regulations, will be subject to an EIA where such development is likely to have 'significant' effects on the environment by virtue of such factors as its nature, size or location (Regulation 4(2)).

1.11. The Proposed Development falls under the category of *"Infrastructure Projects – Urban Development Projects"* (Schedule 2, 10, (b)) as described in the Regulations. The applicable threshold above which EIA is likely to be required is (ii) the development includes more than 150 dwellings. The indicative thresholds and criteria state that:

"In addition to the physical scale of such developments, consideration should be given to the potential increase in traffic, emissions and noise. EIA is unlikely to be required for the redevelopment of land unless the new development is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination".

1.12. The Site currently comprises an area of vacant brownfield land, which was previously cleared under application Ref. 125833/FO/2019. The Proposed Development will comprise up to 820 PBSA bedspaces in a building up to 28 storeys in height. Therefore, the nature and scale of the Proposed Development is considered to be of significantly larger scale and intensity than the existing scenario. Given the location of the Site and potential for in combination effects with other projects in this central location, the Proposed Development could result in likely significant environment effects. For these reasons, an EIA is considered appropriate to test the likely significant effects of the Proposed Development on the surrounding environment. The Applicant therefore proposes to submit an Environmental Statement (in relation to certain topic areas where there is likely to be a significant effect of the environment) in support of the planning application.

Purpose of the Scoping Report

1.13. The process of identifying likely significant effects on the environment which should be addressed by the EIA is termed 'scoping' and the results are presented as a Screening and Scoping Report.

1.14. Regulation 15 of the 2017 EIA Regulations set out the requirements for obtaining a scoping opinion from the relevant planning authority.

1.15. This Screening and Scoping Report sets out the framework within which the ES will be produced and the topic areas and information that will be contained within the document. It is issued to MCC as the Local Planning Authority ('LPA') for circulation to Statutory Consultees and other organisations who are invited to express their views on the proposed scope of the EIA, or suggest additional issues which may be considered to be of significance. The views expressed by Statutory Consultees will then be used by the LPA to inform the formal Scoping Opinion.

1.16. The LPA is required to respond to a formal request for a Scoping Opinion within five weeks of registering receipt.

1.17. Should the proposed scope of the EIA be accepted by MCC, the EIA team (as set out in Table 1) will be co-ordinated and led by Deloitte.

Table 1: EIA Project Team

Topic	Assessment Carried Out By
Air Quality	Hydrock
Construction Management Plan	Renaker
Climate Change	Ridge
Human Health	Enfusion
Noise and Vibration	Fisher Acoustics
Socio-Economic	Amion
Sunlight, Daylight and Overshadowing	Proximity
Townscape and Visual Impact	TPM

Topic	Assessment Carried Out By
Wind Microclimate	Arc Aero

1.18. Sustainability and the impact of the Proposed Development on climate change is an integral part of the design process and will also be considered throughout the EIA. Further standalone reports explaining the approach to sustainability policy objectives will accompany the application for Full Planning Permission.

1.19. The remainder of this report is structured as follows:

- Section 2: Approach to the EIA
- Section 3: Description of the Site and Surroundings
- Section 4: High Level Description and Specification
- Section 5: Topics which are Not Significant
- Section 6: Technical Chapters
- Section 7: Methodology for Assessment of Cumulative
- Section 8: Summary

2. Approach to the EIA

Scope

2.1. A scoping exercise has been carried out in order to determine the likely significant effects on the environment that may arise as a result from the Proposed Development. This process has enabled the team to determine which technical disciplines are pertinent to the Proposed Development and the scope of assessment required in order for any likely significant effects on the environment to be addressed as part of the EIA process.

2.2. This process has taken account of relevant planning policy, the 2017 EIA Regulations, knowledge of the Site, and the professional opinion of the project team.

2.3. The information presented in the ES will be provided in accordance with Schedule 4 or the EIA Regulations and will include:

- A description of the Proposed Development;
- An outline of the main alternatives studied;
- A description of the aspects of the environment likely to be significantly affected by the proposals;
- A description of the measures envisaged to prevent, reduce and where possible offset any significant adverse effects on the environment;
- A non-technical summary; and
- An indication of any difficulties encountered by the Applicant in compiling the required information.

2.4. The introductory chapters for the ES will provide the following information:

- An introduction to the ES in a legislative and the Site-specific context;
- Description of the Site and Proposed Development;
- Alternatives considered and project design evolution;
- EIA methodology;
- Construction methodology and programme;
- ES Structure; and
- Details of the EIA project team.

2.5. The geographical coverage of the EIA will be determined by a number of factors including:

- The physical extent of work;
- The nature of the baseline environment, including the location of sensitive receptors;
- The distance over which effects will be significant; and,
- The presence and type of *"pathways"* along which impacts may be spread.

2.6. The EIA will assess both the construction and operational phases of the Proposed Development.

2.7. The ES is anticipated to comprise two volumes, the first of which will set out the findings with respect to each of the environmental disciplines that have been examined as part of the EIA. Volume 2 will include all the supporting documents and technical appendices relating to the chapters. A Non-Technical Summary ('NTS') will be produced and will form a standalone document.

2.8. Each ES Chapter will follow the headings set out below to ensure the final document is transparent, consistent and accessible:

- Introduction
- Technical Competence
- Consultation
- Available Baseline Information
- Baseline Conditions
- Scope of Assessment
    - Identification of Effect/s which are Not Significant
    - Identification of Effect/s which are Likely to be Significant
- Assessment Methodology for Likely Significant Effects
- Limitations and Assumptions

2.9. Each chapter sub-heading is explained in further detail below:

Technical Competence

2.10. This section informs the statement of technical competence to comply with the EIA Regulations.

Consultation

2.11. A process of stakeholder consultation has already commenced with regard to the Proposed Development. Members of the project team have met with senior officers from the LPA to discuss the Proposed Development.

2.12. In addition, the project team will consult the following stakeholders prior to submitting the planning application:

- Manchester City Council- Environment Health, Highways
- Greater Manchester Police
- Transport for Greater Manchester (TfGM)
- Greater Manchester Ecological Unit
- Greater Manchester Archaeological Advisory Service (GMAAS)
- Manchester Airport Safeguarding Team
- Barton Aerodrome
- NATS
- Local Ward Councillors and
- Local businesses and residents

2.13. A Statement of Consultation will be submitted with the planning application and will provide further detail on consultation undertaken.

Available Baseline Information

2.14. This will include details of studies, surveys, technical analysis/evaluation(s) that have already been undertaken prior to this EIA Scoping process and therefore inform the baseline and scope of assessment.

Baseline Conditions

2.15. This will include a description of the environment as it is currently and as it is expected to change as a result of the Proposed Development, as well as how it would change if the Proposed Development did not come forward (as relevant). The method used to obtain this information will be clearly identified. Baseline data will be collected in such a way that the importance of the particular subject area to be affected can be placed in its context and surroundings so that the likely effects of the proposed changes can be predicted.

2.16. The baseline data will provide the baseline situation for all 'receptors' identified and any appropriate technical study areas (i.e., Zone of Influence).

Scope of Assessment

Identification of Effect/s which are Not Significant

2.17. This section will identify effects that will be scoped out of the EIA.

2.18. The consideration of effects not considered significant could take account of Primary and Tertiary mitigation. Where these have been considered, mitigation measures have been clearly identified.

2.19. The following definitions of the types of mitigation have been considered:

- **Primary mitigation:** modifications to the location or design of the Proposed Development or measures specifically included in the design of the proposed development to mitigate a known issue and are therefore an inherent part of the project;

- **Secondary mitigation:** action that will require further activity in order to achieve the anticipated outcome. These would be included within the ES following the assessment of effect, under the 'mitigation' section, before the reporting of the 'residual' effects. It is anticipated that such measures would be secured by condition; and

- **Tertiary mitigation:** actions that would occur with or without the EIA. These include actions that will be undertaken to meet other existing legislative requirements, or actions that are considered to be standard practices used to manage commonly occurring environmental effects.

Identification of Effect/s which are Likely to be Significant

2.20. This section will identify likely significant effects that will be scoped in for assessment in the ES. It will identify likely significant environmental effects (positive and negative) resulting from the Proposed Development.

2.21. Construction and operational effects will be considered separately.

Assessment Methodology for Likely Significant Effects

2.22. This section will provide sufficient detail of the methodology that will be adopted to assess the likely significant environmental effects identified above, whilst also being concise.

2.23. A clear explanation of the methods used in undertaking the study with reference to published standards, guidelines and best practice will be provided.

2.24. All assessments will consider all relevant phases of the Proposed Development (i.e., construction [including demolition] and operational phases).

2.25. The assessment of likely significant effects to sensitive receptors will consider the sensitivity of the receptor (on a scale of high, medium, low and negligible) and the magnitude of change (on a scale of large, medium, small and negligible) to determine the level of effect on a scale of major, moderate, minor and negligible. Significant effects will be determined following this through professional judgment.

Scenarios to be Tested

2.26. Unless stated otherwise within each technical chapter, the following scenarios will be tested:

- **Scenario 1**: Existing site (baseline)
- **Scenario 2:** Existing site (baseline) with Proposed Development; and
- **Scenario 3:** Existing site (baseline) with Cumulative developments and Proposed Development.

Determining Impact Magnitude

2.27. The methodology for determining the scale or magnitude of change caused by the impact is (unless otherwise stated within each Chapter) is set out below.

Table 2: Methodology for Determining Sensitivity

Magnitude of Impact	Criteria for assessing impact
Major	Total loss or major/substantial alteration to key element/features of the baseline (pre-development) conditions such that the post development character/composition/attributes will be fundamentally changed.
Moderate	Loss or alteration to one or more key elements/features of the baseline conditions such that post development character/composition/attributes of the baseline will be materially changed.
Minor	A minor shift away from baseline conditions. Change arising from the loss/alterati will be discernible/detectable but not material. The underlying

Magnitude of Impact	Criteria for assessing impact
	character/composition/attributes of the baseline condition will be similar to the pre-development circumstance/situation.

Receptor Sensitivity

2.28. The sensitivity of a receptor is based on relative importance of the receptor using the scale in the table below:

Table 3- Methodology for Determining Sensitivity

Sensitivity	Examples of receptor
High	The receptor/resource has little ability to absorb change without fundamentally altering its present character or is of international or national importance.
Moderate	The receptor/resource has moderate capacity to absorb change without significantly altering its present character or is of high importance.
Low	The receptor/resource is tolerant of change without detriment to its character, is of low or no local importance.

Assessment of Effect Significance

2.29. Effect significance will be calculated using the matrix in Table 4, unless otherwise stated within each Chapter. This illustrates the interaction between impact magnitude and receptor sensitivity, whereby the impacts can be positive or negative.

Table 4- Impact Significance Matrix

Magnitude	High	Sensitivity Moderate	Low
Major	Major Adverse/Beneficial	Major - Moderate Adverse - Beneficial	Moderate - Minor Adverse - Beneficial
Moderate	Major Adverse/Beneficial	Moderate Adverse – Beneficial	Minor Adverse/Beneficial
Minor	Minor Adverse/Beneficial	Minor Adverse/Beneficial	Negligible
Negligible	Negligible	Negligible	Negligible

Limitations and Assumptions

2.30. This section will set out any assumptions made in the assessment including potential limitations to the information used. This is to ensure transparency within the EIA process as required by the EIA regulations.

3. Description of the Site and Surroundings

Site Description

3.1. The Plot 9B measures approximately 0.25 Ha in area and currently comprises a parcel of vacant, brownfield land. The Construction Compound measures 0.46, and comprises an area of vacant, brownfield land. The Site Location Plan is found at Appendix 1 of this Report.

3.2. The Site is located within Flood Zone 1 and within a Critical Drainage Area. It also falls within an Air Quality Management Area.

3.3. There are no records of protected species within the Site and it is not subject to any environmental designations.

3.4. The Site does not fall within a Conservation Area the nearest conservation area is Castlefield Conservation Area, the boundary of which is c.400m frm the Site. Similarly, there are no Listed Buildings on site with the closest asset being c. 90 metres to the east of the site. Considering the wider area, there are 32 listed buildings and 2 conservation areas within a 500m radius of the Proposed Development.

Site Planning History

The 2019 Permission

3.5. In April 2020, planning permission (Ref. 125833/FO/2019) was granted for the redevelopment of combined Plots 9a and 9b, First Street Central into an office building. The description of the development was as follows:

"Erection of a basement plus 11-storey building comprising office accommodation (Use Class B1), flexible commercial space (Use Classes A1, A2, A3, A4, B1, and D2), car parking, cycling parking and associated facilities, landscaping, and associated works."

3.6. The Planning Permission was implemented on site through enabling works but was not progressed further.

3.7. In April 2022, Plot 9a was subsequently approved for a nine storey 'net-zero' office building under a separate consent (planning permission ref. 132600/FO/2021), which is now being brought forward by Ask.

Site Context

3.8. The Site is located within the Regional Centre and within MCC administrative area. The Site forms part of the FSDF area and has been one of MCC's key regeneration priorities for over twenty years. The regeneration initiative includes three distinct development areas of First Street: First Street North (FSN), First Street Central (FSC) and First Street South (FSS) and a loosely define Creative Ribbon linking Oxford Road to the east and Little Peter Street to the west. The Site forms Plot 9B, FSC.

3.9. Immediately north to the site is Plot 9A, part of FSC of the First Street Masterplan, which is currently being developed under planning permission ref. 132600/FO/2021, as above. In June 2022, it was announced that the Government Property Agency (GPA) will occupy the Plot 9a building once complete. Further north is FSN, which is now complete. Centred around Tony Wilson Place, FSN is a cultural hub for the city including HOME (a contemporary art, film and theatre complex) alongside a wider mix of uses including PBSA, a multi-storey car park ('MSCP') and a range of carefully curated food and drink operators, as well as new public spaces.

3.10. To the east of the Site is Plot 10 in the FSC area, split into separate plots, Plot 10a and 10b. Plot 10a (on which the Construction Compound will be located) received planning permission (Ref. 136043/FO/2023) in 2023 for a highly sustainable office development (which is also being brought forward by Ask). Plot 10b subsequently received planning permission (Ref. 136170/FO/2023) for a 14 storey PBSA development comprising 576 bedspaces as well as a new 'food-hall' on the ground floor, helping to activate this part of the City Centre. Construction on Plot 10b started in September 2023, and the development is due to accommodate its first student intake in the 2026/27 academic year. Further beyond to the east, there is a cluster of converted mills (Macintosh Mill, Chorlton Mill and Cambridge Mill), and a diverse mix of uses, including PBSA, retail, residential, and food and beverage units.

3.11. Immediately to the south of the Site is Plot 11 which is part of FSS. Plot 11 has is currently being redeveloped to provide 3 co-living blocks (Blocks A, B and D), pursuant to Planning Permission Ref. 125573/FO/2019 (as amended)). An application for a PBSA tower on Block C is currently awaiting determination (Ref. 138831/FO/2023).

3.12. To the west of the site is Medlock Street, beyond which is the former Premier Inn site as part of the Creative Ribbon area of the FSDF. In 2023 the former Premier Inn site received planning permission to be redeveloped into a mixed development comprising a 13 storey office building and a PBSA building of upto 38 storeys, which will provide 1,014 bedspaces (pursuant to Planning Permission Ref. 135419/FO/2022).

4. High Level Description and Specification

The Development Proposals

4.1. The Applicant intends to submit a Full Planning Application for the redevelopment of Plot 9b, First Street Central, to deliver a purpose-built student accommodation (PBSA) development (Sui Generis) and associated amenity facilities.

4.2. The Application will be submitted alongside a standalone EIA.

4.3. Key statistics for the Proposed Development are contained in Table 5.

Table 5- Proposed Development Parameters

	Minimum
PBSA Bedspaces	820
Total GIA (sq. m.) – Plot 9B	25,000
External Amenity Space (sq. m) – Plot 9B	c. 640
Height	28 (approx. 120m AOD)
Car-parking Spaces	0
Cycle spaces	20%

Phasing and Delivery

4.4. The construction programme is indicative at this stage and assumes commencement of the scheme in early 2025 (subject to planning permission being granted) with a 1.5 year build out period in one phase.

5. Topics Which are not Significant

Environmental Disciplines to be scoped out

5.1. It is considered that the following disciplines will not give rise to likely significant effects on the environment and would therefore not require inclusion in the ES. Justifications in relation to each discipline, with input from technical specialists, are provided below.

Agricultural Circumstances

5.2. The Site is entirely on brownfield land so there would be no effects with respect to agriculture. This discipline can therefore be scoped out of the EIA.

Archaeology

5.3. Under the application Ref. 125833/FO/2019, an Archaeological Desk Based Assessment and Written Scheme of Investigation was prepared by Pre-Construct Archaeology for an area including the Site, which showed that the Site might contain archaeological features, which would not be of more than regional or local interest.

5.4. Investigation works were subsequently undertaken in line with an approved WSI (Ref. CDN/20/0404), including trenches within the Site boundary. It is considered that no further investigative works are required, and that this discipline can therefore be scoped out of the EIA.

Aviation

5.5. At a maximum of 28 storeys, the Proposed Development exceeds the 90m AOD aviation safeguarding threshold. Manchester Airport Group (MAG), Barton Aerodrome and NATS will need to be contacted for consultation advice.

5.6. It is considered, from professional experience of similar scale developments within this area of MCC that the Proposed Development will not give rise to aviation conflicts which cannot be resolved via appropriate mitigation to avoid any residual impacts arising.

5.7. Therefore, it is considered that the aviation discipline will not give rise to likely significant effects on the environment and would therefore not require inclusion in the Environmental Statement. This discipline can therefore be scoped out of the EIA.

Ecology and Nature Conservation

5.8. The Site contains no statutory nature conservation sites and none are within 2km of the Site, and therefore none are likely to be directly affected by the development. There are three non-statutory Sites of Biological Importance (SBI) identified within 2km of the Site which are all situated upstream and 1.4km or more from the Site. Impacts of the development on these sites are, therefore, considered unlikely due to there being no direct links between them and the Site.

Ground Conditions

5.9. The site has an extensive development history, having previously been used as residential housing, a scrap yard, coal yard, car park and most recently a construction compound. The site is also located in an area with an extensive industrial past with nearby historic land uses including gas works, rubber works, engineering works, print works, clothing works and foundries.

5.10. To date, several site investigations have been completed which have indicated the general geological profile to comprise made ground deposits ranging in depth from 0.8 to >5.45mbgl underlain by a mixture of granular Glaciofluvial Sheet deposits with occasional cohesive pockets and cohesive Devensian Till deposits. The weathered bedrock of the Chester Formation was encountered at 6.5 to 11.0mbgl.

5.11. Extensive chemical testing has been undertaken on site indicating asbestos is present within made ground deposits across the site along with elevated levels of other contaminants including metals, PAHs and Hydrocarbons. Previous ground gas monitoring indicates that elevated levels of hazardous ground gas are present that would warrant classifying the site as Characteristic Situation 2 requiring ground gas protection measures.

5.12. Notwithstanding the above the site is typical of any brownfield city centre site and there is nothing unusual or abnormal that would warrant consideration as part of an Environmental Impact Assessment. From the investigations undertaken to date it is not expected to find any on-site contaminative sources that will require remediation or treatment prior to redevelopment.

5.13. It is proposed that a programme of further site investigation works be completed to investigate the quality and composition of site soils with respect to the above risks. The results and report from this will be provided as part of the technical documents to be submitted with the planning application. In all, it is envisaged that the following technical documents will be provided in support of the development proposals.:

- Phase 1 Desk Study Report

5.14. The following additional reports are anticipated to be required by a condition, attached to any future consent on the Site, and would be agreed with the local authority prior to relevant works commencing:

- Phase 2 Interpretive Investigation Report
- Remediation Strategy Report
- Piling Risk Assessment Report

Transport

5.15. The Proposed Development will not have any car parking. Therefore, no day to day vehicle trips being made by students who are resident at the developemennt.

5.16. The Site is in a sustainable location being within walking distance of the main university destinations, the city centre and the main transport interchanges, and use of sustainable and active modes of transport will be encouraged, in line with an approved Travel Plan.

5.17. There will be traffic accessing the site for servicing purposes. This includes refuse collection and potentially infrequent ad-hoc deliveries from students or the building management. This volume of vehicle activity is expected to be low and would not be material presence of traffic on highway users or cause any adverse environmental issues.

5.18. It is anticipated that at the start and end of term there will be greater traffic movements as students are dropped off, including unloading moving boxes. During these relatively short time periods, access would be managed and controlled to avoid congestion. Traffic during these periods is not considered to breach any environmental implications. A strategy for *"Management of Student Move in and Move out and on Management of Deliveries"* will be submitted as part of the Planning Application.

TV Reception

5.19. The Proposed Development has the potential to affect TV transmissions in the surrounding area, particular the area behind the Proposed Development with respect to the transmitter (the shadow zone). The television transmitter serving the area surrounding the Proposed Development is expected to be Winter Hill. This is a UK main transmitter, broadcasting local and national television channels.

5.20. A TV baseline reception survey will be completed within the shadow zone, using an advanced TV signal analyser, connected to an aerial located at 10 metres above ground level. This process will confirm the transmitter serving the surrounding area, as well as the baseline signal strength and quality. The results will allow for a 'before and after' comparison should interference be reported once construction on the Proposed Development has begun.

5.21. Any reported TV interference once construction of the Proposed Development has begun will be investigated. It is not standard practice to apply mitigation in advance because specific instances of interference cannot be easily predicted. It is also not standard practice to alter plans of a Proposed Development solely for TV interference. Any TV interference confirmed to be caused by the Proposed Development will be mitigated by the developer.

5.22. In terms of EIA, it is not standard practice to include the potential impact of this type of development on television reception. Therefore, there is no recommendation for an ES Chapter on television interference. The TV baseline survey, which is to be undertaken, will serve as a basis for validating any interference reports once the Proposed Development has begun construction.

Flood Risk and Drainage

5.23. The site sits wholly within Flood Zone 1 and thus is at low risk of flooding (defined as less than 0.1% chance of flooding from rivers or the sea). The site will have a traditional below ground drainage system, with separate surface water and foul water networks on site that are combined prior to discharge to a private infrastructure drain, within the wider First Street development area, that connects to the combined public sewer in River Street. Surface water discharge will be restricted to green field run-off rates for the 1 in 100 year + 45%CC event, with storm water attenuation provided in below ground cellular tanks located under the building.

