AtkinsRéalis

Volume 2, Chapter 17 – Socio-Economics

Manchester City Council

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FORMER CENTRAL RETAIL PARK – THE PARK

AtkinsRéalis - Sensitive / Sensible

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17. Socio-Economics

17.1 Executive Summary

Socio-economic effects have been assessed during construction of the Proposed Development. Due to the size and nature of the Proposed Development, there are unlikely to be any significant impact on the economy or jobs creation for the local area. The assessment found that the effects in the construction phase include:

- Severance and/or disruption to accessibility throughout the surrounding area of the Site during the construction period
- Increase in Full Time Equivalent (FTE) employment through construction and indirect jobs

The operational phase has been scoped out of this report due to the limited employment opportunities being provided by the Proposed Development.

17.2 Introduction

This chapter of the ES assesses the likely socio-economic effects of the Proposed Development throughout the construction phase.

The assessment is undertaken with consideration to the socio-economic context of the study area in terms of its baseline conditions and the relevant local, regional and national policy documents.

The chapter also describes the assessment method, the existing baseline conditions, potential impacts, assessment of effects; the mitigation measures required to prevent, reduce or offset any significant adverse effects, the likely residual effects after these measures have been employed; and the 'Type 2' (Inter-project) cumulative effects associated with the Proposed Development in combination with other developments within 250 m of the Site.

It was identified within the Scoping Report that operational impacts are anticipated to be negligible due to the nature of the Proposed Development and therefore these have not been considered further in this assessment.

17.3 Competent Expert Evidence

This socio-economic assessment has been undertaken by:

- A Director in Economics who holds full professional membership with the Institute of Economic Development. They have over 30 years of knowledge and experience in national and regional strategic planning and socio-economic appraisal, and have used their knowledge and professional judgement to undertake this assessment;
- A Senior Economist who holds full professional membership with the Institute of Economic Development. They have over 8 years of knowledge and experience in socio-economic appraisal and assessment and have used their knowledge and professional judgement to undertake this assessment; and
- An Economist who holds full professional membership with the Institute of Economic Development. They have over 5 years of knowledge and experience in socio-economic assessment and have used their knowledge and professional judgement to undertake this assessment.

17.4 Relevant Legislation and Guidance

17.4.1 National planning policy

National Planning Policy Framework, (NPPF) (2023)[1]

The NPPF highlights that the purpose of the planning system is to contribute to the achievement of sustainable development (Paragraph 8). Relevant sections of the NPPF are:

- The NPPF favours sustainable development, this includes building a strong, competitive economy and supporting economic growth through the planning system.
- Effective use of land is encouraged, particularly the re-use of previously developed (brownfield) land of low environmental value.
- The NPPF highlights the importance of ensuring that sufficient land of the right type is available in the right places, at the right time to facilitate growth and innovation.

The Levelling Up White Paper, (LUWP) (2022)[2]

A key objective is to spread opportunities and improve public services, especially in those places where they are weakest. The focus of this objective is to improve education, skills, health, and wellbeing.

The White Paper aims to boost productivity, pay, jobs and living standards by growing the private sector, especially in those places where they are lagging. The key areas of this objective covers living standards, R&D, transport infrastructure, and digital connectivity.

The Levelling Up White Paper also pledges to restore a sense of community, local pride and belonging, especially in those places where they have been lost. The focus of this is pride in place, housing, and crime.

Levelling Up and Regeneration Bill, (LURB) (2023)[3]

The LURB was introduced in October 2023. The key points are:

- Every local authority will need to produce design requirements that should be met for planning permission for development to be granted. This will be part of the local plan or as a new supplementary plan document.
- The LURB will introduce a new form of locally led urban development corporation, and increased freedoms for New Town Development Corporations.
- The LURB will replace additional grants or public funding, the Bill intends to introduce reforms so that the valuation of land is more akin to a normal market transaction and therefore the costs of CPO are more realistic.

[1] National Planning Policy Framework - Guidance - GOV.UK (www.gov.uk)

[2] assets.publishing.service.gov.uk/media/61fd3c71d3bf7f78df30b3c2/Levelling_Up_WP_HRES.pdf

[3] Levelling-up and Regeneration Act 2023 (legislation.gov.uk)

17.4.2 Regional planning policy

The Northern Powerhouse, (2016)[4]

The Northern Powerhouse forms part of the government's industrial strategy which is building on our strong economy and helping businesses up and down the country seize the opportunities presented by leaving the EU.

It aims to:

- Achieve a sustained increase in productivity across the whole of the North. It is at the heart of the government's ambition for an economy that works for everyone.
- Increase the skills of the workforce in the north.
- Create more high quality workspaces to encourage businesses to locate there.

Greater Manchester Local Enterprise Partnership (LEP) Local Industrial Strategy, (2019)[5]

The Strategy ensures that the people in Manchester have the education, skills and employment system allows everyone to reach their potential and employers have access to the skills required to deliver.

The LEP are aiming to put in place the integrated 21st century infrastructure needed for digitally connected, clean and inclusive growth, and to facilitate international trade and investment.

The Strategy aims to ensure all parts of Greater Manchester will be supported to realise their full potential, cementing Greater Manchester's role in rebalancing the UK economy and reducing regional disparities.

Greater Manchester Strategy 2021-2031, (2022)[6]

This refreshed Greater Manchester Strategy puts the climate and equalities agendas at its heart. These interconnected and overarching agendas will frame our city-region priorities; lenses through which all of our activity will be developed, tested and progressed. Key points in the Strategy are:

- The City has set itself the target of being a carbon-neutral City Region by 2038.
- The City aims to reduce the disparity between it and the rest of the UK in terms of inequality, health, employment, and air quality.
- The City aims to lead the economic recovery from the Covid pandemic and intends to do this by furthering the key industries of Health Innovation, Advanced materials and manufacturing, digital, creative and media, and clean growth.

Places for Everyone Joint Development Plan[7]

The Places for Everyone (PfE) plan provides objectives and guidance policies to help create inclusive and sustainable economic growth across nine boroughs. It reinforces the ambition to bring forward development on brownfield land and provide greater protection of environmental assets whilst also supporting wider strategies around clean air, walking and cycling and underpins the ambition to be a carbon neutral city region by 2038. Specifically, the plan contains a Places for Job policy (JP-J1) amongst others that relate to the supporting long term economic growth.

17.4.3 Local planning policy

Manchester Local Plan, Core Strategy, (2012)[8]

The Core Strategy aims to provide a network of distinctive, attractive and high-quality centres, strengthening local identity, providing essential services close to homes.

An objective of the Strategy is to protect and enhance both the natural and built environment of the City and ensure the sustainable use of natural resources, in order to mitigate and adapt to climate change, support biodiversity and wildlife, improve air, water and land quality, recreational opportunities and provide networks of high quality green infrastructure, ensuring that the City is inclusive and attractive to residents, workers, investors and visitors.

Ancoats and New Islington Neighbourhood Development Framework, (2016)[9]

The City Centre has a significant role in delivering the required number of homes and office space to sustain Manchester's growth over the next 10 years.

The Framework outlines that Manchester's success has been built upon its leading professional and business services.

Wider strategic objectives need to be channelled into area and site specific design opportunities. These include:

- Ensuring Ancoats and New Islington become an integral part of the City Centre.
- Improving inter-radial connectivity for pedestrians and cyclists.
- Enhancing the canals – key links, leisure and amenity assets and a special setting for new buildings.

