Government Property Agency

AtkinsRéalis



MANCHESTER DIGITAL CAMPUS

Environmental Statement

Volume 2 - Chapter 23: Residual effects and conclusions

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Contents

23. Residual effects and conclusions 4

23.1. Introduction 4

23.2. Significant Residual Effects 4

23.3. Conclusions 6

Tables

Table 23-1 – Summary of significant residual effects 5

23. Residual effects and conclusions

23.1. Introduction

23.1.1. This chapter outlines the significant residual effects and mitigation measures identified through the environmental assessments in the Environmental Statement (ES). For comprehensive details of the assessments, please refer to the respective chapters of the ES.

23.2. Significant Residual Effects

23.2.1. The residual effects of the Proposed Development, following the implementation of both embedded and additional mitigation measures, have been assessed. Table 23-1 offers a summary of the residual effects classified as moderate or major once all the mitigation measures (as summarised in the table) are implemented.

23.2.2. For all other impacts and assessments please refer to each technical chapter (Chapters 7 to 22 and Volume 3: TVIA) for a detailed analysis.

Table 23-1 – Summary of significant residual effects

Phase	Significant residual effect	Embedded design mitigation	Additional mitigation	Duration of effect	Residual effect
Chapter 10 – Daylight, Sunlight, Overshadowing and Solar Glare					
Operation	Daylight effects on the Co-op Academy New Islington School.	The daylight consultant worked with the Architect during design development to assess and understand likely daylight and sunlight effects and, where appropriate, to consider potential primary mitigation measures to address the potential effects.	Replacement of the rain canopies to glazed alternatives will admit more light in, the Applicant is willing to meet the cost for this replacement.	Permanent	Minor to moderate adverse effect
	Overshadowing effects on the playground and outdoor spaces at the Co-op Academy New Islington School, Cotton Field Park and New Islington Marina.			Permanent	Minor to moderate adverse effect
Chapter 13 – Historic Environment					
Construction	Noise and visual intrusion on setting of multiple historic assets: Royal Mill, Sedgwick Mill, Retaining wall on south side of Redhill Street, west of Union Street Bridge, Doubling and Fireproof Mills, Brownsfield Mill, Rochdale Canal Lock No.82, Old Mill and Decker Mill, and Ancoats Conservation Area.	The Outline Construction Environmental Management Plan (OCEMP) sets out embedded mitigation measures.	Use temporary site hoardings to include artwork and information on heritage assets, which will be agreed with the LPA and local interest groups.	Temporary	Moderate adverse effect for Ancoats Conservation Area and Major adverse effect for the other historic assets.
	Removal of archaeological assets.	N/A	A phased programme of archaeological mitigation is proposed to offset the impact of the Proposed Development on archaeological remains.	Permanent	Moderate adverse effect
Chapter 17 – Socio-economics					
Construction	Construction employment.	N/A	N/A	Temporary	Moderate beneficial effect
Operation	Operational employment.	N/A	N/A	Permanent	Major beneficial effect
Chapter 22 – Cumulative effects					
Construction	Intra-project - impact on the Co-op Academy New Islington; Red Hills, Royal Mills and Ancoats Conservation Area.	Best practice measures would be implemented as well as mitigation identified in the OCEMP, including the Community Liaison Officer, Community Engagement Plan and Noise Monitoring and Management Plan.	Use temporary site hoardings and permanent boundaries to include artwork and information on heritage assets, which will be agreed with the LPA and local interest groups, as well as the school.	Temporary	Moderate adverse effect
	Inter-project - Four Reasonably Foreseeable Future Projects (RFFPs) contribute to cumulative beneficial effects for the labour market.	N/A	N/A	Temporary	Moderate beneficial effect
	Inter-project - Three RFFPs contribute to cumulative moderate adverse effects related to additive noise and disturbance impacts or intrusion and disturbance in the townscape and affecting heritage assets.	Best practice measures would be implemented as well as mitigation identified in the OCEMP, including the Community Liaison Officer, Community Engagement Plan and Noise Monitoring and Management Plan.	Use temporary site hoardings to include artwork and information on heritage assets, which will be agreed with the LPA and local interest groups, as well as the school.	Temporary	Moderate adverse effect
Operation	Intra project - Beneficial impacts for the Ancoats Conservation area due to beneficial impacts on townscape, leading indirectly to human health and amenity coupled with increased vitality and dwell time, likely to enhance socio-economic conditions.	N/A	N/A	Permanent	Moderate beneficial effect
	Inter-project – Beneficial impacts for the labour market and housing market have been identified due to the volume and nature of the development in the area.	N/A	N/A	Permanent	Moderate beneficial effect
Volume 3 – Townscape and visual impact assessment					
Construction	Local views and Townscape Character Area 1 are impacted by construction activities.	N/A	N/A	Temporary	Moderate adverse effect
Operation	Activation of the Site and Townscape Character Area 1 through the injection of new uses and permeable frontages, including the introduction of new retail accommodation and new public realm.	N/A	N/A	Permanent	Moderate to Major beneficial effect

23.3. Conclusions

23.3.1. The Proposed Development will feature the redevelopment of a previous brownfield site to provide a new civil service campus across two buildings with ground floor commercial offer, alongside the creation of new areas of public realm.