5.24. As such there will be no increase in flood risk because of the proposed development. A Flood Risk Assessment and Outline Drainage Strategy Report will be provided as part of the technical documents to be submitted with the planning application.

Solar Glare

5.25. There will be no materially adverse solar glare impact experienced by motorists travelling south along Medlock Street from Manchester city centre towards the Mancunian Way. This is because the sun arc in the UK is from the south, so sunlight will not be reflected towards motorists travelling south. Further, from the south the massing of the Proposed Development is to a significant degree obstructed by other buildings - most notably, the office building under construction at Plot 9A. Glare will not be a distraction to motorists as they continue past the Site.

5.26. It is not anticipated that there would be any problem glare for the users of the Mancunian Way in either direction of travel (which is east and west). This highway runs past rather than towards the Proposed Development. From the east, the Proposed Development will be substantially shielded by the Downing development at Plot 11. From the west, the proposed redevelopment of the former Premier Inn site also serves as an obstruction.

5.27. To the south of the Site there will be motorists travelling north into Manchester City Centre having joined Medlock Street from the main roundabout under the Mancunian Way. Leaving one road to join another is a period of transition or adjustment. Any seasonal or time-specific glare here could be mitigated through the use of a sun visor which will significantly negate any reflected sunlight. This would be embedded into the design of the scheme.

5.28. A standalone Solar Glare Assessment will be provided as part of the technical documents to be submitted with the planning application.

Built Heritage

5.29. The potential impact on the historic environment has been considered in light of the Proposed Development. There are no listed buildings on the Site, nor does it sit within a Conservation Area. However, the Site is located within 500m of 32 listed buildings and the Whitworth Street Conservation Area and Castlefield Conservation Area.

5.30. Given the significant distance, the very limited visual relationship and the presence of existing modern architecture between the Site and majority of the heritage assets, it is not considered that the Site forms part of the immediate setting of a majority of these assets. However, the heritage assets closest to the Site towards the east would need greater consideration. From our initial assessment these views are not considered significant, and development of the Site would not impede views of the asset along the extant historical streets in this area.

5.31. Consequently, the impact of the proposals on the significance of the identified heritage assets is likely to be negligible to low and therefore does not warrant an Environmental Statement assessment and should be scoped out. However, a tightly scoped Heritage Assessment proportionate to the limited potential impact of the Proposed Development will be prepared as a stand-alone report.

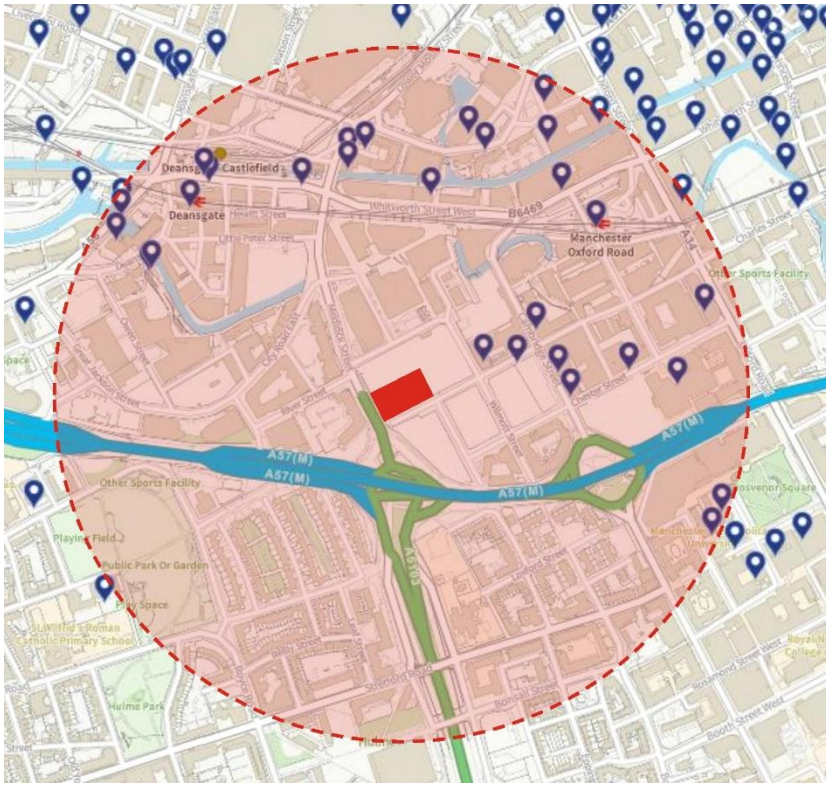


Figure 1- Heritage Assets within 500m of the Site. Site marked in red and heritage assets marked in blue. (Source: Historic England)

Summary

5.32. Table 6 provides a summary of the scoping exercise undertaken and the disciplines that will be considered within the ES. It also identifies what supplementary technical reports will be prepared and submitted as standalone documents in support of the application.

Table 6- Summary

Topics	ES Chapter	Non- EIA Assessment	Consultant
Agricultural Circumstances			n/a
Air Quality	x		Hydrock
Archaeology		x	PCA
Aviation			n/a
Climate Change	x		Ramboll
Ecology		x	Penny Anderson
Ground Conditions		x	ROC
Built Heritage		X	Deloitte

Topics	ES Chapter	Non- EIA Assessment	Consultant
Human Health	x		Enfusion
Noise and Vibration Impact Assessment	x		Fisher Acoustics
Socio-Economics	x		Amion
Sunlight, Daylight and Overshadowing	x		Proximity
Transport		x	SLR Consulting
Townscape and Visual Impact	x		TPM
TV Reception		x	Page Power
Water Resources		x	ROC
Wind Microclimate	x		Arc Aero
Flood Risk and Drainage		x	ROC
Land Contamination		x	ROC

6. Technical chapters

6.1. The list of proposed Environmental Statement Chapters is as follows:

- Introduction
- EIA Methodology and Significance Criteria
- Alternatives and Design Evolution
- Site and Development Description
- Construction Programme Methodology
- Air Quality
- Climate Change
- Construction Management Plan
- Human Health
- Noise and Vibration
- Socio-Economic
- Sunlight, Daylight and Overshadowing
- Wind Microclimate
- Townscape and Visual Impact
- Summary of Residual Impacts
- Type 1 Cumulative Effects

6.2. For each technical topic below, a summary of the content of the section is given. Where relevant, the assumptions of the assessment are described. Current relevant legislation or recognised guidance for individual assessments will be adhered to, where necessary.

Air Quality

Technical Competence

Table 7- Technical Competence

Technical Competence in Air and EIA		
	Lead Author	**Reviewer**
Name	Lauren Massingham	Phoebe Honan
Company	Hydrock, now Stantec	Hydrock, now Stantec
Qualifications/Accreditations relevant to technical area	CEnv BSc (Hons) Geology	BSc (Hons) Geography
Does the practitioner hold any IEMA qualification?	No, but holds full professional membership with Institute of Air Quality Management (MIAQM)	No, but holds full professional membership with Institute of Air Quality Management (MIAQM)
Company hold IEMA QMark?	No	
Years technical experience (in technical area)	9+	6+

Technical Competence in Air and EIA		
Number of EIA's delivered to date	10+	10+

Consultation

Table 8- Consultation

Consultee (Body/Organisation)	Role	Date and Form of Consultation	Summary and Outcome of Consultation
MCC	Environmental Health Officer	4th June 2024 Email and via Web Portal	To date no response has been received

Completed Background Studies / Available Baseline Information

6.3. No baseline studies have been undertaken to date.

Baseline

6.4. The Site is located with the Greater Manchester Combined Authority (GMCA) AQMA, which covers a large area across all council areas within the GMCA administrative area. Specifically, within Manchester, the AQMA covers Manchester City Centre, the area around Manchester Airport and the main arterial traffic routes in the city. The AQMA was declared for exceedances of the annual mean NO2 AQAL.

6.5. The Site will be located within the proposed Greater Manchester Clean Air Zone (CAZ). Furthermore, there are 'over legal limit' road links in the vicinity of the Site (including Mancunian Way to the south). Therefore, the Proposed Development should ensure that compliance is not worsened as a result of changes in emissions.

6.6. The main source of pollution within the Site locale is considered to be emissions associated with vehicles travelling on Medlock Street to the west and Mancunian Way to the south.

6.7. There are a no railway lines in close proximity to the Site. The closest line is the Manchester Piccadilly to Manchester Deansgate line which is listed in Defra's LAQM.TG(22) table of 'Rail Lines with a Heavy Traffic of Diesel Passenger Trains'. However, the closest point of the track to the Site is approximately 230m, which is well beyond the 30m screening distance. Therefore, railway emissions are not considered to be a significant source of local pollution and do not require further assessment.

6.8. There are 2 industrial point sources within 1km of the Site. These are associated with the 'public administration' sector at Manchester Metropolitan University (NAEI Source no: 8705 located 430m east) and University of Manchester (NAEI Source no: 8942 located 930m south east). These sources will be reviewed in more detail in the ES Chapter but due to the nature of the sector, it is considered unlikely that they would have a significant impact on local air quality at the Site. No ecological receptors have been identified within 1km of the Site.

Scope of Assessment

Identification of Effect/s which are Not Significant

Table 9- Ecological Impact

Effect	**Ecological impacts**	**Applicable Development Phase (C / O)**	C and O	**Receptor**	High sensitivity ecological receptors located within 1km of the Site
Discussion of Effect					
No high sensitivity ecological receptors have been identified in proximity to the Site that would reasonably be at risk of adverse effects from changes in construction phase and operational phase emissions.					
Mitigation Committed to in order to Avoid or Reduce Effect					
N/A					
Concluding Statement					
On this basis, air quality impacts and effects and ecological receptors will be scoped out of the assessment.					

Table 10- Operational Phase

Effect	**Operational Phase Dust**	**Applicable Development Phase (C / O)**	O	**Receptor**	High sensitivity human receptors located within 500m of the Site
Discussion of Effect					
The Proposed Development will not introduce any sources of operational dust emissions and there are no existing dust generating activities within the Site vicinity. As such, significant effects from operational dust emissions are considered unlikely.					
Mitigation Committed to in order to Avoid or Reduce Effect					
N/A					
Concluding Statement					
On this basis, operational dust will be scoped out of the assessment.					
Effect	**Operational Phase Odour**	**Applicable Development Phase (C / O)**	O	**Receptor**	High sensitivity human receptors located within 500m of the Site
Discussion of Effect					
The Proposed Development is not expected to introduce any significant sources of odour. As such, significant effects from odour are considered unlikely.					
Mitigation Committed to in order to Avoid or Reduce Effect					
N/A					
Concluding Statement					

On this basis, odour will be scoped out of the assessment.

Table 11- Receptor Sensitivity

Effect	Receptor	Applicable Development Phase (C / O)
Construction Phase Dust Emissions - Disturbance and nuisance from dust and particulate matter (PM_{10}) generated during the Construction Phase.	High and Medium sensitivity human receptors located within 250m of Construction Works.	C
Operational Phase Road Traffic Emissions - Increases in pollutant concentrations and associated reduction in local air quality as a result of traffic related emissions generated by the Operational Phase of the Proposed Development.	High sensitivity human receptors in proximity to the affected road network within the operational phase study area.	O
Operational Phase Point Source Emissions - Increases in pollutant concentrations and associated reduction in local air quality as a result of combustion plant related emissions (e.g., back-up generators, CHP, gas boilers etc).	High sensitivity human receptors within the operational phase study area.	O

Assessment Methodology for Likely Significant Effects

Construction

6.9. A construction dust risk assessment will be prepared as part of the ES in accordance with the methodology outlined within the latest IAQM guidance.

Operation

6.10. The following factors will be assessed to consider the suitability of air quality at the site:

- Traffic Emissions
- Plant Emissions
- Damage Costs

Magnitude of Impact and Significance of Effect criteria

6.11. The likely significant effects of the Proposed Development together with relevant Cumulative Developments will be assessed insofar as relevant information exists. The following methodologies will be applied to the assessment:

Construction

6.12. The construction phase assessment is undertaken pre-mitigation to determine the risk of impacts and requirements for mitigation. IAQM recommends that significance is only assigned to the effect after considering the construction activity with mitigation.

Operation

6.13. The assessment of likely significant effects at sensitive receptors will consider the sensitivity of the receptor (on a scale of High, Medium and Low) and the magnitude of change (on a scale of Major, Moderate and Minor) to determine the level of effect (on a scale of major, moderate, minor and negligible)

6.14. Negligible impacts will be described as Not Significant effects and Moderate and Major impacts will be described as Significant effects. Where impacts are determined as Minor, professional judgement will be used to determine significance of effect based on considerations such as the approximate number of receptors and their sensitivity exposed to impacts of this severity, in addition to whether concentrations are assessed to exceed relevant AQALs, and if mitigation measures can be adopted to reduce the magnitude of impact.

Limitations and Assumptions

6.15. Dispersion modelling inherently contains the following limitations:

- Model uncertainty – due to model formulations;
- Data uncertainty – due to assumptions in the input data, including traffic data, emissions estimates and meteorology; and
- Variability – randomness of measurements used.

Climate Change

Technical Competence

Table 12- Technical Competence

Technical Competence in Climate Change and EIA		
	Lead Author	Reviewer
Name	Susie Sidley	Sarah Chipchase
Company	Ridge & Partners	Ridge & Partners
Qualifications/Accreditations relevant to technical area	BSc Environmental Science MA Environment & Business	BSc Geography MSc EIA, Auditing & EMS

	Chartered Environmentalist (CEnv)	
Does the practitioner hold any IEMA qualification?	Yes – Full Member of IEMA	Yes- IEMA Practitioner
Company hold IEMA QMark?	No	
Years technical experience (in technical area)	20	23
Number of EIA's delivered to date	6	0

Consultation

6.16. No consultation has been undertaken to date.

Completed Background Studies / Available Baseline Information

6.17. No studies have been undertaken prior to this EIA scoping process.

Baseline

Impact of the project on climate change

6.18. In relation to the impact of the project on climate change, i.e. Greenhouse Gas (GHG) emissions, the baseline is a scenario whereby the Proposed Development does not proceed, and the Site remains as it is. The Site is currently a vacant parcel of land and therefore it is assumed that there are no GHG emissions associated with the Site in the baseline scenario.

Climate Change Resilience

Current Climate

6.19. The existing baseline for the climate change resilience assessment is the current climate in the location of the Proposed Development. Historic climate data obtained from the Met Office website (accessed June 2024) recorded by the closest meteorological station to the Proposed Development (Woodford Station) for the 30-year climate periods of 1981-2010 and 1991-2020 is summarised in the below table and shows an increase in the average annual maximum daily temperature.

Table 13- Historic Climate data recorded by the closest meteorological station

Climate Period	**1981-2010**		**1991-2020**	
Climatic factor	**Month**	**Figure**	**Month**	**Figure**
Average annual maximum daily temperature (°C)	-	13.2°C	-	13.6°C

Climate Period	1981-2010		1991-2020	
Climatic factor	**Month**	**Figure**	**Month**	**Figure**
Warmest month on average (°C)	July	20.2°C	July	20.7°C
Coldest month on average (°C)	January	6.9°C	January	7.1°C
Mean annual rainfall levels (mm)	-	867.05mm	-	868.40mm
Wettest month on average (mm)	October	98.83mm	December	96.98mm
Driest month on average (mm)	February	51.46mm	March	52.53mm

6.20. The Met Office baseline climate averages for the NW England and N Wales District (Met Office Website, accessed June 2024) identify gradual warming between 1961 and 2010. Information on mean maximum annual temperatures (°C) and average annual rainfall (mm) is summarised in the below Table.

Table 14- Historic climate data for the NW England and N Wales District

Climate period	Mean maximum annual temperatures (°C)	Mean annual rainfall (mm)
1961-1990	11.75°C	1260.08mm
1971-2000	12.04°C	1274.77mm
1981-2010	12.35°C	1304.57mm
1991-2020	12.66°C	1337.87mm

6.21. The Met Office website (accessed June 2024) confirms that past severe weather events in the last 5 years have included record breaking heatwaves, severe flooding, severe winter weather with significant snowfalls, and storm and high wind events.

Future Climate

6.22. UK Climate Projections published in 2018 (UKCP18) have been developed by the UK Climate Impacts Programme (UKCIP) to provide projections for future climatic scenarios and trends. The Table below provides a summary of predictions for summer and winter changes by the 2070s (Met Office, 2018).

Table 15- Future climate estimates under a high emission scenario (England)

Summer rainfall change	Winter precipitation change	Summer temperature change	Winter temperature change
57% drier to 3% wetter	2% drier to 33% wetter	1.1 °C warmer to 5.8 °C warmer	0.7 °C warmer to 4.2 °C warmer

Scope of Assessment

Identification of Effect/s which are Not Significant

6.23. No non-significant effects are identified at this stage.

Identification of Effect/s which are Likely to be Significant

Effect	Receptor	Applicable Development Phase (C / O)
Construction related GHG emissions	Global Climate	C
Operational GHG emissions	Global Climate	O
Climate Change Hazards	Building Occupants Buildings and Infrastructure Planting	O

Assessment Methodology for Likely Significant Effects

6.24. In accordance with the EIA Regulations this chapter will address:

- The Impact of the project on climate change, in line with IEMA (2022) Assessing Greenhouse Gas Emissions and Evaluating their Significance; and
- The vulnerability of the project to climate change (climate change resilience) in line with IEMA (2020) EIA Guide to: Climate Change Resilience & Adaptation.

Impact of the project on climate change

Scenarios Tested

6.25. The baseline for the assessment is the existing Site (as of June 2024). The existing Site is considered as the baseline (do nothing) as this represents the current situation (i.e. zero emissions) and will therefore enable a clear indication of the climate change impact of the Proposed Development.

6.26. The assessment will assess the following:

- Existing site (baseline) with Proposed Development
- Existing site (baseline) with Proposed Development and mitigation

6.27. The following scenarios will not be assessed:

- Existing site (baseline) with committed developments
- Existing site (baseline) with Proposed Development and committed developments

6.28. The assessment of cumulative effects in conjunction with other committed developments in the area presents a challenge from a climate change standpoint. All carbon emissions contribute to climate change and therefore all sources of these emissions result in cumulative effects, regardless of location.

6.29. It is unreasonable for the purposes of a planning application to quantify all sources of emissions from other third-party developments for the following reasons:

- The emissions from other developments fall under Scope 3, which do not form part of the assessment under the methodology outlined.
- Large technical data requirements from other developments which are not accessible.
- A significant interlinking scope of assessment that would exceed that expected of planning application for any one development.
- It is not feasible to undertake a high-level chemical assessment to analyse likely synergistic impacts between different emissions from varying developments.
- Complicated, unpredictable chemical reactions driven by atmospheric, climatic, and behavioural factors beyond the applicant's control.

Study Area

6.30. The study area for the assessment of the impact on climate change is the boundary of the Proposed Development but also encompasses emissions arising outside of this boundary, including the embodied emissions associated with construction materials, and the emissions associated with the transportation of materials and workers to Site and removal of waste from Site.

Data Sources

6.31. Given that the scheme is at an early stage of design there is insufficient detail to undertake a full Whole Life Carbon (WLC) assessment to accurately determine the GHG emissions associated with the project. However, this can be estimated using high level Life Cycle Assessment (LCA) modelling using estimated materials and assumptions in line with typical benchmarks, energy modelling / undertaken by the MEP consultant and use of predicted travel data from the transport assessment. In line with IEMA Guidance (2022) a reasonable worst-case approach will be undertaken. A full WLC assessment will be prepared by Element and submitted as part of the planning application.

6.32. The following information will be used to inform the assessment:

- Operational energy modelling undertaken by FutureServ;
- Embodied carbon calculations by Element; and
- Transport Assessment by SLR.

Assessment of Significance

6.33. IEMA guidance (IEMA, 2022) has been used as a basis for assessing the significance of both construction and operational impacts. This guidance states that:

'The Crux of significance'…'is not whether a project emits GHG emissions, nor even the magnitude of GHG emissions alone, but whether it contributes to reducing GHG emissions relative to a comparable baseline consistent with a trajectory towards net zero by 2050.'

6.34. Significance should therefore be measured against how the project's whole life GHG emissions align with the UK's net zero carbon compatible trajectory.

Receptors

6.35. The receptor for assessment of the impact of the project on climate change is the global climate. The receptor is considered to be of high sensitivity.

Magnitude

6.36. Magnitude will be determined in accordance with the below table which is based on the IEMA (2022) Guide and references the RIBA Climate Challenge v2 (2021):

Table 16- Magnitude of Impact

Magnitude of Impact	Criteria for assessing impact
Major	The project's GHG impacts are not mitigated or are only compliant with the minimum standards set through regulation, and do not provide further reductions required by existing local and national policy for projects of this type. A project with major adverse effects is locking in emissions and does not make a meaningful contribution to the UK's trajectory towards net zero. For example, the project's GHG emissions are in line with the 'Business as Usual' thresholds set out within the RIBA 2030 Climate Challenge.
Moderate	The project's GHG impacts are partially mitigated and may partially meet the applicable existing and emerging policy requirements but would not fully contribute to decarbonisation in line with local and national policy goals for projects of this type. A project with moderate adverse effects falls short of fully contributing to the UK's trajectory towards net zero. For example, the project's GHG emissions are in line with the '2025' targets set out within the RIBA 2030 Climate Challenge.
Minor	The project's GHG impacts would be fully consistent with applicable existing and emerging policy requirements and good practice design standards for projects of this type. A project with minor adverse effects is fully in line with measures necessary to achieve the UK's trajectory towards net zero. For example, the project's GHG emissions are in line with the '2030' targets set out within the RIBA 2030 Climate Challenge.
Negligible	The project's GHG impacts would be reduced through measures that go well beyond existing and emerging policy and design standards for projects of this type, such that radical decarbonisation or net zero is achieved well before 2050. A project with negligible effects provides GHG performance that is well 'ahead of the curve' for the trajectory towards net zero and has minimal residual emissions. For example, the project's GHG emissions exceed the '2030' targets set out within the RIBA 2030 Climate Challenge.