17.5 Assessment Method

17.5.1 Study Area

Socio-economic impacts can be assessed with reference to a spectrum of spatial scales, ranging from the immediate local catchment through to the wider, sub-regional scale. The study area is also influenced by the availability of baseline data which may not always be available down to a local catchment area level.

The study area has been defined as a spatial area which will be impacted by the Proposed Development dependent on data. This will either be the Site's anticipated immediate local catchment; Piccadilly and Ancoats and Beswick ward or the local authority district (LAD) of Manchester. Where possible in assessing the baseline conditions and socio-economic impact, ward-level has been used given the boundaries of Manchester LAD include a larger administrative area. Therefore, when baseline conditions consider Manchester LAD, differences in the size of the study area should be considered. The wider spatial area will cover the administrative area of Greater Manchester Combined Authority to recognise the real-life employment linkages between the City Centre and its surroundings.

The geographical scale of the assessment varies by topic and at which scale the effect would most significantly be felt, this is based on professional judgement. The likely significant effects have therefore been assessed at the site and local authority levels where appropriate i.e. demography at the local authority level, employment at site and local authority and Combined Authority-wide levels, education and health facilities in the local area about the site.

[4] Northern Powerhouse strategy (publishing.service.gov.uk)
[5] gm-local-industrial-strategy-web.pdf (greatermanchester-ca.gov.uk)
[6] GMCA Greater Manchester Strategy 2021–2031 (aboutgreatermanchester.com)
[7] https://www.greatermanchester-ca.gov.uk/media/9578/places-for-everyone-joint-development-plan-document.pdf
[8] https://www.manchester.gov.uk/download/downloads/id/21363/core_strategy_-_pdf.pdf
[9] https://www.manchester.gov.uk/download/downloads/id/24695/ancoats_and_new_islington_neighbourhood_development_framework_nov_2016.pdf

17.5.2 Determining the baseline

The baseline conditions have been identified by considering the socio-economic conditions of the Manchester local authority district and by considering the employment, housing and economic climate of the area. This baseline was important in setting the context to the scale and significance of any estimated effects, as discussed in this methodology section (i.e. for the significance assessment and receptor sensitivity).

The socio-economic data discussed below were obtained from several reliable sources the key ones been Office for National Statistics (ONS), Nomis and the 2021 Census. Nomis was used as a source for the following data sets: Population Estimates and Forecasts, Population Survey, Census, Business Register and Employment Survey, business counts and Survey of Hours and Earnings. ONS was used as a source for the following data sets: Population and community and Regional Gross Value Added (GVA). Government official documents were used to attain the following data sets: Household projections and English Indices of Deprivation.

17.5.3 Additionality

The gross direct impacts have been assessed, such as employment during the construction phase, and then assessed the total net impacts by accounting for additionality. Additionality covers a) three types of additionality including local leakage, displacement and substitution levels (defined below), to capture the net impact to the local economy (e.g. jobs created), rather than gross; and, b) economic multipliers to capture the indirect and induced impacts, following UK additionality guidance[10]. For example, these multipliers highlight the number of indirect jobs that are created for each net job directly created by an intervention.

Leakage is the proportion of outputs that benefit those outside the defined intervention area or group. In this case, leakage is considered to be that which is beyond the observed local authority (Manchester) and then Greater Manchester Combined Authority as a whole. For example, employees working in the construction of the Proposed Development who are residents from outside the defined area will withdraw a portion of the economic benefits away from the observed area.

Displacement regards the proportion of outputs accounted for by reduced outputs elsewhere is the area. For example, a job which hires construction workers who would have otherwise been hired on another project, or increased business activity in one place reduces activity elsewhere as is often the case with new retail. If this is the case, an increase in demand for construction workers may even cause delays elsewhere where there is short supply.

Substitution is where the project causes an employed factor to be replaced by a currently unemployed factor. For example, a firm which recruits an unemployed worker through a government scheme, but lets go of its current employees, or where a firm stops one activity to take advantage of subsidised activities.

The HCA Additionality Guidance includes 'ready reckoners' for additionality, which consider these additionality factors at either none, low, medium, high or very high levels with respective percentage markers of 0%, 10%, 25%, 50% and 75%. Where there is no specific evidence available, the impact context and socio-economic environment can be used to apply professional judgement to select the appropriate levels to use on gross impacts.

These 'ready reckoner' levels relate to the following outcomes presented in Table 17-1 for leakage and Table 17-2 for displacement.

Table 17-1 - HCA Additionality ready reckoners - Leakage

Level	Description	Leakage effect
None	All of the benefits go to people living in the target area/the target group	0%
Low	The majority of benefits will go to people living within the target area/the target group	10%
Medium	A reasonably high proportion of the benefits will be retained within the target area/target group	25%
High	Many of the benefits will go to people living outside the area of benefit/outside of the target group	50%
Very high	A substantial proportion of those benefiting will live outside of the area of benefit/ be non-target group members	75%
Total	None of the benefits go to members of the target area/target group	100%

Source: HCA Additionality Guidance, 2014

Table 17-2 - HCA Additionality ready reckoners - displacement

Level	Description	Displacement effect
None	No other firms/demand affected	0%
Low	There are expected to be some displacement effects, although only to a limited extent	25%
Medium	About half of the activity would be displaced	50%
High	A high level of displacement is expected to arise	75%
Total	All of the activity generated will be displaced	100%

Source: HCA Additionality Guidance, 2014

Additionality also considers the economic multiplier effects, which are composed of the further indirect and induced impacts.

Indirect impacts capture the supply linkages, where the Proposed Development construction and will require further purchases (raw materials, labour, goods and service), increasing economic output along the supply chain.

Induced impacts capture the effects on income where there are knock on effects caused through supply chain income changes, where additional incomes can drive increases in local expenditure, as a result of both worker wages and business turnover.

Labour input

To establish the level of labour input associated with the total construction work, an average turnover/employee parameter is used for the sector and area[11]. This delivers an estimate for employment years that has then been translated to FTEs. The number of FTEs is calculated by assuming an FTE to last for ten employment years (English partnerships guidance 2008).

[10] HCA Additionality guide, 2014

[11] ONS Annual Business Survey, 2016 –London construction sector turnover and using ONS NOMIS business register data for construction sector employment. The ratio was £240,000 turnover / employee.

17.5.4 Determining sensitivity

The socio-economic elements such as the labour market, business activity and local facilities within a defined area are used as the receptors here. The sensitivity of receptors is linked to how likely these receptors are to directly feel the impacts of the project, therefore how well placed they are to benefit from or deal with any effects – and their capacity to adjust. To put into context, an area with high levels of unemployment would be considered highly sensitive to changes in employment levels, or an area with poor housing availability would be considered highly sensitive to changes in population. Table 17-3 below sets out broad definitions of sensitivity for these receptors.