23.3.2. Table 23-1 lists residual impacts once associated mitigation measures are taken into consideration which will be implemented by way of a planning condition.

23.3.3. Significant residual effects during construction will include:

- Historic environment – temporary major and moderate adverse effects on listed buildings and temporary moderate adverse effect on Ancoats Conservation Area due to construction noise and visual intrusion on setting. Permanent moderate adverse effects on non-designated archaeological remains due to removal of assets.
- TVIA – temporary moderate adverse effects on views 3 and 12 due to visibility of construction activities.
- Socio-economic – temporary moderate beneficial effect associated with the provision of construction employment.

23.3.4. Significant residuals effects during operation will include:

- Daylight and overshadowing - effects to the Co-Op Academy New Islington are minor to moderate adverse, it is recommended that the rain canopies are upgraded to a glazed materials to admit more light.
- Socio-economic - a permanent major beneficial effect associated with the provision of permanent additional employment as a result of the development.
- TVIA – minor/moderate beneficial effects on views 3 and 12 following the injection of new uses and permeable frontages and general enhancement and improvement from the baseline condition.

23.3.5. Three receptors have been identified as experiencing potentially significant residual intra-project cumulative adverse effects in the construction phase:

- The Co-op Academy, New Islington – some instances of moderate adverse effects within the construction phase, typically associated with noisy works and other disruption.
- Red Hills, Royal Mills – moderate adverse effects within the construction phase, typically associated with townscape and heritage impacts
- Ancoats Conservation Area – moderate adverse effects within the construction phase, typically associated with townscape and heritage impacts

23.3.6. Moderate beneficial and significant residual intra-project cumulative effects have been identified for the Ancoats Conservation Area once the Proposed Development becomes operational. This is due to direct beneficial impacts on the townscape, leading indirectly to human health amenity benefits coupled with increased vitality and dwell time, likely to enhance socio-economic conditions

23.3.7. Four RFFPs have been identified as contributing to potentially significant residual inter-project cumulative beneficial effects in the construction phase:

- 128191/FO/2020 (Land Bounded By Ashton Canal, Great Ancoats Street, Munday Street And Pollard Street Manchester M4 7DS) – commercial led development acting in combination with the Proposed Development to result in moderate beneficial effects in the construction phase, typically associated with opportunities for the labour market

- 135662/FO/2022 (Laystall Street / Great Ancoats Street Manchester M4 6DE) – mixed use development acting in combination with the Proposed Development to result in moderate beneficial effects in the construction phase, typically associated with opportunities for the labour market
- 135675/FO/2022 (Tariff Street Manchester) – mixed use development acting in combination with the Proposed Development to result in moderate beneficial effects in the construction phase, typically associated with opportunities for the labour market
- 137346/FO/2023 (Land Bounded by Naval Street to The North, Poland Street To The East, Jersey Street To The South And Radium Street To The West Manchester) – mixed use development acting in combination with the Proposed Development to result in moderate beneficial effects in the construction phase, typically associated with opportunities for the labour market

23.3.8. Three RFFPs have been identified as contributing to potentially significant residual inter-project cumulative adverse effects in the construction phase:

- 128191/FO/2020 (Land Bounded by Ashton Canal, Great Ancoats Street, Munday Street and Pollard Street Manchester M4 7DS) – commercial led development acting in combination with the Proposed Development to result in moderate adverse effects in the construction phase, typically associated with additive noise and disturbance impacts
- 135675/FO/2022 (Tariff Street Manchester) – mixed use development acting in combination with the Proposed Development to result in moderate adverse effects in the construction phase, typically associated with intrusion and disturbance in the townscape and affecting heritage assets
- 122598/FO/2019 (Land Between Coppersmith Road, Lockyard Lane and New Islington Marina Manchester) – mixed use development acting in combination with the Proposed Development to result in moderate adverse effects in the construction phase, typically associated with additive noise and disturbance impacts

23.3.9. Moderate beneficial and significant residual inter-project cumulative effects have been identified for the labour market and local housing market overall in the operational phase. This is due to the volume and nature of the totality of the development that is anticipated to be delivered by the combination of the Proposed Development and the shortlisted RFFPs within the study area.

23.3.10. Overall, Manchester Digital Campus will revitalize a brownfield site into a vibrant civil service campus, enhancing local employment opportunities and public spaces during operation. While some significant adverse impacts are expected during construction and operation these are considered proportionate and are outweighed by the beneficial effects to deliver significant long-term socio-economic benefits.

AtkinsRéalis

AtkinsRéalis Manchester
3 Piccadilly Place,
M1 3BN,
Manchester,
United Kingdom

T: +44 1612 453400

www.atkinsrealis.com