Significance:

6.37. The significance of an environmental impact is determined by the interaction of magnitude and sensitivity whereby the impacts can be positive or negative. The impact Significance Matrix is set out in the table below.

Magnitude	High	Sensitivity Moderate	Low
Major	Major Adverse/Beneficial	Major - Moderate Adverse -Beneficial	Moderate - Minor Adverse -Beneficial
Moderate	Major Adverse/Beneficial	Moderate Adverse – Beneficial	Minor Adverse/Beneficial
Minor	Minor Adverse/Beneficial	Minor Adverse/Beneficial	negligible

Negligible	Negligible	Negligible	Negligible

Climate Change Resilience Assessment

6.38. To assess the vulnerability of the Proposed Development to climate change, a climate change resilience assessment in line with Environmental Impact Assessment Guide to: Climate Change Resilience & Adaptation (IEMA, 2020) will be undertaken using the following approach:

Scenarios Tested

6.39. The assessment will assess the following:

- Existing site (baseline) with Proposed Development
- Existing site (baseline) with Proposed Development and mitigation

6.40. The following scenarios will not be assessed:

- Existing site (baseline) with committed developments
- Existing site (baseline) with Proposed Development and committed developments

6.41. For the Climate Change Resilience Assessment, no inter-project cumulative effects are anticipated on the basis that climate change adaptation impacts and effects are specific to the development. While climate change will impact other developments, it is not within the scope of this works to assess that.

Study Area

6.42. The study area for the climate change resilience assessment is the Site itself. Data should be collected for all land within this boundary, and the associated search area.

Receptors:

6.43. Receptor groups will be identified, and their sensitivity will be determined based on the susceptibility of the receptor (e.g. the ability to be affected by a change – low, medium or high) and the vulnerability of the receptor (i.e. potential exposure to a change – low, medium or high).

- Low susceptibility: receptor has the ability to withstand/ not be altered much by the projected changes to the existing/ prevailing climatic factors (e.g. retain much of its original function and form).
- Moderate susceptibility: receptor has some limited ability to withstand/ not be altered by the projected changes to the existing/ prevailing climatic conditions.
- High susceptibility: receptor has no ability to withstand/ not be substantially altered by the projected changes to the existing/ prevailing climatic factors.
- Low vulnerability: climatic factors have little influence on the receptors.
- Moderate vulnerability: receptor is dependent on some climatic factors but able to tolerate a range of conditions.

- High vulnerability: receptor is directly dependent on existing/ prevailing climatic factors and reliant on these specific existing climatic conditions continuing in future or only able to tolerate a very limited variation in climate conditions.

Table 17- Determning receptor sensitivity

	1 (Low vulnerability)	2 (Moderate vulnerability)	3 (High vulnerability)
1 (Low susceptibility	1 (Low sensitivity)	2 (Low sensitivity)	3 (Moderate sensitivity)
2(Medium susceptibility)	2 (Low sensitivity)	4 (Moderate sensitivity)	6 (High sensitivity)
3 (High susceptibility)	3 (Moderate sensitivity)	6 (High sensitivity)	9 (High sensitivity)

Magnitude:

6.44. Magnitude will be based on a combination of likelihood (the chance of the effect occurring over the lifespan of the project if the risk is not mitigated) and consequence (which will reflect the geographical extent of the effect or the number of receptors affected, the complexity of the effect, degree of harm to those affected and the duration, frequency and reversibility of effect).

- Low likelihood: The event may occur once or on limited occasions during the lifetime of the development.
- Moderate likelihood: The event may occur several times during the lifetime of the development.
- High likelihood: The event will occur on multiple occasions during the lifetime of the development.
- Low consequence: Minor disruption to business operations/ no risk to building occupants/ no damage to buildings/ infrastructure.
- Moderate consequence: Some disruption to building operations/ slight risk to building occupants/ slight damage to buildings/ infrastructure.
- High consequence: Major disruption to business operations/ risk to building occupants/ significant damage to buildings/ infrastructure.

Table 18- Magnitude

	1 (Low consequence)	2 (Moderate consequence)	3 (High consequence)
1 (Low likelihood)	1 (Minor magnitude)	2 (Minor magnitude)	3 (Moderate magnitude)
2 (Moderate likelihood)	2 (Minor magnitude)	4 (Moderate magnitude)	6 (Major magnitude)

3 (High likelihood)	3 (Moderate magnitude)	6 (Major magnitude)	9 (Major magnitude)

6.45. The significance of an environmental impact is determined by the interaction of magnitude and sensitivity, whereby the impacts can be positive or negative. The impact Significance Matrix is set out in the table below.

Table 19- Impact Significance Matrix

Magnitude	High	Sensitivity Moderate	Low
Major	Major Adverse/Beneficial	Major - Moderate Adverse -Beneficial	Moderate - Minor Adverse -Beneficial
Moderate	Major Adverse/Beneficial	Moderate Adverse – Beneficial	Minor Adverse/Beneficial
Minor	Minor Adverse/Beneficial	Minor Adverse/Beneficial	Negligible
Negligible	Negligible	Negligible	Negligible

Limitations and Assumptions

6.46. This section should set out any assumptions made in the assessment including potential limitations to the information used.

6.47. This is to ensure transparency within the EIA process as required by the EIA regulations.

6.48. The embodied carbon assessment will be based on a 60-year life span for the proposed development in accordance with RICS Whole Life Carbon guidance. The assessment of construction stage CO2eq emissions will be based on assumptions to give a best estimate of the scheme's impact at this stage. The actual quantity of CO2eq emissions is likely to be different to this as will vary depending on the final construction materials, construction methods etc. Assumptions will be made to further supplement the information provided by the design team. These will be based on reasonable industry standards and on our experience with similar building projects.

6.49. Operational energy will be assessed on the basis of energy intensity calculations undertaken by by Element.

6.50. The assessment of the impacts of climate change on the Proposed Development will be based on a number of assumptions about the future effects of climate change. The climate change predictions used within the climate resilience assessment are based on the most recent UK Climate Projections published in 2018 (UKCP18) developed by the UK Climate Impacts Programme (UKCIP). These are based on the assumption of a high emissions scenario (worst case).

Human Health

Technical Competence

6.51. These details are required to inform the statement of technical competence to comply with the EIA Regulations.

Table 20- Technical Competence in Human Health

Technical Competence in Human Health and EIA		
	Lead Author	**Reviewer**
Name	Barbara Carroll	
Company	Enfusion Ltd	
Qualifications/Accreditations relevant to technical area	BSc MSc CEnv FIEMA	
Does the practitioner hold any IEMA qualification?	FIEMA	
Company hold IEMA QMark?	No	
Years technical experience (in technical area)	>25 years; Co-author of The EIA Handbook: a practical guide for planners, developers & communities (third edition, 2019) Environmental Impact Assessment Handbook - 3rd Edition - CIP Books (cip-books.com)	
Number of EIA's delivered to date	>75 (various inputs - specialist, review, coordination)	

Consultation

6.52. No Consultation is required.

Completed Background Studies / Available Baseline Information

Table 21- Background studies

Study / Survey / Analysis / Evaluation	Overview	Date of Completion
Health data from Office for Health Improvement & Disparities (OHID previously Public Health England)[1]	Health profiles by local authority & compared with subregional (Manchester) & national - England	4 June 2024
Health data from MCC Intelligence Hub[2]	General health & IMD by Ward; reported street crime	4 June 2024
English indices of deprivation 2019[3]	Relative levels of deprivation in small areas/neighbourhoods called Lower-layer Super Output Areas LSOAs. The Index of Multiple Deprivation (IMD) is comprised of 7 domains – income, employment, health derivation & disability, Education skills & training, crime, Barriers to Housing & Services, Living environment.	4 June 2024
Data for Local Health (2021)[4]	Health data by age group by Ward	4 June 2024
Google Maps[5] for general geographical features & measurement of approximate distances	Identification of relevant services & facilities Identification of potential sensitive receptors	

[1] https://fingertips.phe.org.uk/profile/health-profiles/data
[2] https://www.manchester.gov.uk/info/200088/statistics_and_intelligence/7611/intelligence_hub
[3] https://www.gov.uk/government/statistics/english-indices-of-deprivation-2019
[4] https://localhealth.org.uk/#c=report&chapter=c01&report=r01&selgeo1=ward_2021.E05011361
[5] https://www.google.com/maps/place/First+St,+Manchester/

Baseline

6.53. According to OHID local authority profiles for 2020-22, life expectancy at birth in Manchester for males was 74.8 years and compares with 77.3 for the north-west and 78.9 for England. Life expectancy at birth in Manchester for females was 79.2 years and compares with 81.3 for the north-west and 82.8 for England. The under 75 mortality rate from all causes for Manchester has a recent trend of worsening at 507.7 compared to 410.4 for the north-west and 342.3 for England.

6.54. The English Index of Multiple Deprivation (IMD) is a measure of relative deprivation for small areas or neighbourhoods (Lower-layer Super Output Areas LSOAs based on the 2011 Census) where 1 is the most deprived area and 32,844 is the least deprived. The IMD is compiled from seven domains of deprivation – income; employment; education, skills, training; health & disability; crime; barriers to housing & services; living environment. The Site is located within the Deansgate Ward where the IMD score (2019)[6] is 24.1, a low score and indicating low deprivation – and comparable to other adjacent city centre Wards of Hulme and Piccadilly. The number of households in fuel poverty is low at 466 and again, similar to other adjacent city centre Wards. The population of Deansgate (2022) is reported as 8,781 people.

6.55. Data for Local Health (2021)[7] reports population by % age group by Ward and compared with Manchester overall and England. Deansgate shows a low residency of young people aged 5 to 15 years at 1.8% compared to 13.7% for Manchester. Similarly, the population of older people aged 65 years and over is low at 1.9% compared to 9.3% for Manchester and 18.5% for England.

6.56. The key demographic relates to the population aged 16 to 24 years with 43.8% for Deansgate Ward, compared to 17.5% for Manchester and 10.5% for England. The OHID data reports an IMD score (2019) for Deansgate at 21.8, compared to 40.0 for Manchester and 21.7 for England. Long-term health conditions and morbidity (%, 2011) are reported for Deansgate at 4.0, compared with 17.8 for Manchester and 17.6 for England. Overcrowded houses (%, 2011) are reported at 43.6 for Deansgate, compared to 16.4 for Manchester and 8.7 for England. Unemployment is low at 1.1% compared to 7.4% for Manchester and 5.0% for England.

6.57. Reported street crime (2018) for Deansgate is high at 14,172 for total number reported and second only to the highest at 16,552 for the adjacent Piccadilly Ward. Anti social behaviour is at 16.8% within the range 10.0 to 18.7 and similar to the adjacent Piccadilly Ward.

[6] https://dashboards.instantatlas.com/viewer/report?appid=0d1fdf43ebbd4727ac9be5d71e77e878
[7] https://localhealth.org.uk/#c=report&chapter=c01&report=r01&selgeo1=ward_2021.E05011361

6.58. There are some 7 health centres/GPs within a 1 miles radius of the Site, and some 12 dentists. There are a number of green spaces within a 1 mile radius, including Hulme Park, St John's Gardens, and easy walking access to the Bridgewater Canal and a wider network of walking and cycling. The city centre is a rich source of diverse services and facilities relevant for health and wellbeing, including gyms and exercise/yoga/dance studios, restaurants, bars and cafes, museums and cinemas.

Scope of Assessment

Identification of Effect/s which are Likely to be Significant

Table 22- Effects which are likely to be significant

Effect	Receptor	Applicable Development Phase (C / O)
Health & wellbeing – air, noise & vibration, safety	On-site workers Nearby residents, including any particularly sensitive receptors such care homes, schools	C
Health & wellbeing – socioeconomic including housing; employment & economy; services & facilities, open/green space	Local & wider communities	C & O
Health & wellbeing – air, noise & vibration	New & nearby residents & visitors	O
Health & wellbeing – townscape & visual impact	New & nearby residents & visitors	O
Health & wellbeing – crime, safety	New & nearby residents & visitors	O

Assessment Methodology for Likely Significant Effects

6.59. There is no standard methodology for assessing health in EIA. The complexities of investigating health impacts are recognised, for example, by Public Health England (PHE, 2017) with their Wider Determinants of Health tool that details the multiple determinants for health and the need for cross-sectoral understanding. This guidance is primarily focused on spatial plan makers and public health practitioners, but the principles and checklist can be applied to major development proposals.

6.60. The recent Health Impact Assessment in Spatial Planning (PHE, 2020) similarly focuses on spatial planning and Strategic Environmental Assessment (SEA) but does include an annex on integrating HIA in EIA and asserts the importance of a "*proportionate and justified approach*".

6.61. The EIA professional body Institute of Environmental Assessment & Management (IEMA) has prepared outline guidance for practitioners – Health in EIA, a Primer for a Proportionate Approach (2017) - it is important that health in EIA is proportionate, balanced, and relevant. This guidance notes that there is an absence of specific significance criteria or defined thresholds for determining significance for population and health in UK EIA practice. Given the multitude of factors that contribute to an individual's health outcomes, it is difficult to draw a quantified conclusion regarding the contribution of a particular development to an increase or decrease in the number of additional cases of a particular physical or mental health outcome. More recently (November 2022), IEMA has published guidance on effective scoping and assessment of human health in EIA. This includes five categories for the wider determinants of health – Health related Behaviours; Social Environment; Economic Environment; Biophysical Environment; and Institutional & Built Environment.

6.62. Themes are also identified by the Healthy Urban Development Unit HIA Tool (2017, 2019), as follows – Healthy Housing/Buildings; Active Travel; Healthy Environment; and Vibrant Neighbourhoods. This HUDU checklist aims to promote healthy urban planning by ensuring that the health and wellbeing implications of major planning applications are consistently considered, through providing a set of themes and planning issues that can be used to assess development proposals. The HUDU tool recognises eleven topics or broad determinants of health and wellbeing focused on the built environment and issues influenced by planning decisions. The HUDU tool aligns with the wider determinants of health listed in the IEMA guidance and better correlates with proposed developments in a city centre context.

6.63. Housing/Building Design is fundamental for health and wellbeing, together with accessibility to health and social care services and other social infrastructure. Access to open space and nature; Air quality, noise and neighbourhood amenity; Accessibility and active travel; and Crime reduction and community safety are relevant to health and wellbeing associated with the Proposed Development. It is understood that socioeconomics, air quality, noise and vibration are each considered to have likely significant effects and have all been scoped into the EIA process. Townscape & Visual Impact have been considered to have likely significant effects and are scoped into the EIA process. These factors also interact and contribute to the health and wellbeing of residents and visitors.

6.64. Access to healthy food is beyond the scope of the Proposed Development, although a city centre location indicates the potential for a variety of food resources. Access to work and training is well known to affect health and wellbeing - employment and the local economy will be considered through the socioeconomic impact assessment. Limited elements of social cohesion and inclusive design may be relevant to the Proposed Development and contribute to health-related behaviours and the social environment.

6.65. Minimising the use of resources and climate change are key factors in considering environmental sustainability, a healthy environment, and reducing risks to health and wellbeing from the predicted effects of climate change. Flood risk; Daylight/Sunlight & overshadowing; Wind microclimate; and Climate Change effects have been considered and found to be likely to have significant effects and thus, these topics have been scoped into the EIA process.

6.66. The Site is currently vacant land and it is located within the city centre, close to a wide range of services and facilities, including sustainable transport.

6.67. The Proposed Development forms part of the wider regeneration of an area as set out in the First Street Development Framework, and as such there are other development projects in this central location. From an initial search, 35 committed developments have been identified within a 1km radius of the Site and it is considered that there is the potential for in-combination effects with these projects, given the size and location of the Proposed Development.

6.68. The IEMA Guidance on scoping for Human Health in EIA advises that "An EIA health chapter is required when other EIA technical topics have been scoped in to assess likely significant effects on human receptors, or there is a likely significant change for the health of a group of individuals due to the proposed project and in a wider determinant of health not covered by other technical EIA topics". Therefore, it is considered that a Human Health EIA chapter should be scoped in. This will draw together the relevant summary aspects relating to health & wellbeing from other EIA technical chapters, and present the findings clearly within a separate chapter to demonstrate that human health has been addressed. The interactions between topics and the multifunctionality of factors for health & wellbeing will be considered through the themes for healthy urban living.

6.69. The overall approach to human health will be to consider the summary findings of each relevant technical topic –socioeconomic; townscape and visual impacts; flood risk & drainage; noise and vibration; air quality; sunlight, daylight & overshadowing; wind microclimate; climate change - and align these with their interconnectedness into the themes for healthy urban planning and taking into account the relevant broad determinants of health. Different study areas will be used for the assessment of individual human health impacts, according to each relevant technical topic.

6.70. The Human Health chapter will consider Scenarios: Baseline + proposed Development; and Baseline + Proposed Development + Cumulative.

6.71. Sensitive receptors will include:

- onsite workers during construction
- existing residents, businesses, educational facilities, healthcare facilities, and communities around the Site, as well as any other sensitive receptors identified by the technical assessments
- future users and visitors of the Site

6.72. Effects that are described as 'minor' or 'negligible' are determined to be 'Not Significant' and effects that are described as 'moderate' or 'major' are determined to be 'Significant'. This takes into account the sensitivities of receptors as high, moderate, low. The criteria and categories of significance applied in the health impact assessment are, as follows:

- Major Adverse/Beneficial – important considerations at local or district scale; if adverse, are potential concerns to the project and may become key factors in the decision-making process
- Moderate Adverse/Beneficial – modest important local effects that, if adverse, are not likely to be key issues for decision-making
- Minor Adverse/Beneficial – Slight, short, or highly localised effects that, if adverse, are unlikely to be important in the decision-making process
- Negligible – no appreciable effects on health factors

6.73. Each technical impact assessment is subject to its own standards, regulations, and methods of assessment. Standardised sectoral thresholds and significance criteria will be used for each of the relevant technical factors that contribute to health and wellbeing. The overall likely significant effects on health will then be determined in a qualitative way using professional judgment. The key impacts for health will be considered and inter-relationships will be integrated within the themes identified for healthy urban living, such that any significant impacts for human health are clearly presented in a separate chapter.

Limitations and Assumptions

6.74. The Health Chapter will consider the findings relevant to human health of each technical impact assessment scoped into the Environmental Statement and, as such, any key assumptions or limitations associated with each technical impact assessment are addressed within the individual chapters. The overall approach for collating, assessing, and reporting impacts on human health and wellbeing is considered to be appropriate and proportionate such that there are no limitations. The assessment will be desk-based and with professional judgment using published information.

Noise and Vibration

6.75. This Chapter of the ES will be prepared by Fisher Acoustics Ltd and assesses the likely noise and vibration impacts of the proposals upon the site and surrounding area. This Chapter will also describe the methods used to assess these impacts, the existing baseline conditions, the proposed mitigation measures required to prevent, reduce or offset any significant negative impacts and the likely residual impacts after these methods have been adopted.

Technical Competence

6.76. These details are required to inform the statement of technical competence to comply with the EIA Regulations.

Table 23- Technical Competence in Human Health

Technical Competence in Human Health and EIA		
	Lead Author	Reviewer
Name	Matt Fisher	
Company	Fisher Acoustics	

Qualifications/Accreditations relevant to technical area	Chartered Engineer, holds a First Class Bachelor of Engineering in applied acoustics
Does the practitioner hold any IEMA qualification?	NA
Company hold IEMA QMark?	No
Years technical experience (in technical area)	>33 years post-graduate experience in acoustic consultancy
Number of EIA's delivered to date	compilation of EIA Chapters for numerous large-scale developments

Consultation

6.77. The Environmental Health section of Manchester City Council has been contacted in order to advise the proposed assessment methodology to determine the potential noise and vibration impacts of the development.

Assumptions and Limitations

6.78. As part of the overall study of noise and vibration, a quantitative assessment of the potential noise levels generated by construction activities will be carried out. The assessment will be based on the potential construction programme and information received relating to the number and type of plant items expected on site over the construction programme.

6.79. It is possible that there may be variation between the assumed construction programme and the actual construction programme and that plant items may vary from those considered as part of this assessment. However, the risk is expected to be small, in that there is certainty regarding the broad construction tasks that must be undertaken and the plant items that will be required to undertake these tasks.

Legislative and Policy Context

Legislation

6.80. The Control of Pollution Act 1974 contains powers for local authorities to deal with noise and vibration from construction and demolition sites. Prior consent for demolition and construction activities can be granted under Section 61 of the Act.

6.81. The Planning and Compulsory Purchase Act 2004 requires local authorities to draw up local development plans, setting the broad framework for acceptable development in their area and reconciling any potential conflicts. Under the Town and Country Planning Act 1990, and in their development management role, local planning authorities may attach conditions to Planning Consents which may include controls on the emission of noise. Advice on the use of these powers is given to English authorities in the light of the Governments Noise Policy Statement for England in the National Planning Policy Framework (December 2023).

6.82. The Environmental Protection Act 1990 provides the principal controls over so-called 'statutory nuisances', including noise emitted from premises so as to be prejudicial to health or a nuisance. Under the Act, local authorities have a duty to inspect their areas from time-to-time to detect nuisances and, subject to a discretion to defer for seven days, when satisfied that a statutory nuisance exists or is likely to occur or recur, to serve an abatement notice on the person responsible.

6.83. They also have a duty to investigate any complaint made by a person living within their area. Businesses are able to rely on the provision of 'best practicable means' to attenuate noise sources, but failure to comply with a notice is a criminal offence. Local authorities have a power of entry to private premises, power to seize noise-making equipment and powers to carry out works in default of Notices.

6.84. The Licensing Act 2003 establishes a scheme administered by local authorities for licensing premises which are used for the supply of alcohol, to provide 'regulated entertainment' or to provide 'late night refreshment'. Licensing authorities are obliged to prevent public nuisance, e.g. through noise, via the use of appropriate conditionsere.

6.85. The National Planning Policy Framework (NPPF), published in Decmber 2023 by the Department for Levelling Up, Housing and Communities 'sets out the Government's planning policies for England and how these should be applied'.

6.86. Clause 180 of the National Planning Policy Framework states that 'Planning policies and decisions should contribute to enhance the natural and local environment by preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability'.

6.87. Clause 191 of the National Planning Policy Framework states that 'Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.