Table 17-3 – Sensitivity/ resilience of socio-economic receptors

Sensitivity of Receptor	Importance / resilience of receptors
Very High	Socio-economic receptor is very likely to be directly affected by the project. Receptor is very well placed to take advantage of beneficial impacts, and/or is not well placed to deal with any adverse impacts.
High	Socio-economic receptor is likely to be directly affected by the project. Receptor is well placed to take advantage of beneficial impacts, and/or is not well placed to deal with any adverse impacts.
Medium	Socio-economic receptor is likely to be indirectly affected by the project. Average ability to maximise beneficial impacts or cope with adverse impacts.
Low	Socio-economic receptor is unlikely to benefit from the project. Receptor is not well placed to take advantage of beneficial impacts, and/or is well placed to deal with any adverse impacts

For the socio-economic assessment, the receptors to be considered are:

- The borough's local labour market;
- Residents of homes in the vicinity of the Site; and
- Workers of commercial businesses in the vicinity of the Site.

17.5.5 Impact severity

The magnitude of the impact, sometimes referred to as the magnitude of the impact, is scaled in four levels: Major / Moderate / Minor / Negligible. The higher the severity of the impact, the more likely the resulting effect would be significant.

Impact magnitude depends on several factors such as spatial scale, degree of changes, their duration, likelihood, frequency, and reversibility.

The magnitude of the impacts is defined for the socio-economic impacts in Table 17-4 below.

Table 17-4 Impact magnitude for socio-economic effects

Impact Magnitude	Description of Impact
Major	An impact that is expected to have considerable adverse or beneficial socio-economic effects. Such impacts will typically affect large numbers of businesses, workers or residents. High magnitude impacts will typically be long-term in nature, resulting in the permanent change of the study area's baseline socio-economic conditions.
Moderate	An impact that is expected to have a moderate socio-economic effect. Such impacts will typically have a noticeable effect on a limited number of businesses, workers or residents, and will lead to a permanent (but not drastic) change to the study area's baseline socio-economic conditions.
Minor	An impact that is expected to affect a small number of businesses, workers or residents. Or an impact that may affect a larger number of receptors but without materially changing the study area's baseline socio-economic conditions. Such impacts are likely to be temporary in nature.
Negligible	An impact that is likely to be temporary in nature, or which is anticipated to have a slight or no effect on the well-being of the study area's businesses, workers or residents.

17.5.6 Impact significance

Overall, the significance of the socio-economic effects assessed is determined by – the value of the socio-economic change, the duration of the effect, the severity/magnitude of the impact, the number of receptors (i.e. people or businesses) affected and the sensitivity of these receptors.

Table 17-5 cross cuts the severity of the impact and the sensitivity of the receivers to determine the relevance levels of any impacts. Relevance can be adverse or beneficial and both types of effects have been considered within the assessments. The levels of the relevance of the impacts are categorised as follows:

- Major (adverse / beneficial);
- Moderate (adverse / beneficial);
- Minor (adverse / beneficial);
- Negligible / no effect.

Table 17-5 - Impact relevance matrix

Relevance of the Impact		Magnitude or severity of impact			
		Major	**Moderate**	**Minor**	**Negligible**
Receptor sensitivity or importance	**Very High**	Very large	Large/very large	Moderate/large	Slight
	High	Large/very large	Moderate/large	Slight/moderate	Slight
	Medium	Moderate/large	Moderate	Slight	Neutral/slight
	Low	Slight/moderate	Slight	Neutral/slight	Neutral/slight

Moderate to Very Large effects are generally regarded as being significant whereas Neutral to Slight effects are not significant. Where there is uncertainty and two magnitudes are derived, professional judgement is applied to determine the most suitable outcome.

17.5.7 Receptor sensitivity

The receptors presented in Table 17-6 have been assessed to be affected by effects from the Proposed Development. Table 17-6 summarises how sensitive they are to changes - how well placed they are to benefit from or deal with any effects – and their capacity to adjust.

The depth and performance of Manchester LAD's labour market is set out in Section 17.6 with low unemployment 2.1%, and a high share of professional occupations. This means that employment and labour supply at this locality has a low level of sensitivity. Only a high magnitude impact may result in a significant effect.

The Site is situated in a highly residential area with residential properties situated all around the site. The Site is within the north-eastern fringe of Manchester city centre, within a mixed-use area that is predominantly commercial and residential in nature. It is a dense urban environment comprising a mixture of high- and low-rise properties. Key residential areas include those surrounding New Islington Marina, Union Street, New Islington and Weybridge Roads which are north of the Site. This region alone comprises over 600 residential dwellings. A further 800+ new developed residential properties are located south east of the Site, along Old Mill Street. Additionally, over 700 residential properties are located between Redhill Street and Jersey Street, north west of the Site. This dense surrounding residential area means there is a significant number of local residents who could be affected by the Proposed Development. Any disruption may be directly felt on daily lives with access to work, facilities and any presence of noise and vibration.

There are also some local businesses and organisations close to the site. There are significant numbers of businesses located at the Urban Exchange, a retail outlet on Great Ancoats Street opposite the Site. Occupiers include Aldi, GO Outdoors and PureGym. Poland Street, north of the Site, comprises several warehouses with occupiers including Powells Tea and Coffee Merchants, Ancoats Food Factory and a Recycling Centre. Other clusters of commercial properties are located in proximity to the Site such as those on Ducie Street and Laystall Street (south of the Site) and Cutting Room Square (west of the Site). This receptor is judged to be of medium sensitivity to effects of the Proposed Development, where business profitability may be harmed by a short or medium-term disruption to access or worsening of trading conditions and some very local business viability may be permanently jeopardised by a short or medium-term disruption. However, given the size of a lot of these businesses, they are unlikely to be severely disrupted given the works.

Table 17-6 - Sensitivities of Proposed Development receptors

Receptor	Sensitivity
Local labour market (borough wide)	Low
Residents of homes in the vicinity of the Site	Medium
Workers of commercial businesses in the vicinity of the Site	Medium

Source: Atkins judgement

17.6 Baseline Conditions

This section provides a review of the existing socio-economic environment in the study area . The following baseline analysis is undertaken at the Piccadilly and Ancoats and Beswick wards level to show general trends in the local economy and according to data availability of the area. Where data is not available at the ward level, Manchester local authority district (LAD) level data has been used.

To provide further context to the study area, the following baseline analysis provides a comparison of larger geographical areas. The areas considered are:

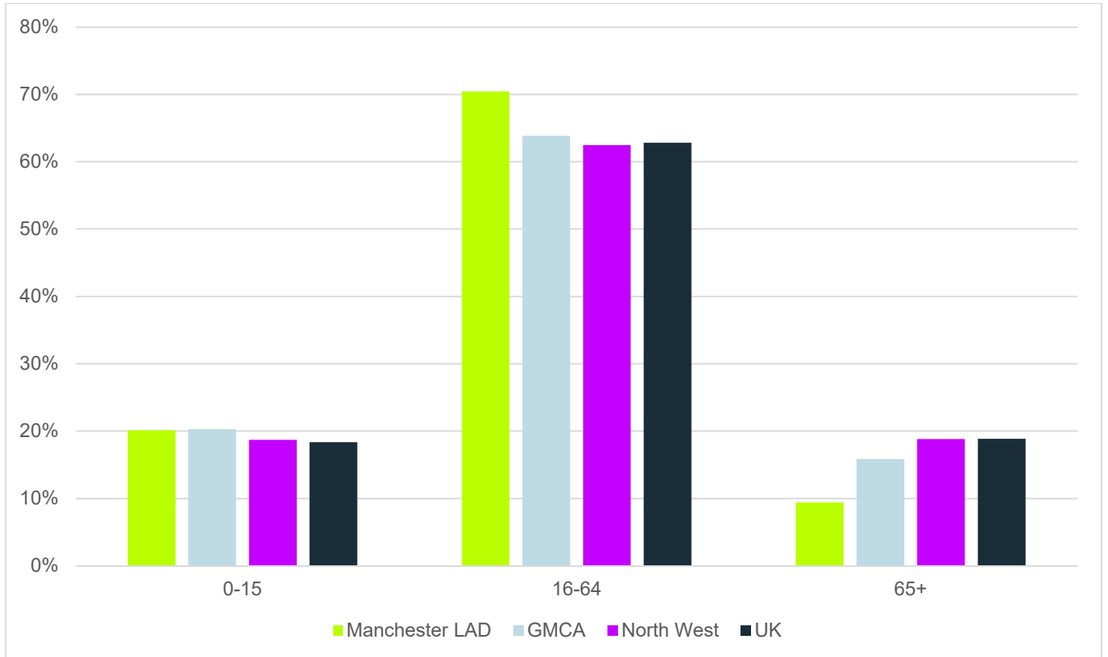
- Greater Manchester Combined Authority
- North West; providing a regional comparison
- United Kingdom or England; dependent on data availability and providing a national comparison

The socio-economic data discussed below was obtained from several reliable sources the key ones been ONS, NOMIS and the 2021 Census. Nomis was used as a source for the following data sets: Population Estimates and Forecasts, Population Survey, Census, Business Register and Employment Survey, business counts and Survey of Hours and Earnings. ONS was used as a source for the following data sets: Population and community and Regional GVA. Government official documents were used to attain the following data sets: Household projections and English Multiple Indices of Deprivation.

17.6.1 Demographics

Manchester local authority district's (LAD's) population in 2023 was estimated to be 569,000. Greater Manchester Combined Authority's (GMCA's) population was estimated to be 2.91 million, the North West's was 7.52 million and the United Kingdoms was 67.60 million. In the past decade, Manchester LAD's population has increased by 12.3%. This is significantly higher than the growth rate for GMCA (7.8%), the North West (6.2%) and the United Kingdom (6.1%). This is mirrored in the 5-year population growth rate for Manchester LAD, which is also significantly higher than the other areas at 6.0%.

Figure 17-1 shows the breakdown of population across the four geographical areas. Manchester LAD does not follow the same pattern as the other three, which are all relatively similar. Manchester LAD has a working age population of 70%, a significantly higher proportion than the rest of the Combined Authority, region and country. There are similar levels of the population aged under 15 for the four geographical areas, with the other key difference being Manchester LAD having a significantly lower proportion of the population aged over 65.

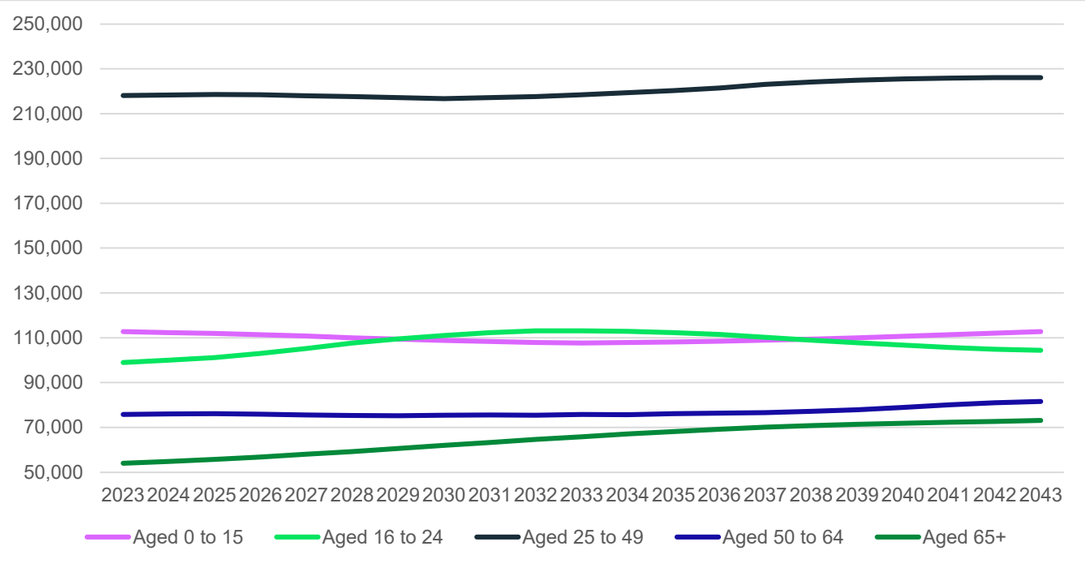


Source: NOMIS, ONS Population Estimates, 2022

Figure 17-1 - Age Profile of Population, 2022

The Manchester LAD population is projected to grow from a total population of 559,700 in 2023 to 598,150 by 2043. This population increase will be primarily driven by those aged between 25 and 49 due to that being the largest age range. Figure 17-2 highlights the population projection for Manchester LAD. It shows that whilst there will be minimal change in the population aged 0-15, there will be the largest proportion increase in the population

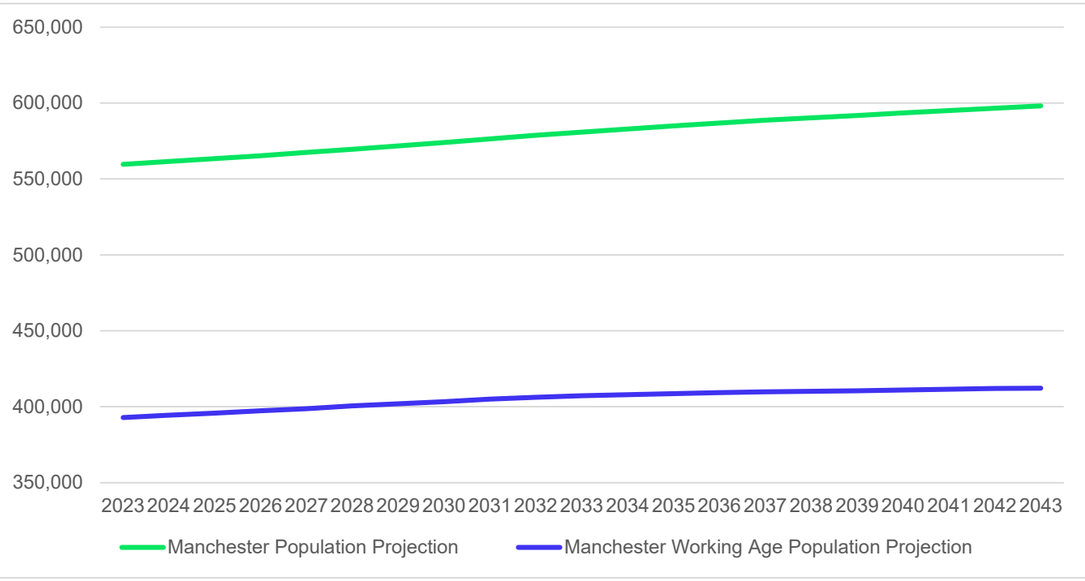
aged over 65. This implies a slight shift towards an aging population in Manchester LAD. However, this is not unlike the rest of the UK, where the improvements to healthcare enables people to live longer.