6.88. In doing so they should: a) mitigate and reduce to a minimum potential adverse impacts resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life; b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason; and c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation'.

6.89. The National Planning Policy Framework document cross references the 'Explanatory Note to the Noise Policy Statement for England'. The 'Noise Policy Statement for England' (NPSE) was published by the Department for Environment Roof and Rural Affairs in March 2010. The NPSE states that the long term vision of Government noise policy, is to 'promote good health and a good quality of life through the effective management of noise within the context of Government policy on sustainable development'. The NPSE also states that 'This long term vision is supported by the following aims:

Through the effective management and control of environmental, neighbour and neighbourhood noise within the context of Government policy on sustainable development:

- avoid significant adverse impacts on health and quality of life;
- mitigate and minimise adverse impacts on health and quality of life; and
- where possible, contribute to the improvement of health and quality of life.

6.90. The NPSE does not give suggested external noise criteria for Developments. In the absence of specific criteria, reference shall be made in this document to established guidance and principles, as established in British Standards and the local Planning policy.

National Planning Practice Guidance - Noise

6.91. 'Planning Practice Guidance - Noise' is a web-based resource provided by the Ministry of Housing, Communities and Local Government (last revision date 22 July 2019) which gives guidance on Planning considerations in relation to noise.

6.92. The document identifies the subjective grading of noise and the recommended actions and different effect levels.

Local Planning Policy and Guidance

Manchester's Local Development Framework - Core Strategy Development Plan 2012-2027

6.93. The local planning context is provided by Manchester's Local Development Framework, Core Strategy, Development Plan Document. The Document was adopted on 11th July 2012.

6.94. With regard to noise, Policy DM1, Development Management, states that 'all development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document: 'effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.'

6.95. Saved policy DC26.1 from the Unitary Development Plan states 'New noise-sensitive developments (including large-scale changes of use of existing land or buildings), such as housing, schools, hospitals or similar activities, will be permitted subject to their not being in locations which would expose them to high noise levels from existing uses or operations, unless the effects of the noise can realistically be reduced. In giving effect to this policy, the Council will take account both of noise exposure at the time of receiving a planning application and of any increase that may reasonably be expected in the foreseeable future'.

'Planning & Noise, Technical Guidance' issued by Manchester City Council, October 2022

6.96. Planning & Noise, Technical Guidance', dated October 2022 has been issued by the Environmental Protection, Environmental Health and The Neighbourhoods Service sections of Manchester City Council. The document provides guidance to applicants and consultants concerning the assessment and prediction of environmental noise associated with a particular development. Reference is also made in the document to the relevant supporting information and guidance documents that Developers are expected to refer to when submitting a planning application.

6.97. Planning & Noise, Technical Guidance' refers to the following guidance documents:

- BS 7385 (1990) Evaluation and measurement of vibration in buildings
- BS 4142 (2014) Methods for rating and assessing industrial and commercial sound
- BS 8233 (2014) Guidance on sound insulation and noise reduction for buildings
- BS 6472 (2008) Guide to the evaluation of human exposure to vibration in buildings
- BS 5228 (2009+A1:2014) Code of practice for noise and vibration control on construction and open sites
- BS 7445-1 (2003) The description and measurement of environmental noise: Guide to quantities and procedures
- BS 717-1 (2013) Acoustics. Rating of sound insulation in buildings and of building elements. Airborne sound insulation
- National Planning Policy Framework (2012) (now on 2019 update)
- National Planning Policy Guidance (2014)
- WHO (1999) Guidelines for Community Noise
- Manchester City Council - Noise from construction and demolition sites

6.98. Section 3.7.1.4 of Planning & Noise, Technical Guidance advises that ‘A Construction Management Plan (CMP) shall be submitted to and approved by the Council for large schemes. This should contain a Noise & Vibration section that bases the assessment on BS 5228 (see section 3.5), with reference to other relevant standards. It should also contain a community consultation strategy which includes how and when local businesses and residents will be consulted on matters such out of hours works’.

British Standards

BS 4142: 2014+A1:2019

6.99. BS4142: 2014+A1:2019 'Methods for rating and assessing industrial and commercial sound noise' details assessment methods to determine the likely effects on people inside or outside residential buildings of noise of an industrial nature such as fixed building services plant.

BS 5228: 2009+A1: 2014

6.100. BS 5228: 2009+A1:2014 'Code of practice for noise and vibration control on construction and open sites' provides guidance on significance criteria for construction noise.

BS 6472: 2008

6.101. BS6472-1: 2008 'Guide to evaluation of human exposure to vibration in buildings - part 1: Vibration sources other than blasting' provides guidance on typically acceptable limits for vibration within residential and office buildings during the day and night.

BS 8233: 2014

6.102. BS 8233: 2014 'Guidance on sound insulation and noise reduction for buildings' provides appropriate criteria for acceptable levels of noise within different building types. In relation to schools, the document advises that guidance is available in Building Bulletin 93 issued by the Department for Education.

Other Guidance

Design Manual for Roads and Bridges

6.103. LA 111 'Noise and Vibration' of the Design Manual for Roads and Bridges (DMRB), issued May 2020 highlights methods for the assessment of traffic noise levels and advises on the impact magnitude of changes in noise levels.

6.104. The DMRB advises that the threshold criteria used for traffic noise assessment during the day is a permanent change in magnitude of 1.0 dB LA10,18h in the short term (i.e. on opening) or a 3.0 dB LA10,18h change in the long term (15 years after project opening).

Building Regulations Approved Document 'O'; Overheating

6.105. This Building Regulation document sets out requirements for the control of overheating in buildings and includes night time noise limits during the overheating condition.

Assessment Methodology and Significance Criteria

The Study Area

6.106. The Proposed Development sits within the jurisdiction of Manchester City Council. The main noise sources affecting the Proposed Development and surrounding sensitive receptors are:

- Road traffic on the A57(M) to the south of the site.
- Road traffic on Medlock Street to the west of the site

6.107. The noise and vibration sensitive receptors around the the site which are to be included in the assessment are summarised below.

- Vita House of Social student residential dwellings
- City Road South residential dwellings
- First Street South residential dwellings

6.108. Whilst there are other receptors around the site, these other receptors are at greater distances from the site than the receptors identified above and with similar or greater exposure to the existing noise sources in the areas. Therefore, the achievement of acceptable noise levels at the assessed receptors would lead to acceptable noise level at receptors at a further distance from the Site.

Baseline Surveys and Assessment

6.109. Noise surveys at and around the site have been carried out to determine the prevailing levels of environmental noise able to affect the pre-existing noise-sensitive receptors and the proposed dwellings. The surveys have been conducted in general accordance with BS 7445-1 2003; 'Description and measurement of environmental noise'.

Significant Criteria Effects

6.110. Potentially sensitive noise and vibration receptors on and around the Site will be identified and categorised in relation to sensitivity in accordance with EIA terminology, as illustrated in Table 24.

Table 24- Receptor Sensitivity

Sensitivity of receptor	Description
High	Residential properties, hotels and hostels
Medium	Commercial, health care and educational buildings
Low	Residential amenity areas, retail buildings and industrial buildings

6.111. The magnitude of impact shall be defined in accordance with recognised noise and vibration guidance and corresponding EIA terminology (Major, Moderate, Minor, Negligible), as identified in Table 25

6.112. In terms of nature and scale of effects, effects will be defined as either adverse, beneficial or neutral in nature.

6.113. The scale of effects will refer to guidance within the Noise Policy Statement for England (NPSE), the decision making includes identifying whether the overall effect of the noise exposure generated by a development is, or would be, above or below the significant observed adverse effect level and the lowest observed adverse effect level. The definitions for the different effect levels are outlined below:

- Significant Observed Adverse Effect Level (SOAEL): The level of noise exposure above which significant adverse effects on health and quality of life occur.
- Lowest Observed Adverse Effect Level (LOAEL): The level of noise exposure above which adverse effects on health and quality of life can be detected.
- No Observed Effect Level (NOEL): The level of noise exposure below which no effect at all on health or quality of life can be detected.

6.114. Typically, effects (either before or after mitigation) that are major or moderate in scale shall be considered as 'significant effects' i.e., exceeds the LOAEL. The exception to this will be temporary non-permanent sources where a moderate effect would be considered acceptable as it does not exceed the SOAEL.

Table 25-Significance criteria for assessing operational noise impact

Effect Category	Increase in Noise Level	Description
Major Adverse	< 1.0	Noise increase is unlikely to be discernible
Moderate Adverse	1.0 to 2.9	A slight increase in noise levels may be perceived in affected buildings and outdoor recreational areas
Minor Adverse	3.0 to 4.9	Increase in noise levels is likely to be noticeable in affected buildings and outdoor recreational areas
Negligible	>5	Increase in noise level is likely to be clearly perceivable and could have a significant impact on the continued use of a building

6.115. For the assessment of noise associated with road traffic, reference will be made to the Calculation of Road Traffic Noise (CRTN). Further advice is also given in the Design Manual for Roads and Bridges (DMRB) for road traffic noise assessment. Significance criteria for assessing the traffic noise are presented in Table 25, which is based on the IOA / IEMA 'Guidelines for Noise Impact Assessment.'

6.116. For the assessment of building services noise, reference will be made to the use of BS 4142:2014+A1:2019. Criteria for the assessment are set in accordance with BS 4142 and the Institute of Acoustics (IOA) / Institute of Environmental Management and Assessment (IEMA) 'Guidelines for Noise Impact Assessment'.

Source of Effect

6.117. The potential sources of noise and vibration effects during the construction works and the completed development to be addressed in the ES will include:

- Temporary enabling and construction works associated with daytime and (if required) night time works;

- Road vehicle movements generated during the construction works - associated with daytime and (if required) night time works;
- Permanent fixed building services plant;
- Amplified sound within proposed residential amenity uses.

Potentially Significant Effects

6.118. Table 26 presents potentially significant effects on the identified sensitive receptors that will be assessed.

Table 26- Potentially significant effects

Receptor	Effect	Discussion of Effect	Scoped In / Out
Residential Properties at Vita House of Social, City Road South, First Street South	Noise nuisance due to contruction activities	Noise from construction activities has the potential to result in nuisance and or adverse health effects due to disturbance of day-to-day activites	In
Residential Properties at Vita House of Social, City Road South, First Street South	Vibration due to contruction activities	Vibration due to construction activities has the potential to result in nuisance and or adverse health effects	In
Residential Properties at Vita House of Social, City Road South, First Street South	Noise nuisance due to fixed building services plant	Noise from plant has the potential to result in nuisance and or adverse health effects due to disturbance of day-to-day activites and in the extreme can result in sleep disruption	In
Residential Properties at Vita House of Social, City Road South, First Street South	Noise nuisance due to entertainment and activities	Noise from leisure facilities has the potential to result in nuisance and or adverse health effects due to disturbance of day-to-day activites and in the extreme can result in sleep disruption	In

Socio-Economic

Technical Competence

6.119. These details are required to inform the statement of technical competence to comply with the EIA Regulations.

Table 27- Technical Competence in Socio-Economics

Technical Competence in Socio-economics and EIA		
	Lead Author	Reviewer
Name	Charlie Bircham	Peter Alford
Company	AMION Consulting	AMION Consulting
Qualifications/Accreditations relevant to a technical area	Member – Institute of Economic Development	Member – Institute of Economic Development
Does the practitioner hold any IEMA qualification?	No	No
Company hold IEMA QMark?	No	
Years of technical experience (in technical area)	7	20
Number of EIA's delivered to date	8	14

Consultation

6.120. No consultation has been undertaken as part of the socio-economic scoping.

Completed Background Studies / Available Baseline Information

6.121. No studies have been completed prior to this scoping note.

Baseline

6.122. Prior to considering the socioeconomic effects, it is necessary to establish a clear understanding of baseline socio-economic conditions within the geographical areas relevant to the site. Trends in the change over time of key socioeconomic indicators for Manchester will be analysed and compared to those for Greater Manchester, the North West and England.

6.123. The socioeconomic assessment will detail local socioeconomic conditions, including a full analysis of the following issues:

- Population
- Housing
- Employment (economic activity rate and sectoral employment analysis), unemployment and worklessness
- Social and community infrastructure
- Deprivation.

6.124. Within the socioeconomic assessment, consideration will also be granted to a number of other relevant indicators including current graduate/student retention rates, as well as the economic contribution of existing higher education institutions within the Manchester region. The baseline assessment will also incorporate a consideration of how the baseline would evolve in the absence of the Proposed Development, albeit recognising the impact of the wider macroeconomic factors. Consideration will be given to the areas of impact at the EIA stage, following consultation with the local authority and other technical chapters.

6.125. The baseline data for Manchester and the selected comparator areas, collected across a number of the aforementioned indicator groups, is highlighted in the table below[8]:

Table 28- Baseline data

Socioeconomic Indicators	Manchester	Greater Manchester	North West	England
Demographics (2021)				
Resident Population	550,600	2,869,500	7,424,100	56,554,900
Working Age Population (16-64)	384,400	1,828,900	4,640,060	35,629,590
Economic Activity (Resident Based) (2023)				
Economically active	74.5%	75.3%	76.7%	79.0%
In employment	71.4%	71.9%	73.8%	76.0%
Unemployed (Claimant Count) (April 2024)	6.5%	5.2%	4.3%	3.9%
Employment by occupation (Resident Based) (2023)				
SOC 1-3	61.0%	53.5%	51.6%	53.4%
SOC 4-6	17.2%	25.3%	27.2%	26.0%
SOC 7-9	21.8%	21.2%	21.2%	20.6%
Qualifications (Resident Based) (2023)				
RQF 4 and above	60.3%	46.2%	44.4%	46.7%
RQF 3 and above	77.3%	66.1%	65.8%	67.4%
RQF 2 and above	88.8%	86.5%	86.6%	86.6%

[8] Unless stated otherwise, the figures within the table have been extracted from the ONS Labour Market Profiles for the respective areas, generated using the 'nomis' web platform. (Area reports and Topic reports - Nomis - Official Census and Labour Market Statistics (nomisweb.co.uk))

Socioeconomic Indicators	Manchester	Greater Manchester	North West	England
RQF 1 and above	89.7%	88.6%	89.6%	89.2%
Other qualifications	5.7%	4.0%	3.6%	4.7%
No qualifications	4.6%	7.3%	6.7%	6.2%
Earnings (Gross Weekly) (2023)				
By Place of Residence	£634.8	£637.0	£649.0	£683.4
By Place of Work	£706.7	£646.0	£646.3	£683.5

6.126. Analysis of the data highlights comparable levels of economic activity and employment amongst the resident population in Manchester compared with the regional and national figures. Compared to the national average, Manchester has a relatively high proportion of residents employed in lower-skilled occupations. However, Manchester also has a significantly higher proportion of residents with RQF 3, 4 and above qualifications, which can perhaps be linked to Manchester's substantial student population and high-performing graduate retention rate of 44% (behind only London, Glasgow and Bristol)[9]. In relation to forecasted population growth, Experian[10] data forecasts that Manchester's population will continue to grow over the next 15-20 years and will become characterised by an increasing population of working age (aged 16-64). As may be expected for a city such as Manchester, workplace-based earnings exceed those for the resident base, which is largely consistent with the high level of in-commuting to the city centre from surrounding areas.

6.127. Based on data from the Index of Multiple Deprivation (IMD 2019), Manchester local authority is also ranked as the 6th most deprived local authority in England, as 122 of the Lower Layer Super Output Areas (LSOAs) in Manchester rank within the top 10% most deprived communities in England. This is the most out of all of the districts included within the Greater Manchester region. At a more local level, Plot 9b First Street is situated within the Deansgate ward, which is identified to be the 29th most deprived ward in Manchester (out of 32) according to Manchester City Council's Deprivation Report (2019).

[9] Knight Frank / UCAS Student Accommodation Survey (2023). knight-frank-ucas-student-accommodation-survey-report-2023-10118.pdf (knightfrank.com)

[10] Experian regional data forecasts

6.128. The Site is located within the NHS Greater Manchester Integrated Care Board (ICB), and the Manchester Sub-ICB location (14L). As of May 2024, and according to data obtained from 'NHS Digital', there was a total of 740,168 patients of all ages registered at GP practices in Manchester and an average number of 8,881 patients per practice. This figure marginally exceeds the recorded median number of patients per practice nationally, which was 8,803 as of May 2024. Based on an assessment of GP Practices in Manchester City Centre, there are 10 GP practices with approximately 104,500 patients.

6.129. Also, of relevance to the proposals for the Site, it was recently calculated that Higher Education Providers across the Greater Manchester region contributed approximately £4.7 billion of economic output, £3.1 billion of Gross Value Added and 33,200 FTE jobs[11].

6.130. The 2022 Strategic Housing Availability Assessment by MCC indicates a need for 19,436 homes over the next five years, including a 5% buffer. The total supply of all housing schemes, including those about to be approved, is projected to be 25,689, resulting in a surplus of 6,253. While this meets Government requirements, MCC acknowledges that there are risks to delivery and growth requirements could be even higher. Data from HESA suggests that 26% of Manchester students currently live in Purpose-Built Student Accommodation (PBSA), indicating potential for further growth. The delivery of further PBSA will support further growth and potentially lead to the unlocking of family homes within Manchester.

6.131. If the Proposed Development were not to come forward, the socio-economic baseline position would deviate in line with the socio-economic effects associated with other committed and future developments that are expected to be delivered within Manchester.

Scope of Assessment

Identification of Effect/s which are Not Significant

Table 29- Effects on local services and facilities

Effect	Effects on local services and facilities	Applicable Development Phase (C / O)	C	Receptor	Residents within the local and wider impact area
Discussion of Effect					
The effect relates to the impact temporary construction employment would have on local services and facilities, including NHS services and schools provision within the study area.					
Mitigation Committed to in order to Avoid or Reduce Effect					
No mitigation is required.					
Concluding Statement					
Due to the transient nature of construction employment, it would be expected that those employed at the site will either be residing in Manchester permanently or will be based in Manchester for short-term periods throughout the construction phase. Therefore, it is expected					

[11] These findings are based on analysis completed by 'London Economics' in August 2023. LE-UUK-Economic-Impact-of-UK-HEIs.pdf (universitiesuk.ac.uk)

that there will be no additional capacity required across local services and facilities during the construction. On this basis, the effect has been scoped out of the ES Chapter.

Table 30- Fiscal Impacts

Effect	Fiscal Impacts (Business Rates and Council Tax)	Applicable Development Phase (C / O)	O	Receptor	Manchester City Council
Discussion of Effect					
This effect relates to the financial impact of new development for the local authority in either business rates or council tax.					
Mitigation Committed to in order to Avoid or Reduce Effect					
No mitigation is required.					
Concluding Statement					
The effect should be scoped out of the socio-economic ES Chapter as the Proposed Development (PBSA) is exempt from both business rates and council tax payments.					

Table 31- Effect on the local labour market

Effect	Effect on the local labour market	Applicable Development Phase (C / O)	O	Receptor	Residents within the local impact area
Discussion of Effect					
Effect on the local labour market, specifically in terms of employment opportunities generated by the Proposed Development for residents of Manchester.					
Mitigation Committed to in order to Avoid or Reduce Effect					
No mitigation is required.					
Concluding Statement					
The new development will create employment opportunities; however, these are unlikely to be of a scale that would be significant in ES terms, in relation to the existing labour market.					

Identification of Effect/s which are likely to be Significant

Table 32- Likely significant effects

Effect	Receptor	Applicable Development Phase (C / O)
Temporary increase in employment	Construction and property / professional service sector workforce	C
Short-term increase in economic output (GVA)	Construction and property / professional service sector	C
Training and apprenticeship opportunities	Trainees within the local and wider impact areas	C
Increase in local expenditure by residents on goods and services	Retail and leisure service sector businesses	O
Creation of long-term employment opportunities	Residents within the local and wider impact area	O
Long-term increases in economic output (GVA)	Retail and leisure service sector businesses	O
Effect on health provision	Residents within the local impact area	O
Impact on housing	Residents within the local area, Manchester City Council	O

Assessment Methodology for Likely Significant Effects

6.132. The scope of the assessment of socio-economic impacts will be undertaken using the following methodology:

- A review of the strategic policy context to provide an outline of the relevant national and sub-national/local social and economic objectives of the area.
- Identification of the impact area, in relation to each potential socio-economic impact, for assessing the Proposed Development.
- A desktop review of all publicly available information on current socio-economic and labour market conditions in the study area to establish the baseline using accepted Government sources, such as the Census and Office for National Statistics (ONS) data, including the baseline indicator groups and assembled data outlined above.
- Assessment of likely significant socio-economic effects of the Proposed Development during the Construction and Operational Phases based on the sensitivity value of the receptor and magnitude of effect.

- Recommendation of mitigation measures where necessary.
- Assessment of the significance of residual effects assuming that the mitigation measures are implemented.
- Identification of likely significant additive / cumulative effects regarding other consented schemes in the local area.
- Consideration of synergistic effects including the in-combination / interaction of socio-economic effects with other ES topic areas.

6.133. Qualitative and quantitative assessments will be undertaken on a phase-by-phase basis having regard to assessment methodologies from published guidance, including:

- The former Homes and Communities Agency's (HCA's) Additionality Guide and Employment Densities Guide; and
- Professional judgement.

6.134. Key to understanding the socio-economic effects of the Proposed Development will be determining its net additional impact or 'additionality'. This is the extent to which activity takes place at all, on a larger scale, earlier or within a specific designated area or target group as a result of the intervention.

6.135. The approach to assessing the additional impact of a project is consistent with central Government guidance for physical development projects, including the recently published Appraisal Guide (2016) by the Department for Communities and Local Government (DCLG).

Limitations and Assumptions

6.136. Limitations and Assumptions that will be applied through the socio-economic chapter will be identified within relevant sections of the chapter.

Sunlight, Daylight and Overshadowing

Technical Competence

Table 33- Technical Competence

Technical Competence in Daylight & Sunlight Amenity Impacts and EIA		
	Lead Author	**Reviewer**
Name	Jerome Muir	Mike Scanlan
Company	Proximity	Proximity
Qualifications/Accreditations relevant to technical area	MRICS	MRICS
Does the practitioner hold any IEMA qualification?	No	No
Company hold IEMA QMark?	No	
Years technical experience (in technical area)	7	18

Technical Competence in Daylight & Sunlight Amenity Impacts and EIA		
Number of EIA's delivered to date	5-10	10+

Consultation

6.137. No Consultation has been undertaken at the date of this Scoping Report.

Completed Background Studies / Available Baseline Information

6.138. To date no Background or Baseline Studies have been undertaken.

Baseline

6.139. The Site is located within the First Street Development Framework area. It is currently an open parcel of land bounded by Hulme Street to the south, Medlock Street to the west, Plot 9A First Street to the north, and Plots 10A and 10B First Street to the east.

6.140. Plot 9A is currently in the process of being redeveloped with a 9-storey office building. Plot 10A is currently an open parcel of land. It does, however, have planning permission for its redevelopment with a 13-storey commercial office building. Plot 10B is in the process of being redeveloped with a 14 storey PBSA building.

6.141. To the south of the Site on the opposite side of Hulme Street, Plot 11, First Street is in the process of being comprehensively redeveloped with a series of four buildings of heights varying from 10 storeys to 45 storeys together.

6.142. To the north of the Site beyond Coleman Street, are a mixture of buildings of approximately 7-8 storeys in height. These comprise 8 First Street, 1 Tony Wilson Place, and Vita House.

6.143. To the west of the Site on the opposite side of Medlock Street, various parcels of land are in the process of being redeveloped. The existing building provision has been demolished at both the former Premier Inn site and One City Road East site. The Premier Inn site has a planning permission for its redevelopment with two buildings – a 13 storey office building and an PBSA building of part 11; part 38 storeys in height. The One City Road East site also has a planning permission for its redevelopment with two office buildings at 11 and 14 storeys respectively.

6.144. Generally, the Site and its surroundings is considered to be of high density massing.

Scope of Assessment

6.145. A technical assessment of the daylight and sunlight amenity impact of the Proposed Development will be undertaken to acknowledge the baseline, proposed, and cumulative massing condition of the Site and its surroundings in accordance with the Building Research Establishment's ("BRE") Digest 209 'Site Layout Planning for Daylight & Sunlight: A Guide to Good Practice', (hereafter referred to as the "the BRE Guidance").

6.146. The impact that the physical construction of the Proposed Development will have on daylight and sunlight amenity of the surrounding built environment has been considered.

6.147. The daylight and sunlight amenity effects of the construction phase are temporary, due to impacts gradually changing from the baseline position to the fully built out development.

6.148. Impacts on daylight and sunlight amenity during the construction phase are therefore transient and will increase and become more significant as the construction phase progresses.

6.149. It is therefore not necessary to assess the construction phase impacts, as impacts of the operation phase – which represents the 'worst-case' scenario – will supersede them.

6.150. The Proposed Development will have its greatest and long-term daylight and sunlight amenity impact upon completion of the construction phase once its massing has been fully established.

6.151. The Operation Phase will therefore be the focus of the assessment.

Identification of Effect/s which are Not Significant

Table 34-Adverse Amenity Impacts

Effect	Adverse Daylight & Sunlight Amenity Impacts	**Applicable Development Phase (C / O)**	O	**Receptor**	Macintosh Mill, 4 Cambridge Street, M1 5GH
Discussion of Effect					
A residential receptor in the vicinity of First Street. The mass of the PBSA development at Plot 10b First Street and the office development at Plot 9a First Street substantially shields the Site and the Proposed Development from the view of this neighbouring building to the effect that the massing of the Proposed Development will have no material adverse impact on the daylight and sunlight amenity of the windows / rooms of this neighbouring building.					
Mitigation Committed to in order to Avoid or Reduce Effect					
Not Applicable					
Concluding Statement					
A Not Significant daylight & sunlight amenity impact is contemplated.					

Table 35- Adverse Impacts

Effect	Adverse Daylight & Sunlight Amenity Impacts	**Applicable Development Phase (C / O)**	O	**Receptor**	Vita House, 13 Jack Rosenthal Street, Manchester, M15 4FN
Discussion of Effect					

A PBSA receptor in the vicinity of First Street. The mass of the PBSA development at Plot 10b First Street and the office development at Plot 9a First Street substantially shields the Site and the Proposed Development from the view of this neighbouring building to the effect that the massing of the Proposed Development will have no material adverse impact on the daylight and sunlight amenity of the windows / rooms of this neighbouring building.
Mitigation Committed to in order to Avoid or Reduce Effect
Not Applicable
Concluding Statement
A Not Significant daylight & sunlight amenity impact is contemplated.

Table 36- Adverse Amenity Impacts

Effect	Adverse Sunlight Amenity Impacts	**Applicable Development Phase (C / O)**	O	**Receptor**	James Grigor Square, First Street
Discussion of Effect					
An external amenity area located near No. 1 First Street. The mass of the PBSA development at Plot 10b First Street and the commercial office development at Plot 9a First Street substantially shields the Site and the Proposed Development from the view of this external amenity area to the effect that the massing of the Proposed Development will have no material adverse impact on Time in Sun of this external amenity area.					
Mitigation Committed to in order to Avoid or Reduce Effect					
Not Applicable					
Concluding Statement					
A Not Significant sunlight amenity impact is contemplated.					

Identification of Effect/s which are Likely to be Significant

Table 37- Likely Significant Impacts

Effect	**Receptor**	**Applicable Development Phase (C / O)**
Adverse Daylight & Sunlight Amenity Impact	The PBSA Development of Plot 10B First Street (under construction)	O

Adverse Daylight & Sunlight Amenity Impact	The PBSA Development of Plot 11 First Street (under construction)	O

Assessment Methodology for Likely Significant Effects

6.152. The assessment of daylight and sunlight amenity impacts will be undertaken in accordance with the assessment methodology set out within BRE Guidance (2022).

6.153. The Guidance was first published in 1991 and superseded the Department of the Environment Guidance "Sunlight and Daylight Planning Criteria and Design of Buildings".

6.154. The current edition (3rd) of the BRE Guidance was published in June 2022.

6.155. The BRE Guidance was produced following extensive consultation with architects, planning officers, consultants, professional institutions and Government officials.

6.156. Its overall purpose is to assist in evaluating the relationship between new and existing buildings to ensure that each retains the potential to achieve a "fair share" of available daylight and sunlight given their relative siting, height and mass.

6.157. The BRE Guidance is technically robust and has become the industry standard methodology for assessing daylight and sunlight amenity in the built environment.

6.158. The BRE Guidance notes that the provisions and guidance therein are not mandatory, and that the numerical guidelines should be applied flexibly, dependent on the Site context. For example, guidelines should be applied flexibly within areas of high density such as Town or City Centres.

6.159. The assessment will also have regard to local and national planning policy.

6.160. Appendix H of the BRE Guidance confirms how it should be administered in the context of an EIA. This has been borne in mind in the preparation of this scoping report contribution.

Receptors

6.161. The Guidance emphasises the assessment of habitable rooms within residential buildings.

6.162. Non-residential buildings may be assessed if there is a reasonable expectation of daylight and sunlight amenity. Hospitals and schools are cited as examples of non-domestic receptors.

6.163. External amenity areas, which would include sitting out areas such as those between non-domestic buildings and in public squares, may be identified as sunlight amenity receptors.

6.164. Having considered the Site and its surroundings, those buildings listed in the Likely Significant Effects table above are preliminarily identified as worthy of amenity impact appraisal.

Assessment Methodology of Daylight and Sunlight Amenity Impacts

6.165. The impact assessment methodology will be in accordance with the BRE Guidance. A topographically accurate digital 3D massing model of the Site and surrounding will be constructed to reflect the baseline, proposed, and cumulative massing scenarios.

6.166. The technical modelling will be informed by the following information:

- A photogrammetric model of the Site and its surroundings;

- Researched detail of existing and proposed buildings in the vicinity;
- The daylight and sunlight amenity of the identified receptors will be measured in to acknowledge the following massing conditions of the Site and its surroundings.
- Baseline;
- Baseline + Proposed Development; and
- Baseline + Cumulative + Proposed Development.

6.167. Any neighbouring developments in the vicinity of the Site that are under construction will form part of the baseline. Other planning approved developments within a 450m radius of the Site will be considered as part of the cumulative impact assessment.

6.168. Specialist computer software ("Waldram Tools") will be used to perform the following BRE tests:

- Vertical Sky Component ("VSC") – a measure of sky visibility (from which daylight is derived) and daylighting potential, calculated at the midpoint of a window;
- The measurement of the 'No Sky Line' ("NSL") – a contour line separating those parts of a room that receive direct skylight from that part which does not;
- Probable Sunlight Hours received by neighbouring habitable rooms, measured both annually ("APSH") and during the Winter months ("WPSH"); and
- Time in Sun – the extent to which an external amenity area receives 2 hours of direct sunlight on 21 March. Used to determine whether an external amenity space would appear to adequately sunlit throughout the year and be substantially free of permanent shade.

6.169. The BRE Guidance confirms that the numerical targets set out within it are purely advisory, and that alternative targets may be established where appropriate to do so, for example, in environments where high density currently exists or where an uplift in density is sought by planning policy. The setting of alternative daylight and sunlight targets is a likely requirement here given the City centre location of the Site and its surroundings and the scale of development that is taking place with the First Street Development Framework area generally.

6.170. The methodology for the setting of any alternative targets will be confirmed in the Chapter.

Impact Significance

6.171. The significance of impact will be assessed with reference to both the sensitivity (in daylight and sunlight amenity terms) of a neighbouring receptor, and the magnitude of change, i.e. the extent of difference between baseline and proposed amenity levels) in the daylight and sunlight amenity of the receptors. The parameters of this evaluation are tabulated at Appendix 2.

Limitations and Assumptions

6.172. An inspection of the Site and its surroundings will be undertaken to identify the window provision of the neighbouring buildings that overlook the Site (to the extent that such windows are capable of being observed from the adjacent public highways).

6.173. This inspection will be supplemented with a review of Google Earth Imagery.

6.174. The interior of the neighbouring buildings will not be inspected. It will, therefore, be necessary to make assumptions regarding the internal arrangement of the neighbouring buildings.

6.175. The height between the internal floor level and the window cill in each room of the neighbouring buildings will influence the position of the working plane, which is the level at which the distribution of light is measured. The position of the working plane will be assumed.

6.176. Assumptions will be made as to the use and function of the neighbouring buildings. Assumptions will be primarily influenced by observations made during the Site inspection.

6.177. Neighbouring buildings of residential use will also be identified by reference to Valuation Office Agency records – neighbouring buildings with a Council Tax Band being of residential use.

6.178. All assumptions will, where possible, be informed by information available from Manchester City Council's Public Access Planning Portal, as well as other sources available in the public domain including Land Registry plans and sales particulars from the internet.

6.179. Certain buildings around the Site are under construction. Some future developments to be considered as part of the cumulative impact assessment are yet to start on Site. The modelling of these neighbouring buildings and future developments will be based on information that can be downloaded via Manchester City Council's Public Access Planning Portal.

Townscape and Visual Impact

Technical Competence

6.180. These details are required to inform the statement of technical competence to comply with the EIA Regulations.

Table 38- Technical competence

Technical Competence in Townscape and Visual Impact and EIA		
	Lead Author	**Reviewer**
Name	Scott Chenery	Carl Taylor
Company	TPM Landscape	TPM Landscape
Qualifications/Accreditations relevant to technical area	Architect	Director, Landscape Architect CMLI
Does the practitioner hold any IEMA qualification?	No	No
Company hold IEMA QMark?	No	
Years technical experience (in technical area)	15	30+

Number of EIA's delivered to date	N/A	Approximately 20

Consultation

6.181. No consultation has been undertaken at this point.

Introduction

6.182. The TVIA element of the ES will be prepared by TPM Landscape, assessing and concluding the anticipated townscape and visual impacts of the proposals on the site and its surrounding areas. This scoping chapter will confirm the methodology that will be used to assess the impacts, the baseline condition and any proposed mitigation measures, if required, to reduce or offset proportionate negative impacts as a result of development.

Baseline

6.183. The Site is located within the City Center (CC1-CC10) and specifically the Central Development zone of the First Street Development Framework 2020 which comprises the central east-west core immediately south of the First Street North, and incorporating the sites to the western side of Medlock Street. This Site is one of the final development plots to be brought forward within the central zone.

6.184. Desk base studies using mapping, topographic information and satellite imagery have been used to establish the baseline townscape information. A further review of relevant policy and guidance has been carried out to inform the assessment.

6.185. Much of First Street North has been completed and is already a popular destination with Cat A office space and leisure/cultural destinations such as HOME and Junk Yard Golf. These initial phases have already established first street as its own sub-character of the city. The initial Development framework (MCC 2015) has had subsequent updates (2018, 2020) to realign the ambition of the area with that of the cities long term growth goals, increasing the height and density to meet these. The long-term goal for the area remains the same, building on the delivery of high-quality buildings and public realm.

6.186. The site has no permanent structures or features upon it and is currently hardstanding/temporary surfacing as part of its currently use as the home for temporary cabins, parking and storage space associated with the construction of neighbouring sites. The site is relatively contained with minimal variance in topography and surrounded by large scale development, both built and under construction.

6.187. No public realm or public open space exists within the site, and due to ongoing construction surrounding the site there is no direct connection to the completed phases of public realm to the north.

6.188. The site does not sit within a Conservation Area but does sits within 'Corridor Manchester', the area identified within MCC Strategic Spatial Framework. The Corridor Strategic Vision identifies the spatial principles supporting the vision for the Oxford Road corridor to 2025 with the aim of becoming one of the top 5 innovation districts in Europe. Extending in both directions from Oxford Road and into the city centre the area comprises a range of uses from cultural institutions to student accommodation and Grade A office space.

6.189. Potential viewpoints have been identified through desktop analysis, including the use of modelling software to establish further the potential viewpoints scoped here. Viewpoints have been excluded at this point where there is likely to be no significant impact as a result of development. (refer TPM view Locations Plan – Appendix 5 and ZTV – Appendix 6)

Legislative and Policy Context

6.190. The TVIA will find, present and draw conclusions in relation to the relevant policy context, both nationally (NPPR) and locally; Manchester Local Development Framework, Core Strategy Development Plan (2012) and the First Street Development Framework (2020).

The Study Area

6.191. The study area for the assessment is expected to be approximately 500m from the centre of site. This radius will encompass all the First Street Development area, including the adjacent townscape effectors such as tall buildings, public realm and urban grain etc. This study area has been established from the desktop assessment and its interpretation through the lens of the authors professional judgement.

Identification of Potentially Significant Effects

Table 39- Potentially significant effect

Effect	Change to existing urban grain	Applicable Development Phase (C / O)	C+O	Townscape Element	Changes to urban grain
Discussion of Effect					
Potential to improve upon the former road layout with the integration and completion of connected pedestrian public realm routes through a key part of the city.					
Scoped In/Out					
In					

Effect	n/a	Applicable Development Phase (C / O)	C+O	Townscape Element	Heritage Designations
Discussion of Effect					
No buildings with heritage designations fall within the site or its immediate context. The nearest listed building (Grade II) is a former Mill Building located on Cambridge Street and this is considered to have no affect with the study area					
Scoped In/Out					
Out					

Effect	Development falls within this wider strategic area	Applicable Development Phase (C / O)	C+O	Townscape Element	Changes to Oxford Road Corridor
Discussion of Effect					
The site lies within the Oxford Road Corridor but is remote from the Oxford Road itself. Inline with the The Corridor Strategic Vision the site delivers student accommodation and strengthens pedestrian routes, complementary to the aspirations for the area.					
Scoped In/Out					
In					

Table 40- Potentially significant effect

Effect	Change from a currently vacant site	Applicable Development Phase (C / O)	C+O	Townscape Element	Changes to land use
Discussion of Effect					
Proposals being brought forward request a land use inline with the First Street development framework.					
Scoped In/Out					
In					

Table 41- Potentially significant effect

Effect	Development will set a new height datum on site	Applicable Development Phase (C / O)	C+O	Townscape Element	Changes to building heights
Discussion of Effect					
Increased height on the site is inline with the First Street Development Framework and will be in keeping with a height datum established by surrounding development. Combined this will contribute towards a cluster of buildings appropriate within their urban context.					
Scoped In/Out					
In					

Table 42- Potentially significant effect

Effect	Development will integrate into the strategic goals of the wider area	Applicable Development Phase (C / O)	C+O	Townscape Element	Changes to movement and linkages as a townscape effect
Discussion of Effect					
The development will provide setting and enclosure to the mix of existing and new road and pedestrian networks that run through the wider masterplan area.					
Scoped In/Out					
In					

Table 43- Potentially significant effect

Effect	Public realm and open space to integrate with existing perimeter proposals	Applicable Development Phase (C / O)	C+O	Townscape Element	Changes to public realm/public open space
Discussion of Effect					
The development will complete the public realm works delivered in advance as part of advanced phases. Overall the network of pedestrianised routes will enhance the urban character of the area and contribute to the areas wider connectivity and porosity.					
Scoped In/Out					
In					

Table 44- Potentially significant effect

Effect	Change from vacant site to active frontages	Applicable Development Phase (C / O)	C+O	Townscape Element	Changes to site character
Discussion of Effect					
The existing vacant site represents poor land use and creates a point of disconnection through the site. The delivery of the building here will be a visual enhancement to the site character completing the wider development block development fronting Medlock Street connecting back through the site.					
Scoped In/Out					

In

Table 45- Potentially significant effect

Effect	Changes to the character and quality of views	Applicable Development Phase (C / O)	C+O	Townscape Element	Changes to the character and amenity of views
Discussion of Effect					
The development will complete the cluster of buildings already completed / under construction. Creating a building of interest within what will read as a cohesive arrangement of related buildings at a urban district scale.					
Scoped In/Out					
In					

Table 46- Receptor Impact

Receptor	Pedestrians and Vehicles on main route into city centre	Applicable Development Phase (C / O)	C+O	View	View 1 – Medlock Street
Impact					
Localised view from a busy gateway into the city with existing residential development behind.					
Scoped In/Out					
In					

Table 47- Receptor Impact

Receptor	Tertiary road route with footway (currently restricted with construction hoardings)	Applicable Development Phase (C / O)	C+O	View	View 2 – River Street
Impact					
Localised view from with the densely populated confines of the immediate development					
Scoped In/Out					

In

Table 48- Receptor Impact

Receptor	Pedestrians and Vehicles on main route into city centre	Applicable Development Phase (C / O)	C+O	View	View 3 – Medlock Street
Impact					
Localised view from a busy gateway into the city and arterial road network node					
Scoped In/Out					
In					

Table 49- Receptor Impact

Receptor	Slow moving vehicular and foot traffic along tertiary road route with footway	Applicable Development Phase (C / O)	C+O	View	View 4 – Hulme Street
Impact					
Localised view from with the densely populated confines of the immediate development					
Scoped In/Out					
In					

Table 50- Receptor Impact

Receptor	Drivers view travelling at speed along raised ring road	Applicable Development Phase (C / O)	C+O	View	View 5 – A57(M) Mancunian Way
Impact					
Mid-range view along major vehicular route.					
Scoped In/Out					
In					

Table 51- Receptor Impact

Receptor	Slow moving vehicles and pedestrians on side road.	Applicable Development Phase (C / O)	C+O	View	View 6 – Little Peter Street
Impact					
Mid-range view with residential development behind. View over surface car park and varying boundary wall heights and topography					
Scoped In/Out					
In					

Table 52- Receptor Impact

Receptor	Drivers view travelling at speed along raised ring road	Applicable Development Phase (C / O)	C+O	View	View 7 - A57(M) Mancunian Way
Impact					
Distant obscured view from major access road					
Scoped In/Out					
In					

Table 53- Receptor Impact

Receptor	Pedestrians – view from Oxford Road	Applicable Development Phase (C / O)	C+O	View	View 8 – Oxford Road
Impact					
Distant view from popular area – highly obscured with foreground development					
Scoped In/Out					
In					

Table 54- Receptor Impact

Receptor	Drivers view travelling at speed along raised ring road	Applicable Development Phase (C / O)	C+O	View	View 9 – A57(M) Mancunian Way
Impact					
Distant obscured view from major access road					
Scoped In/Out					
In					

Table 55- Receptor Impact

Receptor	Pedestrian and vehicles. Buildings adjacent primarily offices	Applicable Development Phase (C / O)	C+O	View	View 10 – Chepstow Street
Impact					
Mid-range view from minor city centre road					
Scoped In/Out					
In					

Table 56- Receptor Impact

Receptor	Pedestrians moving and static within park	Applicable Development Phase (C / O)	C+O	View	View 11 – Hulme Park
Impact					
Mid-range view from local park with tall vegetation in foreground					
Scoped In/Out					
In					

Table 57- Receptor Impact

Receptor	Pedestrians commuting and vehicles travelling at speed	Applicable Development Phase (C / O)	C+O	View	View 12 – Princess Road
Impact					
Distant obscured view from pedestrian footbridge with major access road below					
Scoped In/Out					
In					

Assessment Methodology for Likely Significant Effects

6.192. The assessment of likely significant effects to sensitive receptors will consider the sensitivity of the receptor (on a scale of high, medium, low and negligible) and the magnitude of change (on a scale of large, medium, small and negligible) to determine the level of effect on a scale of major, moderate, minor and negligible. Significant effects will be determined following this through professional judgment."

6.193. This is the standard terminology we will be adopting within the ES and your input should comply with this. Any concerns regarding this should be directed to the EIA Team to discuss how we approach this.

6.194. Please refer to TVIA Methodology at Appendix 4

Limitations and Assumptions

6.195. The methodology utilised by the TVIA is drawn from the GLVIA, 3rd Edition, the landscape Institutes published guidance on assessment.

6.196. The images taken will be carried out by a suitably qualified professional with experience within the field of representative views. Please refer to TVIA Methodology at Appendix 4 for further detail. Verified views if required would be produced by Our Studio.