Source: NOMIS, ONS Population Projections

Figure 17-2 - Manchester LAD Population Projections 2023-43

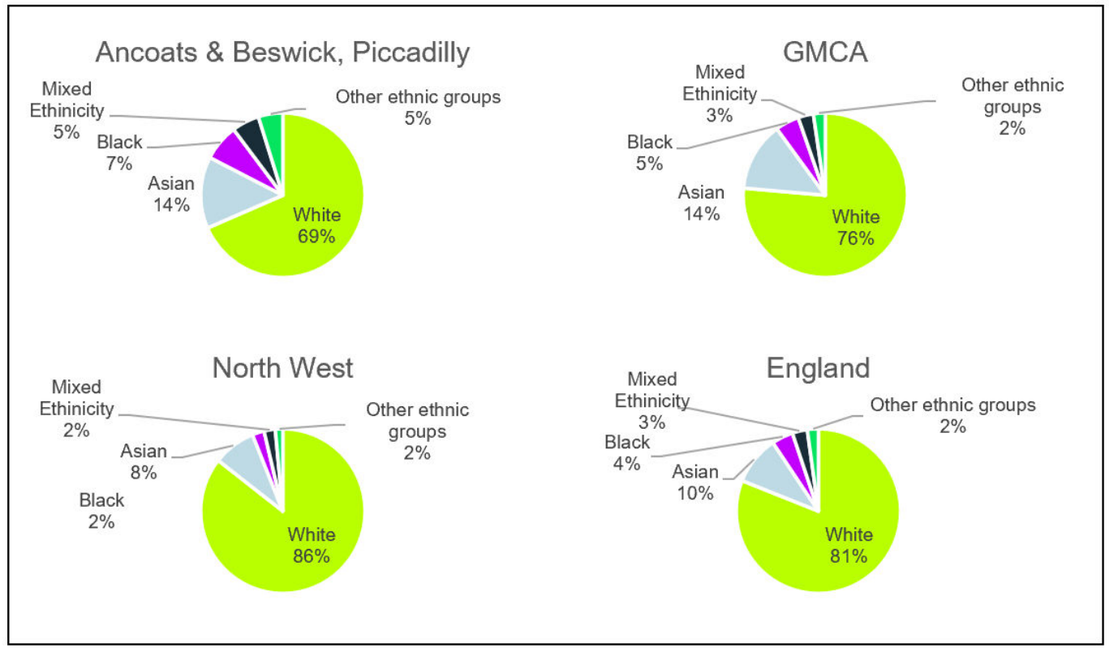
Figure 17-3 highlights the change in Manchester LAD's total and working age population over the next two decades. The total population is increasing at a more significant rate than the working age population, implying there will be a higher proportion of young and older people in the study area in the future.



Source: NOMIS, ONS Population Projections

Figure 17-3 - Manchester LAD Total and Working Age Population Projections 2023-43

Figure 17-4 shows the ethnicity breakdown of the study area (for this instance the Ancoats & Beswick and Piccadilly wards have been used) in comparison to the three wider geographical areas. For ethnicity data, England is used rather than the United Kingdom due to the data being from the English and Welsh Census, with data collected in 2021 The study area has a significantly more diverse population than the rest of Greater Manchester, which already has a more diverse population than the rest of the region and country.



Source: Census 2021

Figure 17-4 - Population Breakdown by Ethnicity

17.6.2 Deprivation

Whilst Manchester is a relatively young and diverse area of England it ranks highly for deprivation. In 2019 it was ranked as the 6th most deprived local authority out of 326 local authorities in England. Across Manchester, 43% of its Lower Layer Super Output Area (LSOAs) are in the most deprived 10% in England on the Index of Multiple Deprivation (IMD). Only Liverpool has a higher proportion of LSOAs in the most deprived 10% out of the remaining core cities in England. Within Greater Manchester Combined Authority, Manchester LAD has the highest proportion of LSOAs in the most deprived 10% in England with 43%, Oldham ranks second with 30%.

Ancoats & Beswick ward was ranked as having medium levels of deprivation compared to the rest of the City. The ward also has relatively high levels of benefit claimants, with 22.43% of residents being benefit claimants, and 1,562 residents of those claiming out-of-work benefits. The Piccadilly ward has lower levels of deprivation than the rest of the City and is ranked the 6th least deprived area in the City. Of those living in the Piccadilly ward 9.5% of residents claiming benefits, of which 512 claimed out of work benefits.

The Proposed Development is surrounded by areas that rank highly on the Index of Multiple Deprivation, as seen in Figure 17-5. The latest IMD data release (2019), which is mapped by the Consumer Data Research Centre, shows that the east side of the proposed development contains some of the most deprived areas in England. The north of the Proposed Development, around Oldham Road, contains areas which are in the 4th and 5th deciles of deprivation and therefore only slightly deprived in comparison to the rest of England. No area in the surrounding area of the Proposed Development contains areas which are in the least deprived deciles.



Source: UK Index of Multiple Deprivation, Consumer Data Research Centre, 2019

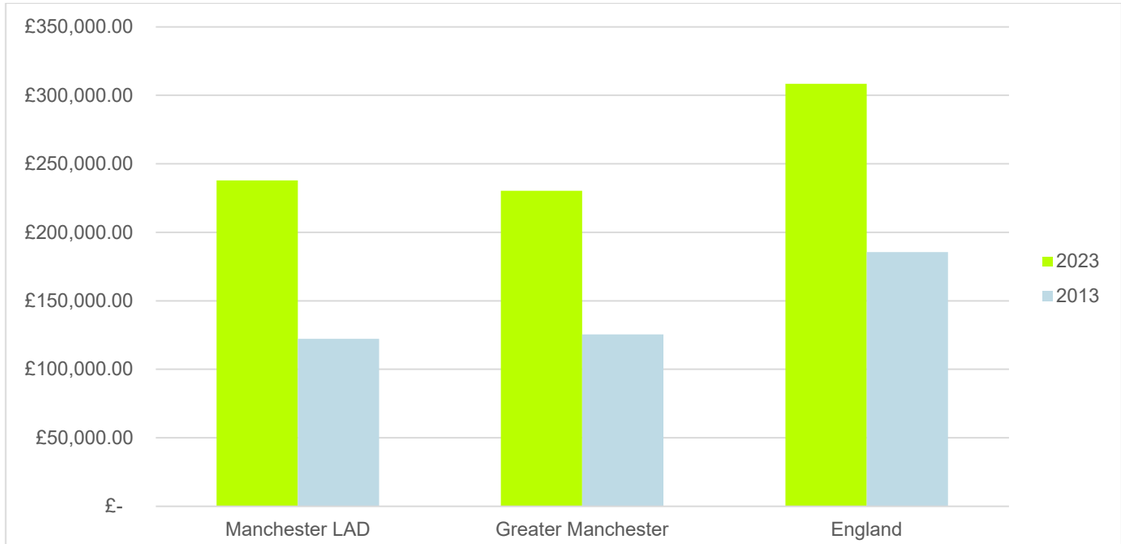
Figure 17-5 Index of Multiple Deprivation

17.6.3 Housing

The Proposed Development is situated in a highly residential area with residential properties situated all around the site. The Site is within the north-eastern fringe of Manchester city centre, within a mixed-use area that is predominantly commercial and residential in nature. It is a dense urban environment comprising a mixture of high- and low-rise properties. Key residential areas include those surrounding New Islington Marina, Union Street, New Islington and Weybridge Roads which are north of the Site. This region alone comprises over 600 residential dwellings. A further 800+ new developed residential properties are located south east of the Site, along Old Mill Street. Additionally, over 700 residential properties are located between Redhill Street and Jersey Street, north west of the Site.