Wind Microclimate

Technical Competence

Table 58- Technical Competence

Technical Competence in Wind Microclimate and EIA		
	Lead Author	Reviewer
Name	Mr Imran Rasol	Mr Alex Turpitt
Company	Architectural Aerodynamics Limited (ArcAero)	Architectural Aerodynamics Limited (ArcAero)
Qualifications/Accreditations relevant to technical area	BEng(Hons) Mechanical Engineering, MSc Advanced Mechanical Engineering.	MEng Aeronautical Engineering, CEng MIMechE

Does the practitioner hold any IEMA qualification?	No	No
Company hold IEMA QMark?	No	
Years technical experience (in technical area)	2 years	15 years
Number of EIA's delivered to date	5+	50+

Consultation

6.197. To-date no consultation has been undertaken with technical specialists of the planning authority.

Completed Background Studies / Available Baseline Information

Table 59- Completed background studies

Study / Survey / Analysis / Evaluation	Overview	Date of Completion
Wind Climate Characterisation	Acquisition of historic weather data for the region from Manchester International Airport, review of significant terrain and topography within the region, development of a wind climate model for Manchester and surrounding areas.	May 2024
Preliminary Study via CFD Simulation	Carried out preliminary CFD study to provide the initial predictions on the level of windiness in the area.	June 2024

Baseline

6.198. The baseline wind microclimate in the area is driven by a relatively wide sector of winds blowing from south round to the west. This is typical of Manchester wind climate.

6.199. With existing tall buildings to the south (Plot 11) and to the north (Plot 9A), there is a likelihood that the baseline environment may be somewhat windy in places such as to the east of the Site.

6.200. Described in terms of the Lawson Comfort Criteria (LCC), wind conditions within the area are likely to be generally suitable for strolling on thoroughfares and for short-term standing / sitting at entrances for building within the existing surrounding area, though there are also some areas suitable for fast walking and for little other than brisk thoroughfare.

Scope of Assessment

Identification of Effect/s which are Not Significant

6.201. No wind microclimate effects will be scoped out of the EIA.

Identification of Effect/s which are Likely to be Significant

Table 60- Likely significant effects

Effect	Receptor	Applicable Development Phase (C / O)
Exceedance of the industry standard Lawson criteria for pedestrian safety.	Thoroughfares, entrances and waiting areas neighbouring the Site, within in the vicinity of the taller elements of the Proposed Scheme, where acceleration of wind has the potential to be most significant.	C
Exceedance of the industry standard Lawson criteria for pedestrian comfort.	Thoroughfares, entrances and waiting areas neighbouring the Site, where acceleration of wind has the potential for the greatest level of effect or where pedestrian activities are most sensitive to wind and require the most benign conditions.	C
Exceedance of the industry standard Lawson criteria for pedestrian safety.	Thoroughfares, entrances, waiting areas and recreational spaces within and around the Site, where acceleration of wind has the potential to be most significant for the greatest level of effect.	O
Exceedance of the industry standard Lawson criteria for pedestrian comfort.	Thoroughfares, entrances, waiting areas and recreational spaces within and around the Site, where acceleration of wind has the potential to be most significant for the greatest level of effect ant or where pedestrian activities are most sensitive to wind and require the most benign conditions.	O

Assessment Methodology for Likely Significant Effects

6.202. The following methodology for assessment is proposed:

6.203. The assessment will be informed by wind climate characterisation based upon at least 15 years of wind climate data from Manchester Airport and used to undertake a statistical analysis of the wind climate prevailing across the area.

6.204. The assessment will take into account the following factors:

- The effect of the geometry, height, massing, exposure and orientation of the Proposed Development;

- The pedestrian activity to be expected, e.g. thoroughfare, ingress / egress, waiting areas, recreational spaces, outdoor seating spaces (such as cafes), and the Lawson comfort category that corresponds to the activity – long term sitting, short-term sitting / standing, strolling or walking; and,
- The season(s) in which the activity is anticipated to take place, e.g. thoroughfare, waiting (at bus stops, for example) and entrance use would all take place year-round and be assessed against a worst-case ('worst-seasonal' results) while prolonged outdoor seating (outdoor café spaces, for example) would be assessed during summer.

6.205. Digital and physical models of the Site and surrounding area will be constructed, and simulations will be performed for a minimum of 16 wind directions, to represent all directions. The assessment of operational effects will be informed by physical wind tunnel testing and supported by computational modelling (CFD).

6.206. The following scenarios that will be tested are as follows:

- Baseline
- Baseline + Proposed Development
- Baseline + Proposed Development + Cumulative

6.207. An assessment of operational effects would represent an appropriate approximation of a worst-case scenario during construction and therefore, the assessment of construction effects will be considered qualitatively within the ES Chapter and will be substantially informed by the operational assessment.

6.208. Gust and mean wind speed ratios (e.g. pedestrian level wind speeds as a ratio of a reference wind speed at a known height above ground) will be measured at key locations within the Site where increased windiness is expected as a result of the buildings' geometry and in areas of wind-sensitive activities, such as public entrances or pedestrian pathways.

6.209. The wind statistics for Manchester will be obtained from historical wind data from Manchester Airport and will be corrected for terrain roughness around the airport and over the Site.

6.210. The results of the wind tunnel modelling will be presented, showing the adherence of conditions at all points to the LDDC variant of the Lawson Criteria and will be presented within a comprehensive report submitted as a technical appendix to the ES. The ES Chapter will provide the assessment of the environmental effects/receptor locations where significant effects are identified.

6.211. The LDDC variant of the comfort criteria (shown below) provides wind speed thresholds that should not be exceeded for more than 5% of the time in a season to be acceptable for the stated pedestrian activity. The safety criteria identifies areas where someone could find walking difficult, or even stumble and fall. This criterion provides a wind speed threshold (15 m/s) that should not be exceeded more than once per year.

Table 61- Comfort Category

Comfort Category	5% Exceedance Threshold	Description

Long-term sitting	4 m/s	Light breezes desired for outdoor restaurants and seating areas where one can read a paper or comfortably sit for long periods.
Short-term sitting / standing	6 m/s	Gentle breezes suitable for main building entrances, pick-up/drop-off points and bus stops.
Strolling	8 m/s	Moderate breezes that would be appropriate for strolling along a city/town centre street, plaza or park.
Fast walking	10 m/s	Higher speeds that can be tolerated if one's objective is to walk, run or cycle without lingering.
Uncomfortable	>10 m/s	Winds considered a nuisance for most activities.

6.212. An increase in windiness relative to the baseline will be considered not significant if the wind speed is not expected to exceed the limit for the pedestrian activity being undertaken in that area. In the case of windiness levels in excess of the tolerable limits for intended pedestrian use, mitigation measures will be developed in the wind tunnel if required.

6.213. Receptors are defined to be pedestrians and cyclists on the thoroughfares within the Development and surrounding areas. All receptors are equally sensitive to the presence or absence of an acceptable wind microclimate. An unacceptable microclimate exists at a receptor when either an exceedance of the safety criteria exists, or when the comfort criteria is not met for the existing / planned pedestrian use at a receptor. All receptors are considered to be highly sensitive to the local wind microclimate conditions and are given an equal weighting.

6.214. The assessment of likely significant effects on sensitive receptors will consider the sensitivity of the receptor, the adherence (or not) to the LDDC criteria and the magnitude of change, if any, between 'target' and predicted comfort levels to determine significance, on a scale of major, moderate, minor and negligible. Significant effects will be determined through professional judgment.

6.215. Effect magnitude is defined by the severity of the deviation from the standards set out by the Lawson criteria. Exceedances of the safety criteria are deemed to be the most critical, given their potential effect on pedestrians' wellbeing, i.e. they may be unduly exposed to the potential for harm. Such effects are thus deemed to have a major impact magnitude. Where the comfort criteria are not met, i.e. where the conditions are too windy for a particular receptor to be sufficiently comfortable for existing or planned pedestrian uses and thus inconvenient but not unsafe, such effects are deemed to be of moderate impact magnitude. Where the comfort criteria are marginally exceeded, to the extent that the exceedance is expected to be perceptible, but tolerable, such effects are deemed to be of minor impact magnitude.

6.216. The assessment of likely significant effects to sensitive receptors will consider the sensitivity of the receptor (on a scale of high, medium, low and negligible) and the magnitude of change (on a scale of large, medium, small and negligible) to determine the level of effect on a scale of major, moderate, minor and negligible. Significant effects will be determined following this through professional judgment.

6.217. Major and moderate effects are considered to be significant in EIA terms. Minor effects, as noted above being tolerable, are not considered to be significant.

6.218. The following are the significance criteria used to assess likely wind conditions as a result of the introduction of the Development:

- **Major Beneficial:** Any effect on wind conditions which is expected to improve pedestrian safety, namely an improvement in conditions from being considered unsafe to being considered safe. This is considered to be significant.
- **Moderate Beneficial:** Any effect on wind conditions which is expected to improve pedestrian comfort from unsuitable to suitable for planned activities. This is considered to be significant.
- **Minor Beneficial:** Any effect on wind conditions which is expected to improve pedestrian comfort from unsuitable to marginal/tolerable for planned activities, or from marginal/tolerable to suitable for planned activities. This is not considered to be significant.
- **Negligible:** Any effect that does not alter the suitability of existing wind conditions with respect to planned activities. This is not considered to be significant.
- **Minor Adverse:** Any effect on wind conditions which worsens pedestrian comfort from suitable to marginal/tolerable for planned activities, or from marginal/tolerable to unsuitable for planned activities. This is not considered to be significant.
- **Moderate Adverse:** Any effect on wind conditions that worsens pedestrian comfort from suitable to unsuitable for planned activities. This is considered to be significant.
- **Major Adverse:** Any effect on wind conditions adversely affecting pedestrian safety, namely a deterioration in conditions from being considered safe to being considered unsafe. This is considered to be significant.

Limitations and Assumptions

6.219. To ensure transparency within the EIA process, the following limitations and assumptions have been identified:

- Where adopted, a computational approach will adopt a steady-state 'RANS' CFD approach. This method employs turbulence models to approximate the magnitude of velocity fluctuations about the average wind speeds predicted, in order to derive an estimation of the effect of gusts. ArcAero conducts regular validation of proprietary CFD processes against experimental results; and
- Where the wind tunnel based approach has been adopted to inform and appraise mitigation, this will adopt a discrete measurement approach, where sensors will be positioned in sensitive locations and those locations that are expected by veteran practitioners to experience the most significant acceleration of winds. A longstanding approach of this nature would be expected to capture worst-case conditions.

7. Methodology for Assessment of Cumulative Effects

Committed and Cumulative Developments

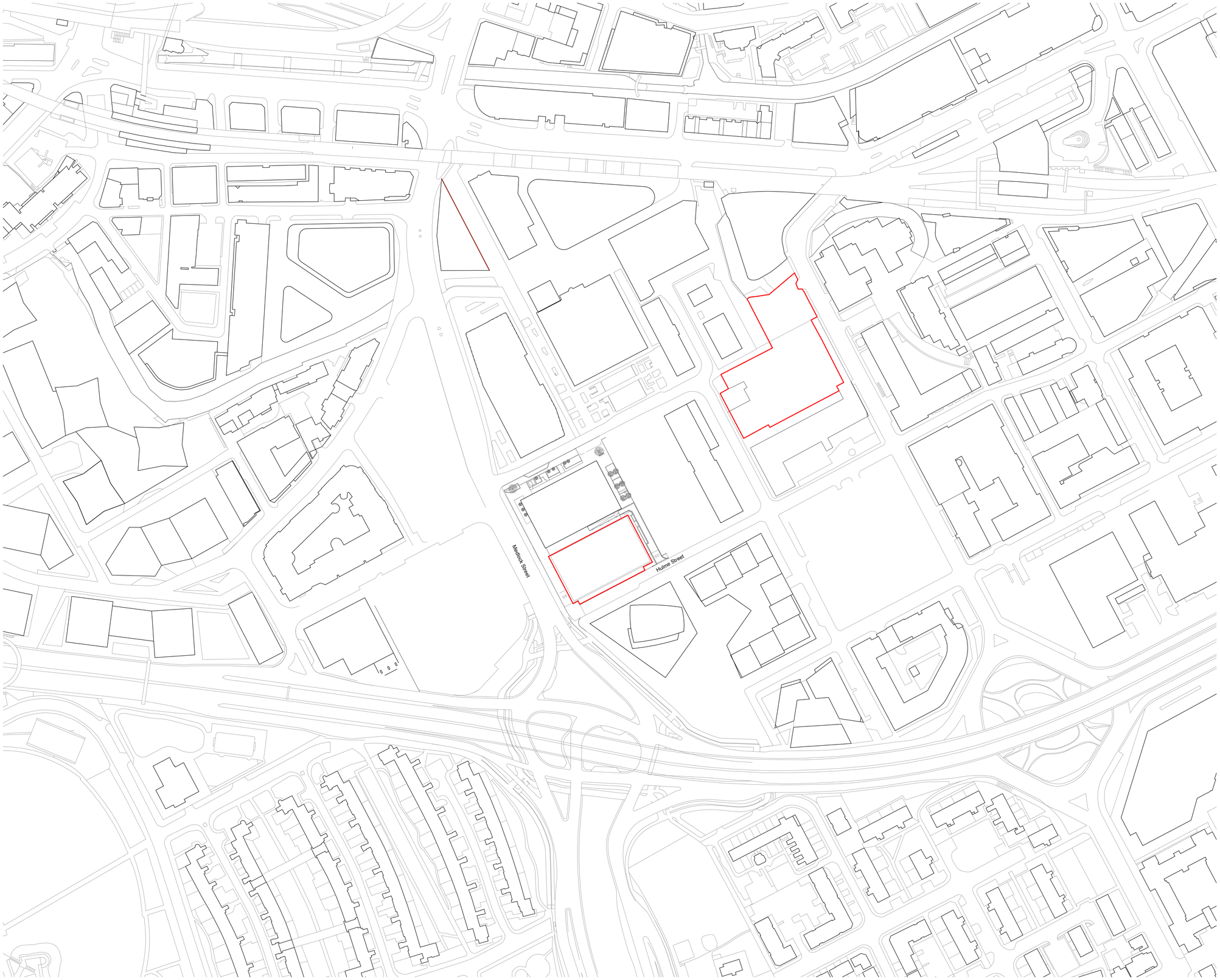
7.1. Appendix 3 includes a list of committed developments within the surrounding area, which will form part of the existing baseline (these are schemes which are currently under construction).

7.2. Appendix 3 also includes a list of 'cumulative' developments which are those that have received planning permission but have not yet started on site.

7.3. While there is no agreed / standard threshold for selecting committed or cumulative developments; therefore, a professional judgement has been taken to highlight schemes within 1 km of the Site taking into consideration the scale of the proposed development whilst also considering the high-density city centre location.

7.4. The Applicant seeks the agreement from the Local Authority to the scope of committed and cumulative developments and invites guidance on any additional schemes not listed which should also be considered.

Appendix 1 – Site Location Plan



0m 25m 50m 125 m

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General Notes

Use figured dimensions only. Do not scale off this drawing. All dimensions must be set out and checked by the contractor on site prior to commencement of construction. Any variations between drawings and site must be reported to TGA before work proceeds.

Drawings to be read in conjunction with Architectural Specification, Structural Engineer's Drawings and Specifications, Mechanical & Electrical Engineer's Drawings and Specifications, all Supplemental Information, including but not limited to; Detailed Fire Strategy, Acoustic Report, Thermal Report & Overheating Report.

No portion of the Works to commence without acceptance of the required submittals by the Employer.

Main Contractor to submit relevant documents to building regulation and legislation approval authorities as required to comply with the Specification.

Rev	Description	Date	By
P01	First Issue	05.06.24	AW
P02	Revised to include Mac Mill boundary	20.06.24	LS

WIP 20.06.24

Title
Planning Boundaries - Site Plan

Drawing No.
1207-TGA-XX-00-DR-A-10202

Revision
P02

Status
For Information

Scale
1 : 1250@A1

Project
Plot 9B_First Street

Client
VITA

WIP 20.06.24

TIM GROOM ARCHITECTS

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Appendix 2 - Methodology for Determining Impact Magnitude

Magnitude of Impact	Criteria for assessing impact
Major	Total loss or major/substantial alteration to key element/features of the baseline (pre-development) conditions such that the post development character/composition/attributes will be fundamentally changed.
Moderate	Loss or alteration to one or more key elements/features of the baseline conditions such that post development character/composition/attributes of the baseline will be materially changed.
Minor	A minor shift away from baseline conditions. Change arising from the loss/alteration will be discernible/detectable but not material. The underlying character/composition/attributes of the baseline condition will be similar to the pre-development circumstance/situation.

The sensitivity of a receptor is based on relative importance of the receptor using the scale in the table below:

Methodology for Determining Sensitivity

Sensitivity	Examples of receptor
High	The receptor/resource has little ability to absorb change without fundamentally altering its present character, or is of international or national importance.

Moderate	The receptor/resource has moderate capacity to absorb change without significantly altering its present character, or is of high importance.
Low	The receptor/resource is tolerant of change without detriment to its character, is of low or no local importance.

The significance of an environmental impact is determined by the interaction of magnitude and sensitivity, whereby the impacts can be positive or negative. The impact Significance Matrix is set out in the table below.

Impact Significance Matrix

Magnitude	High	Sensitivity Moderate	Low
Major	Major Adverse/Beneficial	Major - Moderate Adverse -Beneficial	Moderate - Minor Adverse -Beneficial
Moderate	Major Adverse/Beneficial	Moderate Adverse – Beneficial	Minor Adverse/Beneficial
Minor	Minor Adverse/Beneficial	Minor Adverse/Beneficial	Negligible
Negligible	Negligible	Negligible	Negligible

Appendix 3 – Table of Committed and Cumulative Developements

Application Reference	Description of Development Proposals	Date Approved	Map No.	Distance from Site (m)	Status as of May 2024	Estimated Completion Date
Baseline						
Plot 9a, First Street 132600/FO/2021	Erection of a nine-storey building with rooftop plant and basement comprising office accommodation (Use Class E(c)) with ancillary facilities for occupiers including roof top terrace, winter gardens, gym/ yoga studio, basement car parking (26 spaces) and cycle parking (130 spaces) landscaping and other associated works.	14 April 2022	1	6	Under Construction Construction commenced 11 October 2022	Q2 2024
Plot 10b, First Street (House of Social) 136170/FO/2023	Erection of 14-storey building comprising purpose-built student accommodation (PBSA) (Sui Generis) and ground floor Food Hall (Sui Generis Use), and other associated works including external amenity spaces, public realm, secure cycle parking, access and servicing arrangements (Plot 10B).	1 June 2023	2	50	Under Construction Construction commenced 14 August 2023	Q3 2026
First Street South (Square Gardens) 125573/FO/2019	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.	9 March 2021	3	10	Under Construction	Q2 2025
Metropolitan University Science and Engineering Building 125799/FO/2019	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	12 March 2020	4	223	Under Construction	Q2 2024

Application Reference	Description of Development Proposals	Date Approved	Map No.	Distance from Site (m)	Status as of May 2024	Estimated Completion Date
	Tower, hard and soft landscaping works, car and cycle parking and associated works.					
Great Jackson Plot F (Contour) 132199/FO/2021	Full planning permission for the demolition of existing structures and the erection of two 51-storey residential buildings (Use Class C3) across two phases, including residential amenity facilities, 01 July 2022 11. 310 Under construction Tower F1: Q4 2027 basement car parking, landscaping and public realm, servicing and access arrangements, highways alterations, and associated works.	1 July 2022	5	220	Under Construction	Tower F1: Q4 2027 Tower F2: Q4 2028
Havelock 129081/FO/2021	Partial demolition and reconfiguration of 70 Great Bridgewater Street to create a new office building (Use Class E), including the replacement of building facades, a 2-storey rooftop extension and 23 April 2021 5. 400 Under construction Q1 2024 alterations to the internal layout including the infilling of the central atrium, servicing and cycle parking, access and associated works.	23 April 2021	6	326	Under Construction	Q4 2024
Barclay House 118033/P3OPA/2017	Notification for Prior Approval for a Proposed Change of Use of building (excluding basement) from Office Use (Class B1 (a)) to a provide 90 no. residential apartments (Use Class C3)	31 Jan 2018	7	330	Under Construction	Q2 2024
Viadux One 115871/FO/2017	Erection of a 40 storey building to form 375 residential apartments (Use Class C3a) and the erection of a 14 storey building for form offices (Use Class B1) (31,756 sqm) together with ground floor commercial space (Use Class A1, A3 or A4) (1010 sqm) with associated enclosed service yard, public realm including staircase and lift to connect with viaduct, car and le parking, landscaping and other associated works	27 July 2017	8	433	Under Construction	Q2 2024

Application Reference	Description of Development Proposals	Date Approved	Map No.	Distance from Site (m)	Status as of May 2024	Estimated Completion Date
Staycity Deansgate 125804/FO/2019	Demolition of existing buildings and structures on-site and erection of 22-storey building comprising apart-hotel (Use Class C1) with flexible commercial uses at ground floor and within existing viaduct arches (Use Class A1, A2, A3, A4, D2), access, landscaping and other associated works.	26 June 2020	9	465	Under Construction	Q3 2025
The Blade and Three60 126668/FO/2020	Full planning permission for the erection of two 52-storey residential buildings (Use Class C3) each incorporating a podium accommodating residential amenity facilities and ground floor and first floor commercial units (Use Classes A1, A2, A3, or D1), private and public basement car parking, landscaping and a public park, servicing and access arrangements, highways improvements, and associated works (Phases A, B, and D as defined on Drawing Reference: 10292Z1SHPG000PL00 B5D802 and 10292Z1SHPG000PLB1B5D801). Outline planning permission (with all matters reserved) for an educational facility (Use Class D1) (Phase C as defined on Drawing References: 10292Z1SHPG000PL00B5D802 and 10292Z1SHPG000PLB1B5D801).	3 August 2020	10	470	Under Construction	The Blade: Completed Three 60: Q2 2024
Town Hall refurbishment 119106/LO/2018	LISTED BUILDING CONSENT for Internal and external intrusive surveys to the Grade I Listed Old Town Hall in order to inform the Our Town Hall Project to include intrusive survey works within Albert Square adjacent to the Grade II Listed Frasers Statue, the Grade II Listed Jubilee Fountain, the Grade II Listed Brights Statue, the Grade I Listed Albert Memorial, the Grade II Listed	18 April 2018	11	810	Under Construction	Q1 2026

Application Reference	Description of Development Proposals	Date Approved	Map No.	Distance from Site (m)	Status as of May 2024	Estimated Completion Date
	Heywoods Statue and the Grade II Listed Gladstones statue.					
St Michael's 114664/FO/2016	Partial demolition of existing buildings. Development up to 171.6m AOD comprising residential (Use Class C3), offices (Use Class B1), hotels (Use Class C1), place of worship (Use Class D1) and leisure/food and drink uses (Classes A1, A3, A4, A5 and D2). Creation of public spaces and new public realm, provision of basement car parking, highway alterations, landscaping and associated works.	20 June 2018	12	760	Under Construction	Q2 2025
Number 3 Circle Square 134288/FO/2022	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.	4 November 2022	13	620	Under Construction	Q2 2025
Deansgate South 129406/FO/2021	Full planning permission for a 28-storey purpose built student accommodation building (Sui Generis).	4 June 2021	14	444	Under Construction	Q2 2025
St George's Place 123261/FO/2019	Erection of a part 8 and 9 storey building located on Arundel Street and Worsley Street, a part 11 and 23-storey residential building located on the Mancunian Way and refurbishment and conversion of the existing DOT Building to form 355 residential apartments in total (Use Class C3a) together with commercial uses (Use Classes A1, A2, B1, D1 and D2) along with associated car parking, cycle parking, access, landscaping and other associated work.	23 August 2019	15	866	Under Construction but construction programme is delayed.	Unknown
Vision 111003/FO/2016/C1	Demolition of existing building at 10 - 12 Whitworth Street West, and redevelopment of the site for a new 35 storey residential building (Use Class C3) comprising 327 apartments, with	11 April 2026	16	296	Construction has commenced but has evidently stalled with the company	Unknown

Application Reference	Description of Development Proposals	Date Approved	Map No.	Distance from Site (m)	Status as of May 2024	Estimated Completion Date
	associated residents' services, facilities and communal spaces: servicing, highways, public realm and associated works.				reportedly going into receivership.	
Cumulative						
Plot 10a, First Street 136043/FO/2023	Erection of 13-storey office building (Use Class E) with associated public realm, external roof terraces (floors 11 and 12) and other associated works including external amenity spaces (Plot 10A).	13 May 2023	17	6	Under Construction	Q4 2025
One City Road 128002/FO/2020	Full Planning Application for demolition of existing structures on site, erection of one 11-storey plus basement office building (Use Class E) and one 14-storey plus basement office building with ground floor commercial unit (Use Class E), landscaping, highways works, and associated works.	26 January 2021	18	66	Demolition has taken place; however, construction is currently on hold.	Unknown
One Medlock Street 135419/FO/2022	Demolition of the existing hotel building and structures and redevelopment of the site to comprise two separate buildings: one 13 storey office building with commercial unit (Use Class E) at ground floor; a part 11, part 38 storey building comprising 1,014 purpose built student accommodation units (sui generis) with ground floor office/community uses (Use Class E, F1 or F2); and associated ancillary internal and external amenity space, hard and soft landscaping and associated highway works.	7 November 2023	19	30	Not on site. Pre commencement conditions discharged. Conversations for a JV to forward fund the project currently underway.	Permission lapses 7 November 2026
Park Place (Plot G, Great Jackson Street) 129273/FO/2021	Demolition of existing structures and the construction of two residential buildings of 56 storeys (plus basement and roof plant) (Use class C3), with ground floor commercial uses (Use class E), car parking, cycle provision, landscaping, access and other associated Works.	29 July 2021	20	190	Not on site.	Permission lapses 29 July 2024

Application Reference	Description of Development Proposals	Date Approved	Map No.	Distance from Site (m)	Status as of May 2024	Estimated Completion Date
Bridgewater House Great Jackson Street 134694/FO/2022	Restoration and conversion of the Grade II listed Bridgewater House and redevelopment of car park area to create a ground plus three storey apartment building; overall providing 53 residential units, including landscaping to courtyard, bike storage and associated works.	6 February 2021	21	483	Not on site.	Permission lapses 6 February 2026
Great Northern Warehouse 135565/FO/2022	Demolition of the central atrium, car park ramps, and other elements, retention of casino (Sui Generis), bowling alley and existing food and drink unit (Use Class E) alongside to allow refurbishment, restoration and re-use of the Great Northern Car Park to provide office accommodation, retail and/or food and drink uses (Use Class E) and ancillary areas; and Refurbishment, restoration, partial demolition and erection of a 3-storey extension to Deansgate Terrace (northern section) and Goods Yard Entrance to form office, retail and / or food and drink use (Use Class E) and drinking establishments / hot food takeaway (Sui Generis), with associated public realm works comprising the reconfiguration of Great Northern Square and the introduction of additional public realm with associated hard and soft landscaping, highways works, access and servicing facilities, rooftop plant and other associated works; and Partial demolition of the existing leisure box to erect three residential buildings (ground plus 16, 27 and 34 storeys) to provide 746 residential apartments (Use Class C3), reconfiguration of existing car parking together with the creation of office, retail and / or food and drink use (Use Class E), or Sui Generis (drinking establishments / hot food	Resolution to Grant secured at Planning Committee on 16 February 2023	22	475	Not on site.	Unknown

Application Reference	Description of Development Proposals	Date Approved	Map No.	Distance from Site (m)	Status as of May 2024	Estimated Completion Date
	takeaway) at ground floor and level 3, hard and soft landscaping, together with highways works, access and servicing facilities, rooftop plant and other associated works; and, External alterations and restoration of Deansgate Terrace (southern section) to provide office, retail or food and drink use (Use Class E) or Sui Generis (drinking establishments / hot food takeaway / live music venue), along with delivery of associated public realm, highways works, plant, and associated works					
Upper and Lower Campfield 138377/FO/2023	Refurbishment and restoration of the former Upper and Lower Campfield Market Halls to create a workspace development comprising offices, a technology incubator hub, recording studios and events space (Use Class E(g) / Sui Generis) with ancillary bar, cafe and events spaces; and retail unit (Use Class E(a)); together with associated cycle parking at Castlefield House.	7 March 2024	23	550	Not on site. An application to discharge the only pre-demolition condition (condition 4) is currently awaiting determination (with a decision due in June 2024). On this basis, we expect demolition to commence shortly.	Permission lapses 7 March 2027
Land Bounded By Upper Brook Street, Cottenham Street & Kincardine Road 137399/FO/2023	Erection of a 6 to 9 storey building for Sci-Tech use (Use Class E (g)(ii)) and 265sqm of a cafe/bar (Use Class E (b)), and a 9 to 23 storey building for Purpose Built Student Accommodation (PBSA) (Use Sui Generis), comprising 737 bedrooms and 293sqm of community use (Use Class F2 (b)) and 80sqm of commercial floorspace (Use Class E), alongside new public realm, access, parking, and	Resolution to Grant secured at Planning Committee on 18 January 2024	24	817	Not on site.	Permission lapses 18 January 2027

Application Reference	Description of Development Proposals	Date Approved	Map No.	Distance from Site (m)	Status as of May 2024	Estimated Completion Date
	associated works following demolition of existing buildings.					
Land Between Upper Brook Street, Kincardine Road And Grosvenor Street 137401/FO/2023	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.	Approved by committee on 18 January 2024	25	830	Not on site.	Permission lapses 18 January 2027
Metropolitan University Library 138424/FO/2023	Part demolition and redevelopment of existing library building to form new library (Use Class F1) including a new 13 storey building, external amenity spaces, public realm, access and servicing arrangements and other associated works.	16 February 2024	26	470	Not on site.	Permission lapses 16 February 2027
Student Castle 121252/FO/2018	Partial reconfiguration of existing Multi-Storey Car Park (MSCP), including temporary access off Great Marlborough Street, construction of 5 storey external ramps, closure of vehicular access to top level; and construction of new facade; and partial demolition of the surplus part of existing MSCP and erection of a part 55, part 11 storey, part 4 storey mixed-use building comprising 853 Purpose Built Student Accommodation units (sui generis), ancillary amenity space and support facilities, and 786sqm (GIA) SME incubator	23 July 2021	27	360	Not on site. We understand this consent is to be implemented imminently.	Permission lapses 23 July 2024.

Application Reference	Description of Development Proposals	Date Approved	Map No.	Distance from Site (m)	Status as of May 2024	Estimated Completion Date
	workspace (Use Class B1), including public realm improvements and other associated work.					
Great Jackson Street - Crown Street Plot D (The Lighthouse) 137227/FO/2023	Full planning permission for the demolition of existing structures and the erection of one residential building to a height of 71 storeys and comprising 642 homes (Use Class C3) with food and drink uses (Use Class E) and / or drinking establishment (Sui Generis); and one office building (Use Class E); with basement car parking, cycle parking, landscaping and public realm, servicing and access arrangements, highways alterations and associated works.	N/A	28	355	Application submitted - awaiting determination	N/A
Great Jackson Street Plot C and E (The Green) 137226/FO/2023	Full planning permission for the demolition of existing structures and the phased construction of four residential buildings ranging from 47 to 51 storeys to provide a mix of and providing 1,746 homes (Use Class C3), flexible commercial, leisure, food and drink uses (all Use Class E) and / or drinking establishment (Sui Generis), basement car parking, cycle parking, landscaping and public realm, servicing and access arrangements, highways alterations and associated works.	N/A	29	361	Application submitted - awaiting determination	N/A
Viadux Two 139715/FO/2024	Phased construction of 3 buildings to include: Plot 2a: residential building (Use Class C3a) with flexible commercial units (Use Class E) and basement, Plot 2b: residential building (Use Class C3a) with flexible commercial units (Use Class E); and Plot 2c: commercial building (Use Class E)	N/A	30	400	Application submitted - awaiting determination	N/A

Application Reference	Description of Development Proposals	Date Approved	Map No.	Distance from Site (m)	Status as of May 2024	Estimated Completion Date
	(Plot 2c), landscaping and public realm, servicing and access arrangements, with associated highways alterations, and other associated works.					
Apex Tower 133172/FO/2022	Erection of a 26 storey residential tower for 72 apartments (Use Class C3) with associated car parking, cycle parking, servicing, and associated landscaping works	N/A	31	370	Application submitted - awaiting determination.	N/A
Plot 11 Block C First Street South 138831/FO/2023	Erection of a ground plus 28-storey building plus plant level, comprising purpose-built student accommodation (PBSA -Sui Generis) and other associated works including public realm, secure cycle parking and servicing arrangements	N/A	32	100	Application submitted – determination imminent.	N/A
Hotspur House 138805/FO/2023	Partial demolition of the former Hotspur Press Complex (Medlock Mill) and redevelopment of the site to provide Purpose Built Student Accommodation (Sui Generis Use Class) above ground floor commercial or community uses (Use Classes F(e), F2(a)(b) and E(b)),within a part 4/5-storey and part 37-storey building plus roof parapet level above basement level, associated ancillary internal and external amenity space, public realm (including a new public square), hard and soft landscaping and associated highway works.	Resolution to Grant secured at Planning Committee on 30 May 2024	33	186	Not on site.	N/A
The Junction 126780/FO/2020	Erection of second floor extension to existing Junction Hotel with refurbishment of existing building. Erection of two blocks of apartments on land to the rear to provide 24 apartments with undercroft car park and 4 No. A1 retail units fronting Old Birley Street	11 December 2023	34	684	Not on site.	N/A
Curlew Student Hulme 130387/FO/2021	Erection of a 6 to 9 storey building for Sci-Tech use (Use Class E (g)(ii)) and 265sqm of a cafe/bar (Use Class E (b)), and a 9 to 23 storey building for	Resolution to Grant secured at	35	862	Not on site.	N/A

Application Reference	Description of Development Proposals	Date Approved	Map No.	Distance from Site (m)	Status as of May 2024	Estimated Completion Date
	Purpose Built Student Accommodation (PBSA) (Use Sui Generis), comprising 737 bedrooms and 293sqm of community use (Use Class F2 (b)) and 80sqm of commercial floorspace (Use Class E), alongside new public realm, access, parking, and associated works following demolition of existing buildings	Planning Committee on January 2024				


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Appendix 4 – TVIA Methodology

TOWNSCAPE BASELINE AND SENSITIVITY

i CRITERIA FOR DESCRIBING TOWNSCAPE SENSITIVITY

Townscape Sensitivity is a combination of judgements of susceptibility to the type of change proposed and the value attached to the townscape.

Susceptibility to change *the ability of the townscape receptor (whether it be the overall character or quality/condition of a particular townscape type or area, or an individual element and/or feature, or a particular historical, cultural, social or aesthetic and perceptual aspect) to accommodate the proposed development without undue consequences for the maintenance of the baseline situation and/or the achievement of townscape planning policies and strategies.*

Baseline studies for assessing townscape effects require a mix of desk study and field work to identify and record the character of the townscape and the elements, features and aesthetic and perceptual factors which contribute to it.

Following this each aspect of the assessment should be judged for its susceptibility to change from the proposed development and the value attached to this aspect of the townscape. Value can apply to areas of townscape as a whole, or to individual elements and feature.

Table 1 illustrates the aspects of townscape character used to inform the susceptibility of a townscape, or elements of the townscape to change.

Table 1 CRITERIA FOR DESCRIBING TOWNSCAPE SUSCEPTIBILITY

Townscape	High	Medium	Low
Townscape designation	A townscape of distinctive character susceptible to relatively small changes. Includes national or regionally designated townscapes. e.g. Major civic centre, Conservation Area,	A townscape of moderately valued characteristics. Including local townscape designations, recognised waterfront or urban park	A townscape of relative unimportance, the nature of which is tolerant to substantial change. No townscape designation or recognisable urban distinctiveness
Townscape resource and/or habitats	Important townscape resources or townscapes of particularly distinctive character and therefore likely to be subject to national designation or otherwise with high values to the public. Is susceptible to only minor changes.	Moderately valued characteristics reasonably tolerant of change. Susceptible to changes that would remove access and fundamentally change the nature of the existing resource.	Relatively unimportant/ immature or damaged townscapes tolerant of substantial change.
Scale and enclosure	Small intimate townscape susceptible to changes that alter scale, form and enclosure. Townscapes especially susceptible to the introduction of uncharacteristic elements which are inappropriate to the setting.	Medium scale townscape susceptible to changes that introduce elements which alter the scale or understanding of townscape context.	Townscapes that can tolerate a change to their perceived scale or enclosure without affecting their distinctiveness.
Landform and topography	Townscapes where the topography is an integral part of the sense of place of the urban environment.	Townscapes where the topography has some influence over the sense of place, however is not the defining element.	Predominantly flat townscapes where topogrpahy is not a defining characteristic.
Urban Grain	Urban grain and layout that define character and give a sense of place. Conservation Areas or areas with a high collection of listed buildings or notable features.	Urban form with some recognised form and structure that defines a character for the settlement or urban area. An area with noted buildings or form may include listed buildings.	Urban form that is degraded or creates a limited sense of place or character through either its grain, layout, building fabric or other elements. 20th and 21st century suburban layouts and industrial and commercial areas may fall into this category.

Historical and Cultural Townscapes	Townscapes with important historical or cultural associations notable either through physical structures, landmarks or features or else through association with literature, historical events or cultural significance. Registered park or gardens, townscape with a national cultural significance susceptible to small change.	Townscapes with notable historical and cultural associations at Regional or Local level. Townscape susceptible to change that would alter or remove the elements or features important to the association.	Townscape with no recognised individual features or elements
Tranquillity	Locations within the townscape where relative tranquility is the defining characteristic, eg parks and intimate squares	Townscapes with aspects of tranquility but where human activity and presence is notable. Susceptible to changes that would further urbanise or bring activity to areas where this is only partially present.	Highly developed townscape with continuous evidence of human activity.
Visual and Sensory	A recognised highly attractive townscape or protected views	A recognised attractive townscape with recognised views	A poor or ordinary townscape with detracting elements and not recognised for its attractive qualities or particular views

ii Table 2 CRITERIA FOR DESCRIBING TOWNSCAPE QUALITY

Townscape Quality	Definition	Typical Example
Exceptional	Strong townscape structure, characteristics, patterns, and/or clear urban grain identifiable with a historic period or event; Appropriate management for land use and land cover and/or a well maintained urban environment of distinction, intact and good townscape condition; Distinct features worthy of conservation, historic architectural grain; Sense of place exceptional local distinctiveness; No detracting features.	Internationally or nationally recognised. World Heritage Sites, National Parks
High	Strong townscape structure, characteristic patterns and/or clear urban grain; Appropriate management for land use and land cover, but potentially scope to improve; Distinct features worthy conservation; Sense of place; Few detracting features.	Nationally, regionally recognised e.g. parts of National Scenic Area, especially notable Conservation Area or Listed status; Registered Historic Gardens and Designed Townscapes; Special Townscape Area;
Good	Recognisable townscape structure and/or urban grain Scope to improve management for land use and land cover; Some features worthy of conservation; Sense of place; Some detracting features.	Regionally or locally recognised e.g. Regional Parks, Village Greens, Special Townscape Areas, Conservation Areas.
Ordinary	Distinguishable townscape structure, characteristics, patterns of landform and land cover often masked by land use; Fractured urban grain with patterns of use difficult to distinguish; Scope to improve management of public space; Some features worthy of conservation; Some detracting features	A townscape without specific designation, but some attractive qualities.
Poor	Weak townscape structure, characteristic patterns of landform and land cover are missing, little or no recognisable urban grain; Mixed land use evident; Lack of management and intervention has resulted in degradation; Frequent detracting features.	A townscape without note or one singled out as being degraded or requiring improvement.
Very Poor	Degraded townscape structure, characteristic patterns and/or urban grain missing; Mixed land use or dereliction dominates; Lack of management/ intervention has resulted in degradation; Extensive detracting features.	A Townscape likely to be singled out as needing intervention or regeneration.

iii Table 3 CRITERIA FOR DESCRIBING TOWNSCAPE VALUE

Value can apply to areas of townscape as a whole, or to individual elements, features and aesthetic or perceptual dimensions which contribute to the character of the townscape.

The range of factors that can help in the identification of valued townscapes may include:

- ***Townscape Quality** (see table 2) - a measure of the physical state of the townscape;*
- ***Scenic Quality** - townscapes that appeal primarily to the senses*
- ***Rarity** - the presence of rare elements or features in the townscape;*
- **Representativeness** *- whether the townscape contains particular characters and or features or elements which are considered particularly important examples;*
- ***Conservation Interests** - the presence of features of wildlife, earth science, archaeological, historical and cultural interest;*
- ***Recreation Value** - evidence that the townscape is valued for recreational activity;*
- ***Perceptual Aspects** - e.g. wilderness and/or tranquility;*
- *Associations - Some townscape are associated with particular people, such as artists or writers, or events in history.*

Townscape Value	Definition	Typical Example
High	An iconic townscape or element(s) held in high regard both nationally, regionally and by the local community; A townscape or element(s) widely used by both the local community and a broader visiting community; Features of particular historical protected significance ; Townscape or space which defines or is closely associated with a community and its life and livelihood; A townscape that defines a particular character area being both representative but also definitive in terms of its elements, features or characteristics.	Nationally, regionally recognised e.g. parts of National Park; National Scenic Area; AONB; Registered Historic Garden and Designed Townscape; World Heritage Sites. Village Green/Park or Community Recreational Space with strong and varied use by the whole community over a period of 20 years or more. Regional Parks and Country Parks. An area with good and varied access and high visual amenity.
Good	A townscape or element(s) recognised regionally and locally as important ; A townscape widely used by the local community; Features or elements widely used or visited and held in association with the area or community; A townscape that is particularly representative of the character descriptions and assessments available for the study area including some key aspects or features that if lost would effect the overall townscape description.	Conservation or Listed status; Village Greens/Parks; , Culturally important sites. Access via PROW and permissive paths other routeways. An area of good access and good visual amenity.
Moderate	A townscape of local importance ; A townscape used by the local community through PROW; A sense of place recognisable and associated with the local area.	Area of local townscape importance with limited access and some visual amenity
Low	A townscape without particular noted significance; A townscape or elements infrequently used by the local community; A townscape which is not distinct and does not add to the overall context of the area.	A townscape with little or no access and no visual amenity

iv Table 4 TOWNSCAPE SENSITIVITY

Sensitivity is assessed by combining the considerations of susceptibility of the townscape to the type of proposed development, and the value of the receiving townscape.

		SUSCEPTIBILITY		
		High	**Medium**	**Low**
VALUE	**High**	High	Medium-High	Medium
	Good	Medium-High	Medium	Low-Medium
	Moderate	Medium	Low-Medium	Low
	Low	Low-Medium	Low	Negligible

Townscape Sensitivity	Definition	Typical Examples
High	A townscape that demonstrates a high level of susceptibility to the nature and level of change proposed across the majority of criteria assessed. A townscape of high or moderate value that includes key aspects, elements or features of the recognised townscape character. The proposal is likely to change the nature and description of the receiving townscape character.	Internationally or Nationally recognised. World Heritage Sites, National Parks, National Scenic Area, AONB. Nationally, Regionally recognised e.g. parts of National Scenic Area, notable Conservation Area or Listed status; Registered Historic Gardens and Designed Townscapes; Special Townscape Areas; Valued townscapes of good quality or above which define or have definite characteristics of a townscape character type or area.
Medium - High	A townscape that demonstrates a medium to high level of susceptibility to the change proposed. A townscape of medium to high level value where care is required to consider the aspects of townscape value and how these might be retained or mitigated if affected by the proposals.	Regionally recognised e.g. areas within National Park, Regional Parks, Special Townscape Areas, Conservation Areas. Valued and/or good townscapes that are representative of a broader townscape character type or area.
Medium	A townscape that demonstrates a medium level of susceptibility to the change proposed but that can accommodate some of this change without altering or affecting the principle characteristics of the receiving townscape. A townscape of medium level value where some care is required to consider the aspects of townscape value and how these might be retained or mitigated if affected by the proposals.	Regionally or locally recognised e.g. Regional Parks, Village Greens, Locally recognised townscape without specific designation. Locally valued and/or good or ordinary townscapes that are representative of a broader townscape character type or area.
Low - Medium	A townscape of low susceptibility to change where the proposals will only affect or alter the key characteristics, features or elements of the receiving townscape in a very limited way, whilst predominantly maintaining the same townscape character description and definition as before. A townscape of moderate to low value.	A townscape without note or one singled out as being predominantly degraded or requiring some improvement. A Townscape likely to be singled out as needing intervention or regeneration. A townscape of ordinary quality with few recorded value characteristics. A townscape that includes limited key characteristics, elements or features and is partially representative of a townscape character type or area.
Low	A townscape of low susceptibility to change where the proposals will not affect or alter the key characteristics, features or elements of the receiving townscape and where the townscape would be left essentially within the same townscape character description and definition as before. A townscape of moderate to low value.	A townscape without note or one singled out as being degraded or requiring improvement. A Townscape likely to be singled out as needing intervention or regeneration. A townscape of ordinary or poor quality with few or no recorded value characteristics. A townscape that does not include key characteristics, elements or features and is only partially representative of a townscape character type or area.