According to the Department of Levelling Up, Housing and Communities (DLUHC), the total dwelling stock in Manchester LAD was 236,643 in 2022.[12] This is an average annual increase of 0.9% since 2009, were the total was 210,830. In gross terms, this equates to an increase of approximately 2000 per year since 2009. The dwelling stock growth rate in Manchester has been slightly higher than the average for the rest of England, where the average annual growth rate in housing stock was 0.8%. Manchester City Council has committed to growing the number of homes by 36,000 between 2022 to 2032, with 10,000 of these aiming to be affordable homes.

The average house price in Manchester LAD was £237,805 in 2023.[13] This has almost doubled since 2013 where the average house price was £122,189. The local authority has a slightly higher average house price in 2023 than the rest of Greater Manchester Combined Authority (£230,282), however, is significantly lower than the national average (£308,325). The area has also experienced far greater house price growth than GMCA (83.5%) and England (66.1%) over the past area. This could partly be down to regeneration throughout the Manchester LAD.



Source: UK House Price Index, 2024

Figure 17-6 - Average House Prices in 2013 and 2023

In the latest Census (2021), there were 1,178,246 households in Greater Manchester Combined Authority, a 4.4% increase since 2011, equating to an increase of 50,180 households. This was below the average growth rate for England of 6.2%, and nearly half the 8.4% growth seen in Greater Manchester Combined Authority between 2001 and 2011. Manchester LAD saw a similar increase to the rest of GMCA, with a 4.8% increase in the number of households over the past decade, with the numbers going from 204,969 to 214,734.

The average number of residents per household across Greater Manchester Combined Authority increased marginally between 2011 and 2021, from 2.34 to 2.39.[14] Increases were seen across all of the GMCA local authorities with the exception of Wigan, where average household size fell slightly, from 2.32 to 2.28 residents per household. Manchester LAD saw the largest increase, with average household size changing from 2.34 to 2.46 residents per household over the period.

In Manchester LAD, the proportion of households including a couple with dependent children rose from 14.9% in 2011 to 16.9% in 2021.[15] During the same period, the proportion in the Northwest fell from 18.4% to 18.0%. The proportion of households including a couple without children in Manchester LAD increased from 13.2% to 13.8%,

[12] Dwelling stock estimates in England, DLUHC, 2022
[13] UK House Price Index, 2024
[14] ONS, Census 2021, 2011
[15] ONS, Census 2021, 2011

while the proportion of households including a couple with only non-dependent children increased from 3.8% to 4.1%.

In the Ancoats and Beswick ward, 37.24% of residents owned their property, 32.3% were in private rented accommodation, 29.46% were in social rented accommodation and 0.78% were in shared ownership.[16] In the Piccadilly ward, 70.47% of residents were in private rented accommodation, 19.48% owned their accommodation, 9.35% were in social rented accommodation, and the remaining residents lived in shared ownership or were living rent free. The significantly high proportion of residents living in private rented accommodation in the Piccadilly ward implies that the area has a lot more non-homeowners, possibly students, living in the area.

In the Manchester LAD, 37.24% of residents owned their accommodation, 32.3% were in the private rented sector, 29.46% were in the social rented sector, with the remainder living in shared ownership or living rent free.

17.6.4 Workforce

Manchester LAD has an economic activity rate of 70% in 2023, which is 1% above London and 6% above the average for England.[17] This is also higher than the economic activity rate for GMCA, which is 63%.

Manchester LAD has an economic inactivity rate of 30% in 2023, which is below the average for London and England.[18] This is also lower than the economic inactivity rate for GMCA which is 37%. The high economic activity rate in Manchester LAD is partly due to the proportionally high level of students, with 28% of the economically inactive population being students. This is higher than the proportion which are students in London (20%), England (12%) and GMCA (15%).

The unemployment rate is 2.1% in Manchester LAD in 2023, lower when compared to London (3.3%) and England (2.4%).[19] The GMCA unemployment rate rivals that of London at 2.7%.

Table 17-6 below shows the percentage of employees employed in each sectors at the ward, Combined Authority, region and national level. Within the Ancoats and Beswick and Piccadilly wards the key sectors include public administration & defence and professional, scientific and technical roles. From this indicator it can be seen that the area surrounding the sites development is relatively affluent with employees in the area working in higher paying service based professional roles.

Within GMCA, the North West and England, the key sectors are health and professional, scientific and technical services. These are two sectors that again tend to have wages that are higher than the national average.

The key differences between the study area, with this being the Ancoats and Beswick and Piccadilly wards, and the rest of GMCA, the North West and England are:

- Significantly lower levels of employment in the health, education, manufacturing and construction industries in the study area compared to the rest of GMCA, the North West and England.
- Significantly higher levels of employment in the finance and insurance sector, professional, scientific and technical professions and business administration and support services in the study area compared to the rest of GMCA, the North West and England.

Table 17-7 - Employment by Industry, 2022

Industry	Ancoats & Beswick, Piccadilly wards	GMCA	Northwest	England
1 : Agriculture, forestry & fishing (A)	0.0%	0.2%	1.1%	1.3%
2 : Mining, quarrying & utilities (B,D and E)	0.2%	0.9%	1.0%	1.1%
3 : Manufacturing (C)	0.9%	7.0%	8.8%	7.4%
4 : Construction (F)	1.5%	4.9%	5.2%	4.9%
5 : Motor trades (Part G)	0.4%	1.4%	1.6%	1.8%
6 : Wholesale (Part G)	1.6%	4.8%	4.3%	3.8%
7 : Retail (Part G)	9.0%	8.3%	8.7%	8.4%
8 : Transport & storage (inc postal) (H)	6.1%	4.8%	4.7%	5.1%
9 : Accommodation & food services (I)	10.9%	7.0%	7.9%	7.9%
10 : Information & communication (J)	5.5%	4.3%	3.3%	4.7%
11 : Financial & insurance (K)	9.3%	2.8%	2.4%	3.3%
12 : Property (L)	5.4%	2.0%	1.8%	2.0%
13 : Professional, scientific & technical (M)	18.1%	11.7%	9.4%	9.5%
14 : Business administration & support services (N)	15.8%	9.7%	8.2%	9.0%
15 : Public administration & defence (O)	7.1%	4.6%	4.8%	4.2%
16 : Education (P)	1.6%	8.0%	7.8%	8.3%
17 : Health (Q)	2.6%	13.9%	14.8%	12.9%
18 : Arts, entertainment, recreation & other services (R,S,T and U)	4.1%	3.9%	4.0%	4.4%

Source: NOMIS, Business Register and Employment Survey, 2022

When considering employment by occupation, 40% of the Manchester LAD population work in professional occupations. This is significantly higher than the rest of GMCA and England, where 29% and 27% respectively work in professional occupations. Manchester LAD also has a higher proportion of individuals working in elementary occupations (10%) than England (9%) and Greater Manchester (8%).

Table 17-8 Employment by Occupation, 2023

Occupation	Manchester LAD	GMCA	England
Managers and Senior Officials	16,000 (6%)	132,000 (10%)	3,116,200 (11%)
Professional Occupations	114,100 (40%)	383,900 (29%)	7,548,200 (27%)
Associate Prof and Tech Occupations	46,000 (16%)	196,600 (15%)	4,206,100 (15%)
Administrative and Secretarial Occupations	20,200 (7%)	146,300 (11%)	2,660,600 (10%)
Skilled Trades Occupations	9,200 (3%)	82,400 (6%)	2,402,500 (9%)

[16] ONS, Census, 2021, 2011
[17] NOMIS, Annual Population Survey, 2023
[18] NOMIS, Annual Population Survey, 2023
[19] NOMIS, Annual Population Survey, 2023

Occupation	Manchester LAD	GMCA	England
Personal Service Occupationsa	20,300 (7%)	107,700 (8%)	2,189,300 (8%)
Sales and Customer Service Occupations	20,600 (7%)	99,400 (7%)	1,699,400 (6%)
Process, Plant and Machine Operatives	12,100 (4%)	64,500 (5%)	1,491,300 (5%)
Elementary Occupations	30,100 (10%)	118,000 (8%)	2,535,600 (9%)
Total	288,600	1,330,800	27,849,200

Source: Annual Population Survey, Nomis 2024

Table 17-8 shows 2021 Census commuting distances for the selected areas of study. For the purpose of this analysis, Ancoats and Beswick and Piccadilly wards have been split to enable further comparison of the two wards.

Table 17-9 Distance Travelled to Work

Distance Travelled to Work	Ancoats & Beswick	Piccadilly	Manchester LAD	GMCA	England
Less than 2km	13.6%	16.7%	12.1%	11.6%	11.0%
2km to less than 5km	12.0%	7.3%	16.7%	15.5%	12.6%
5km to less than 10km	7.9%	6.7%	15.2%	14.8%	11.7%
10km to less than 20km	6.6%	6.9%	7.4%	10.3%	10.4%
20km to less than 30km	1.1%	1.2%	1.4%	2.6%	4.0%
30km to less than 40km	1.1%	0.9%	0.8%	0.9%	1.7%
40km to less than 60km	1.2%	0.7%	1.0%	0.7%	1.3%
60km and over	0.9%	1.2%	1.3%	1.0%	1.3%
Works mainly from home	49.3%	52.4%	31.6%	28.6%	31.5%
Works mainly at an offshore installation, in no fixed place, or outside the UK	6.2%	5.8%	12.7%	14.0%	14.5%

Source: NOMIS, Census 2021

In Ancoats & Beswick and Piccadilly wards, 49.3% and 52.4% of the population worked from home. This is significantly higher than the percentage across Manchester LAD, Greater Manchester and England. However, it should be noted that the Census 2021 was carried out during the Covid-19 pandemic and so the figures for those working from home would be expected to be higher than usual.
Within Ancoats & Beswick, 33.5% of the population travelled less than 10km to work whilst for Piccadilly that percentage was 30.7%. Across Manchester and Greater Manchester respectively, 44% and 41.9% of the population travelled less than 10km to work. Therefore, those in the Ancoats & Beswick and Piccadilly wards travel a greater distance to work than the rest of Greater Manchester.

17.6.5 Economic Conditions

The Manchester economy performs below the national level In terms of earnings, with the median full-time salary in Manchester during 2023 was £32,507 and £32,691 in Greater Manchester whilst across the whole of England it was £35,100. Part time workers in Manchester earn £12,401 annually whilst in Greater Manchester it was £12,563 and across England it was £12,579.

GVA per head in 2021 for Manchester was £48,108, in Greater Manchester it was £27,452, London it was £55,412 and across England it was £31,138. GVA in the city centre of Manchester was particularly strong and the proposed development will build on this.

Table 17-9 highlights the number and size of businesses within Manchester LAD and GMCA, compared to London and the rest of England.

Table 17-10 Business Counts, 2023

Region	Total Business Count (National %)	Micro Business Count (National %)	Small Business Count (National %)	Medium Business Count (National %)	Large Business Count (National %)
Manchester LAD	45,665 (1%)	19,815 (1%)	2,440 (1%)	450 (1%)	125 (1%)
GMCA	210,850 (4%)	93,205 (4%)	10,040 (5%)	1,735 (5%)	445 (5%)
London	1,047,825 (22%)	472,715 (22%)	40,750 (19%)	8,160 (22%)	2,290 (24%)
England	4,740,255	2,113,640	209,555	37,305	9,630

Source: NOMIS, Business Register and Employment Survey, 2023

Manchester LAD has approximately 1% share of the total businesses in England, with GMCA having 4% and London 22% share. The share of businesses in terms of national percentage is consistent across different sizes of business. Manchester LAD has a relatively low share of businesses across all sizes, however, it relatively holds a larger national share in larger businesses

17.6.6 Commercial properties

There are significant numbers of businesses located close to the Proposed Development at the Urban Exchange, a retail outlet on Great Ancoats Street opposite the Site. Occupiers include Aldi, GO Outdoors and PureGym. Poland Street, north the Site, comprises several warehouses with occupiers including Powells Tea and Coffee Merchants, of Ancoats Food Factory and a Recycling Centre. Other clusters of commercial properties are located in proximity to the Site such as those on Ducie Street and Laystall Street (south of the Site) and Cutting Room Square (west of the Site).

17.6.7 Education Facilities

The area surrounding the site has a number of primary and secondary schools. The school closest to the site, Co-Op Academy New Islington is located adjacent to the Proposed Development and is a state primary school offering places to both boys and girls aged 4-11. The second closest school is St Anne's RC Primary School located in Ancoats which is a Roman Catholic School offering places to boys and girls aged 3-11 years.

The closest secondary school is Manchester College Shena Simon Campus located on Chorlton Street and offers courses in English, Maths, Business and Science.

Figure 17-7 shows the locations of educational facilities located near to the Proposed Development.