TOWNSCAPE EFFECTS

v Table 5 MAGNITUDE OF CHANGE (TOWNSCAPE)

Magnitude of Change	Examples
High	The development would result in a prominent change to the townscape character type or area (enhance or degrade). Major alteration to significant elements or features or the removal/introduction of substantial elements. The alteration of a townscape to substantially increase/decrease both the townscape value and quality.
Medium	The development would result in a noticeable change to the townscape character or part of a townscape character type or area (enhance or degrade). Alteration to elements or features or partial removal/introduction. The alteration of a townscape to increase/decrease both the townscape value and quality.
Low	The development would result in a slight change to the townscape character (enhance or degrade). Alteration to minor elements or features or the removal/introduction. The alteration of a townscape to increase/decrease both the townscape value and quality.
Negligible	A very minor change which is not uncharacteristic and maintains the quality and value of the townscape.

vi Table 6 SUMMARY TABLE TO DETERMINE TOWNSCAPE EFFECTS

		Magnitude of Change			
		High	**Medium**	**Low**	**Negligible**
Sensitivity	**High**	Substantial	Major	Moderate	Negligible
	Med - High	Major	Moderate-Major	Slight - Moderate	Negligible
	Medium	Moderate-Major	Moderate	Slight	Negligible
	Low - Med	Moderate	Slight - Moderate	Very Slight	Negligible
	Low	Slight-Moderate	Slight	Negligible	Negligible
	Negligible	Negligible	Negligible	Negligible	None

The summary of effects on townscape can be expressed as an adverse or beneficial effect depending on the assessor's view regarding the nature and quality of the existing resource and how this has been changed. In some circumstances the change may be described as a neutral change if the expectation of the viewer or the fundamental nature and characteristics of a townscape appear unaffected.

vii Table 7 SUMMARY TABLE TO DETERMINE NATURE OF TOWNSCAPE EFFECTS

Townscape Effect	Nature of the Effect
Substantial **to** **Major**	Adverse effects may include the loss or removal of elements or features that are characteristic or otherwise determine value or importance, the degradation of townscape quality, the loss or reduction of value and/or a perception of change that is negative. Change that is against recommended management and maintenance proposals or other townscape objectives. Beneficial effects may include the introduction of elements or features that are characteristic or otherwise will create value. The improvement of townscape quality and change that is recommended as part of management and maintenance proposals or other townscape objectives. Neutral effects would represent change that is neither adverse or beneficial or is a combination of both leading to a balance in terms of how the change is perceived. A change that is accepted into the existing townscape character type or is assimilated into an associated townscape character type through the introduction of beneficial mitigation measures , the shift of a townscape character type/ area into another existing character type/ area.
Moderate-Major **to** **Moderate**	Adverse effects may include the loss or removal of some of the elements or features that are characteristic or otherwise determine value or importance, the degradation of townscape quality, the loss or reduction of aspects of value and/or a perception of change that is negative. Change that is against recommended management and maintenance proposals or other townscape objectives. Beneficial effects may include the introduction of elements or features that are characteristic or otherwise may create value. The improvement of townscape quality and change that is recommended as part of management and maintenance proposals or other townscape objectives. Neutral effects would represent change that is neither adverse or beneficial or is a combination of both leading to a balance in terms of how the change is perceived. A change that is accepted into the existing townscape character type or is assimilated into an associated townscape character type through the introduction of beneficial mitigation measures , the shift of a townscape character type/ area into another existing character type/ area.
Slight - Moderate **to** **Slight**	Adverse effects may include the loss or removal of some of the elements or features that are characteristic or otherwise determine value or importance, the further degradation of townscape quality, the loss or reduction of aspects of value and/or a perception of change that is negative or re-asserts the existing negative aspects of the site. Change that is against recommended management and maintenance proposals or other townscape objectives or that fails to halt identified failings of land management. Beneficial effects may include the introduction of elements or features that are or were historically characteristic for the site or otherwise may create value. The improvement of townscape quality and change that is recommended as part of management and maintenance proposals or other townscape objectives. Neutral effects would represent change that is neither adverse or beneficial or is a combination of both leading to a balance in terms of how the change is perceived. A change that is accepted into the existing townscape character type or is assimilated into an associated townscape character type through the introduction of beneficial mitigation measures , the shift of a townscape character type/ area into another existing character type/ area.
Very Slight to Negligible - None	A very minor change which is not uncharacteristic and maintains the quality and value of the townscape.

VISUAL BASELINE AND SENSITIVITY

viii CRITERIA FOR DESCRIBING VISUAL SENSISTIVITY

The susceptibility of different visual receptors to changes in views and visual amenity is mainly a function of:

- *the occupation or activity of people experiencing the view at particular locations; and*
- *the extent to which their attention or interest may therefore be focused on the views and the visual amenity they experience at particular locations.*

Visual receptors in an urban environment have different sensitivity and susceptibilty to visual receptors in the landscape. In urban situations built form is a part of the visual experience, and new development is often considered to be positive as it is a sign of a prosperous and growing urban environment. However some urban areas are particularly susceptible to visual change, and where any changes to views would be considered an adverse change, for example the setting of a historic building in a town centre. The following tables establish the methodology for assessing visual susceptibilty to change for different types of visual receptor.

Receptor Susceptibility	Description
High	Visitors to a townscape who have travelled to gain an appreciation of the specific sense of place of the particular townscpae. Specific destination zones within reocgnised urban environments for either historical, social or cultural value. Elevated protected viewpoints. Users of urban greenspace networks where either tranquility or appreciation of recognised urban form are recognised criteria. Residents of areas recognised for their historic or visual value.
Medium	People engaged in outdoor recreation where enjoyment of the townscape is incidental rather than the main interest. Users of recognised principal townscape environments for exmaple historic but not necessarily protected town squares. People using parks or outdoor recreation within an urban environment which may not be protected or especially recognised, but are valued amenity resources for the local residents and visitors. Residential properties where some attractive views or sense of place is a notable if not recognised part of their experience.
Low	Residential properties in ordinary locations with no noteable aesthetic qualities or particular views. People at their place of work, industrial facilities. People travelling through the townscape in cars, trains or other transport such that the speed and nature of the views involved are short lived and have no special significance. People engaging in active recreation in public space where the visual experience is not an important characteristic.

ix Table 9 CRITERIA FOR DESCRIBING VISUAL QUALITY AND VALUE

View Quality and Value	Description
High	Iconic views or skylines which are individual character elements in their own right. Protected views through Supplementary Planning Guidance or development framework. View mentioned in the listing for a conservation area, listed building or scheduled monument as being important with regard to its setting. Wide panoramic distant views of a valued townscape(s). Views that are acknowledged or recorded in guide books or other publications and/or with references in culture such as literature or art.
Moderate	Views with strong and distinctive features. Uninterrupted views. Views over a townscape of recognised character and quality
Ordinary	A view typical of the locality. Generally attractive, some detracting features
Poor	Restricted views or views over a townscape of low value and quality.

x Table 10 MAGNITUDE OF CHANGE (VISUAL)

Magnitude of Change	Examples
High	The development would result in a substantial/ prominent change to the existing view and would change the quality of the view. The development would form a major part of the view of the observer. The development may significantly break the skyline or form some other substantial change to the view.
Medium	The development would result in a notable change in the existing view that may change the character and quality of the view. The change would be readily noticed by the observer but would not dominate the view.
Low	The development would result in a perceptible change in the existing view but this would not affect its character or quality. The development will appear as a small element in the wider townscape which may be missed by the casual observer. The view may be at such a distance as to reduce the appearance of the development.
Negligible	Only a small part of the development will be discernible and this may be for only part of the year or be a filtered view. The view may be at such a distance as to render the change virtually indiscernible without aid or reference. The quality and character of the view will remain unchanged.

xi Table 11 SENSITIVITY (VISUAL)

Sensitivity is assessed by combining the considerations of susceptibility of the visual receptor to the type of proposed development, and the quality and value of the existing view.

		SUSCEPTIBILITY		
		High	**Medium**	**Low**
VALUE	**High**	High	Medium-High	Medium
	Good	Medium-High	Medium	Low-Medium
	Moderate	Medium	Low-Medium	Low
	Low	Low-Medium	Low	Negligible

xi Table 11 SENSITIVITY (VISUAL)

Visual Sensitivity	Description	Typical Examples
High	A view or visual receptor that demonstrates a high level of susceptibility to the nature and level of change proposed. A view of high or moderate value that includes views or vistas of recorded value or quality or with some specific cultural significance. The proposal is likely to change the nature and quality of view.	Protected public views or vistas through planning policy or published guidance. Notable viewpoints or vistas recorded in maps, publications or other public record. Culturally significant views within noted areas of townscape value or through art, painting or literature. Views from public realm locations where even small change would substantially affect the visual amenity of the observer.
Medium - High	A view or visual receptor that demonstrates a medium to high level of susceptibility to the change proposed. A view of medium to high level value where care is required to consider aspects of view and how these might be protected if affected by the proposals.	Regionally recognised view locations e.g, Special Townscape Areas, Conservation Areas where views or visual amenity is recorded as being one of the characteristics of value. Views from public realm locations where some small change could be acceptable without substantially affecting the visual amenity of the observer. Views from residential properties of notable or especially attractive townscape or views out to the surrounding landscape.
Medium	A view or visual receptor that demonstrates a medium level of susceptibility to the change proposed but that can accommodate some of this change without altering or affecting the quality and value of the view. A view of medium level value where some care is required to consider aspects of view and how these might be protected if affected by the proposals.	View locations within Parks, Village Greens, or locally recognised townscapes. Views from residential properties of attractive townscape. Views from public realm locations where the quality and value is such (low) that the proposals may not alter the visual amenity.
Low - Medium	A view or visual receptor of low susceptibility to change where the proposals are able only to affect the view in a very limited way, whilst predominantly maintaining the same visual amenity as before. A view of moderate to low value.	Views from vehicular routes or roadways for traffic that may have some appreciation of the view due to the speed of travel such as cyclists, horse riders and pedestrians. Views from residential properties where there are some attractive features amongst an otherwise ordinary townscape.
Low	A view of low susceptibility to change where the proposals will not affect or alter the key characteristics, features or elements of the view and where the proposals are only able to affect the view in a very limited way. A view of moderate to low value.	A view without note or one singled out as being degraded or requiring improvement. Views from vehicular routes where the nature and speed of travel dictates a low level of engagement with the view. Views from residential properties of ordinary or poor townscape.

xii Table 12 SUMMARY TABLE TO DETERMINE VISUAL EFFECTS

		Magnitude of Change			
		High	**Medium**	**Low**	**Negligible**
Sensitivity	**High**	Substantial	Major	Moderate	Negligible
	Med - High	Major	Moderate-Major	Slight - Moderate	Negligible
	Medium	Moderate-Major	Moderate	Slight	Negligible
	Low - Med	Moderate	Slight - Moderate	Very Slight	Negligible
	Low	Slight-Moderate	Slight	Negligible	Negligible
	Negligible	Negligible	Negligible	Negligible	None

The summary of effects can be expressed as an adverse or beneficial effect depending on the assessor's view regarding the nature and quality of the existing resource and how this has been changed. In some circumstances the change may be described as a neutral change if the expectation of the viewer or the fundamental nature and characteristics of a view appear unaffected.

xiii Table 13 SUMMARY TABLE TO DETERMINE NATURE OF VISUAL EFFECTS

Visual Effect	Nature of the Effect
Substantial **to** **Major**	Adverse effects may include the loss of key views, the removal of long distance views, the degradation of quality and/or value of the view. The introduction of elements or features that are perceived as negative. Beneficial effects may include the introduction of key views, vistas or views to long distance where this is seen as advantageous. The introduction of elements that are perceived as positive and/or the screening off of negative aspects of a view. Neutral effects would represent change that is neither adverse or beneficial or is a combination of both leading to a balance in terms of how the change is perceived. A change that is accepted into the existing townscape or is assimilated into the existing view.
Moderate-Major **to** **Moderate**	Adverse effects may include the loss of notable views, the removal of views to distance , the degradation of quality and/or value of the view. The introduction of some elements or features that are perceived as negative. Beneficial effects may include the introduction of new views or vistas or views. The introduction of elements that are perceived as positive and/or the screening off of negative aspects of a view. Neutral effects would represent change that is neither adverse or beneficial or is a combination of both leading to a balance in terms of how the change is perceived. A change that is accepted into the existing townscape or is assimilated into the existing view.
Slight - Moderate **to** **Slight**	Adverse effects may include the loss of views, the removal or change of existing views, the degradation of quality and/or value of the view. The introduction of elements or features that are perceived as negative. Beneficial effects may include the introduction of new views or vistas. The introduction of elements that are perceived as positive and/or the screening off of negative aspects of a view. Neutral effects would represent change that is neither adverse or beneficial or is a combination of both leading to a balance in terms of how the change is perceived. A change that is accepted into the existing townscape or is assimilated into the existing view.
Very Slight to Negligible - None	A very minor change which is not uncharacteristic and maintains the quality and value of the view.

xiv Table 14 IMPORTANCE LEVEL OF EFFECTS (LOCAL, REGIONAL, NATIONAL)

Magnitude of Change	Examples
International	World Heritage Sites, Scheduled Monuments of exceptional quality, or assets of acknowledged international importance or can contribute to international research objectives. Grade I Listed Buildings and built heritage of exceptional quality Grade I Registered Parks and Gardens and historic townscapes and townscapes of international sensitivity.
National	Scheduled Monuments, or assets of national quality and importance or than can contribute to national research objectives. Grade II* and Grade II Listed Buildings, Grade II* and II Registered Parks and Gardens, Registered Battlefields, historic townscapes and townscapes of outstanding interest, quality and importance, with exceptional coherence, integrity, time-depth, or other critical factor(s)
Regional	Designated or undesignated assets of regional quality and importance that contribute to regional research objectives. Conservation Areas with very strong character and integrity, other built heritage that can be shown to have exceptional qualities in their fabric or historical association. Designated or undesignated special historic townscapes and townscapes which are well preserved and exhibiting considerable coherence, integrity time-depth or other critical factor(s)
County	Undesignated archaeological remains of county importance with the potential to contribute to research objectives and understanding at a County level. Conservation Areas with very strong character and integrity, other built heritage that can be shown to have exceptional qualities in their fabric or historical association. Designated or undesignated historic townscapes and townscapes with reasonable coherence, integrity, time-depth or other critical factor(s)
Borough	Undesignated assets of borough importance with the potential to contribute to borough and local research objectives. Locally Listed Buildings, other Conservation Areas, historic buildings that can be shown to have good qualities in their fabric or historical association. Assets that form an important resource within the community, for educational or recreational purposes.
Local	Assets compromised by poor preservation and/or poor survival of contextual associations and with limited potential to contribute to research objectives. Historic (unlisted) buildings of modest quality in their fabric or historical association. Historic townscapes and townscapes with limited sensitivity or whose sensitivity is limited by poor preservation, historic integrity and/or poor survival of contextual associations. Assets that form a resource within the community with occasional utilisation for educational or recreational purposes.
Negligible	Assets with very little or no surviving cultural heritage interest. Buildings of no architectural or historical note. Townscapes and townscapes that are badly fragmented and the contextual associations are severely compromised or have little or no historical interest.

PHOTOGRAPHY METHODOLOGY

Our LVIA uses a range of photographic processes and techniques in reference to Technical Guidance Note 06/19 Visual Representation of Development Proposals (2019) by the Townscape Institute (LI). Contextual panoramic photographs have also been used that follow a less rigorous format.

The Technical Guidance Note (2019) by the LI recommends Visualisation Types 1-4
- Type 1 Annotated Viewpoint Photograph
- Type 2 3D Wireline / Model
- Type 3 Photomontage / Photowire
- Type 4 Photomontage / Photowire (survey / scale verifiable)

TPM Townscape have considered Type 1 visualisations as being appropriate for this LVIA based on the purpose and users.

Type 1 - Annotated Viewpoint Photograph
Type 1 visualisations are simple, annotated photographic illustrations that focus on the baseline information with annotation of the location of the site.

Photography has been carried out using a Full Frame Sensor camera with 50mm lens. Photography has been stitched where necessary by using Image Composite Editor software. The visualisations have been appropriately sized, scaled and templated using Adobe Photoshop and Indesign software.

Single images that capture the site at 39.6° HFoV wide and 27° VFoV in planar projection are presented at A3. Two baseline panorama at 60° HFoV and 27° VFoV are generated in cylindrical projection and are presented on A3 sheets to help show the location of the full-size single image frame in its context and, as such, are noted as being 'for context only'.

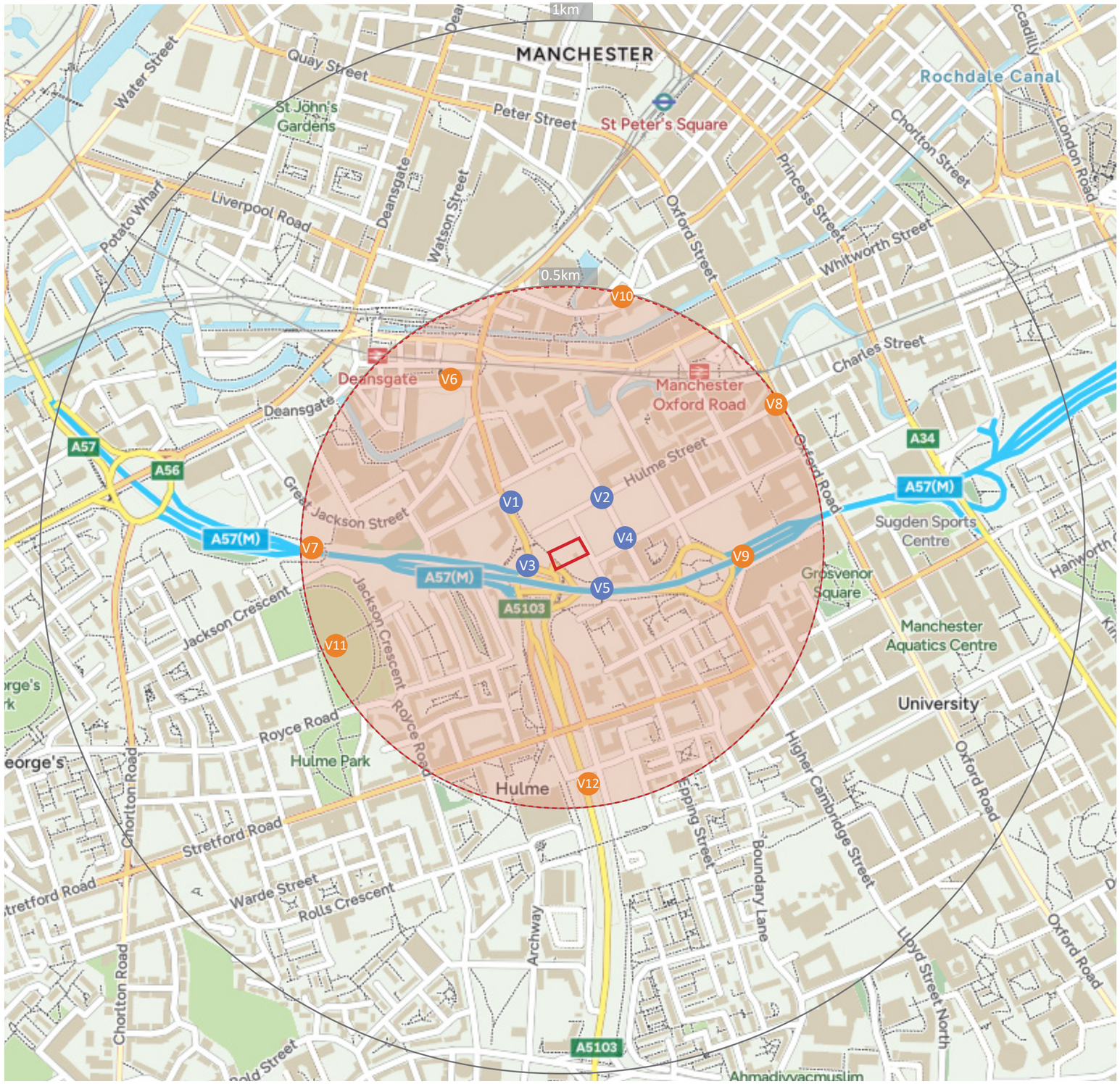
Additional context photographs have also been included to illustrate specific visual receptors or provide a wide contextual panoramic view which follows a less rigourous format.

Viewpoint locations have been recorded using a Garmin GPS 60 unit and locations are illustrated on insets with OS mapping and aerial photography.

The following information has provided for each Type 1 visualisation
- Viewpoint Description
- Visualisation Type
- Projection
- Enlargement factor for intended sheet size
- Date and Time of Captured Photography
- Make and Model of Camera, sensor format
- Focal length of Camera Lens used
- Horizontal field of View (HFoV)
- Description of view

Appendix 5 - TVIA View Locations Plan

VIEW LOCATIONS PLAN



Near Distance Views

View 1	Medlock Street
View 2	River Street
View 3	Medlock Street
View 4	Hulme Street
View 5	A57(M) Mancunian Way

Mid Distance Views

View 6	Little Peter Street
View 7	A57(M) Mancunian Way
View 8	Oxford Road
View 9	A57(M) Mancunian Way
View 10	Chepstow Street
View 11	Hulme Park
View 12	Princess Road

Figure 1. Near Distance and Mid Distance viewpoint location plan

Proposed Site Location Study Area

Appendix 6 - Zone of Theoretical Visibility

ZONE OF THEORETICAL VISIBILITY (ZTV)



Zone of theoretical visibility (ZTV)

Site boundary

0.5 km bands from the site

Target ZTV

Deloitte.

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