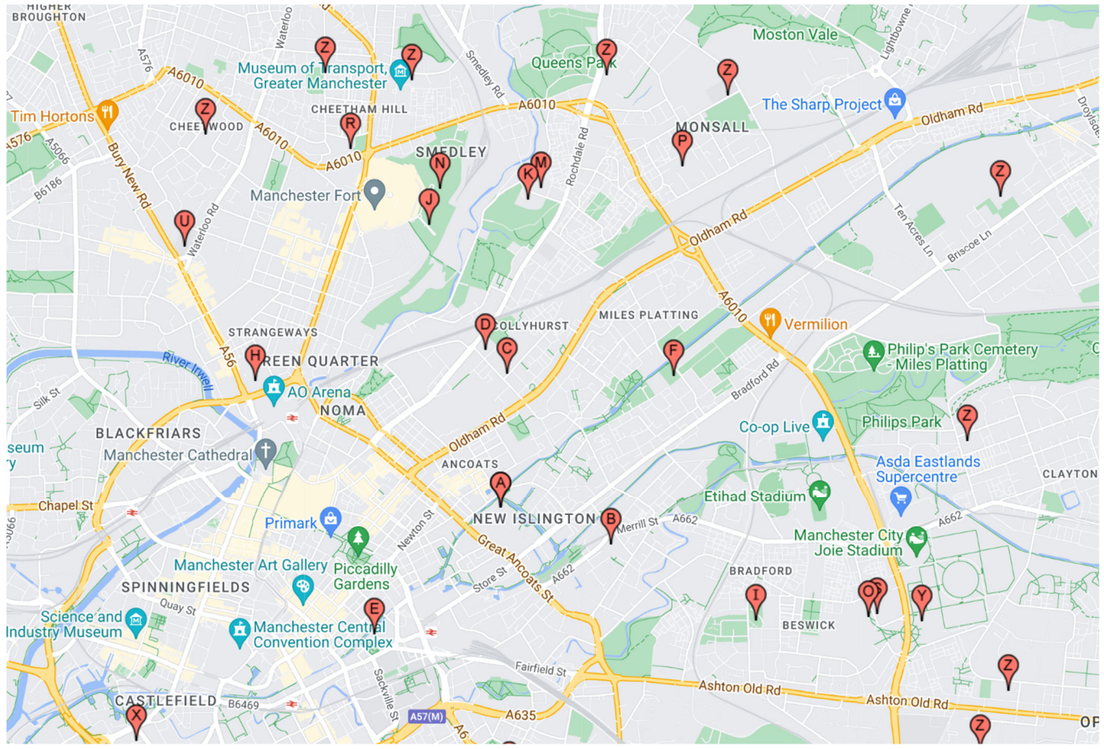


Figure 17-7 School Locations

The Manchester City Council Children and Young People Scrutiny Committee provide an overview of the current school age population and the work needed to ensure sufficiency of school places. Projects for anticipated student demand attending Manchester schools were submitted to the Department for Education in July 2022. The forecasts will identify the projected number of places required to meet the Council's sufficiency duty and determine its Basic Need funding allocation for future years.

As part of the overall growth there is ongoing demand for specialist places. Nationally, the actual numbers and proportion of pupils with an Education Health and Care Plan (EHCP) have increased with the overall percentage now at 4.0% of the whole school population. Within the Manchester school population, the January 2022 census showed that 4.7% of the school population have an EHCP (4,350 pupils). In Manchester the number of pupils attending special schools is growing and now stands at 2.2% of the total school population.

The continued attractiveness of the City Centre as a place to live and work and ongoing residential growth is expected to result in additional demand for primary school places as more residents choose to remain in the area when starting a family.

In response to this forecast demand the Council is working with Renaker Build to establish a new primary school as part of the Crown Street phase 2 development. The school will provide 210 places for primary age children along with a 26-place nursery. It will be funded by S106 and basic need capital and is expected to open in 2024. A free school presumption has been completed with The Laurus Trust appointed as operator.

Table 17-11 - School Name & Distance from Site

School Name and Distance from Site	
(A) Co-op Academy New Islington (0,00) km	(N) Eden Girls' Leadership Academy (1,48) km
(B) St Anne's RC Primary School (Ancoats) (0,53) km	(O) The East Manchester Academy (1,75) km
(C) St Patrick's RC Primary School (0,62) km	(P) St Augustine's CofE Primary School (1,76) km
(D) Abbott Community Primary School (0,73) km	(Q) St Philip's CofE Primary School (1,78) km
(E) The Manchester College Shena Simon Campus (0,83) km	(R) St Chad's RC Primary School (1,78) km
(F) Park View Community School (0,99) km	(S) St Brigid's RC Primary School (1,79) km
(G) Medlock Primary School (1,23) km	(T) Trinity Sixth Form (1,86) km
(H) The Manchester College City Campus (1,26) km	(U) Cheetwood Primary School (1,88) km
(I) Ashbury Meadow Primary School (1,27) km	(V) Armitage CofE Primary School (1,88) km
(J) Eden Boys' Leadership Academy (1,19) km	(W) Trinity Church of England High School (1.92) km
(K) St Malachy's RC Primary School (1,41) km	(X) Crown Street Primary School (proposed opening for September 2024) (1,97) km
(L) CofE School of the Resurrection (1,46) km	(Y) Connell Co-op College (1,99) km
(M) Saviour CofE Primary School (1,47) km	(Z) Oasis Academy Temple (1,99) km

Source: Manchester City Council School Finder, 2023

A further two pipeline secondary schools are planned to open and will be delivered by the DfE as part of the central free school programme. Dixons Newall Green Academy will open in 2023 and is set to provide a total of 700 places at the former site of Newall Green Academy in Baguley. The Dean Trust will open a new school in 2027 providing 1050 places at a site in Newton Heath.

Finally, work is currently being undertaken to identify further opportunities for creating additional places in secondary schools in areas where there is significant demand.

The Local Authority has very strong partnerships with all schools and Multi Academy Trusts that work in the City. Through this collaboration, a significant number of new school places have been created as both expansions of existing schools and the development of new schools to meet demand across the city. However, projections show that there continues to be a need for additional places across the secondary school sector and recent pressures have been exacerbated by the DFE's decision to close Newall Green Secondary School in 2019, pressure on secondary places in neighbouring Local Authorities, delays in DFE progressing an approved secondary free school as well as a growing child population in the City. There will be continued work with Multi Academy Trusts and school leaders in the City to explore options for creating additional secondary school places.

17.7 Potential Impacts

17.7.1 Construction Phase impacts

Severance and/or disruption to accessibility

Disruption has been considered as an adverse effect in this assessment where it covers the traffic, property and service access, route severance and noise and vibration effects through the construction period, reflecting a temporary adverse effect. Mitigation, with early planning and rules and monitoring to reduce disruption severity, is important for the reduction of these effects. However, embedded mitigation and best practice measures, as outlined in the Draft CMP (Volume 3, Appendix 3.1) will further minimise these effects and ensure they are not significant for all groups of people.

Disruption is anticipated to have peak periods and periods of lower intensity during the total construction period for the Proposed Development of 12 months (with the earliest start date of 2030).

This dense surrounding residential area means there is a significant number of local residents who could be affected by the Proposed Development. Any disruption may be directly felt on daily lives with access to work, facilities and any presence of noise and vibration.

The construction of the Proposed Development also has the potential to adversely affect amenity for residents of properties close by. Amenity effects have been considered elsewhere in this EIA namely in the air quality, noise and vibration, and townscape and visual sections. These in combination for a household can impact quality of life during the construction.

Construction of the park is anticipated to generate relatively few construction vehicle trips over the construction programme. Peak construction traffic generation will be in the early stages of construction when construction materials, such as topsoil, will need to be delivered to site. Most of the construction workforce is anticipated to commute to and from the Site by public transport.

Increase in FTE

During the construction phase additional employment created will be created. These jobs will be not only created directly through employing construction workers but indirect jobs which will be created through supply chain linkage and income multiplier effects. These additional effects are derived from the flow of money from the construction down to the firms who supply materials and equipment, and the spending of the workers' wages in Manchester LAD. This impact is represented in full time equivalent (FTE) jobs.

The Stage 2 Cost Estimate totals £8,200,000.[20] This is based on the AtkinsRéalis review of the Stage 2 scheme proposals. The Proposed Development consists of repurposing works to the existing derelict site compromising the building up of levels, with hard and soft landscaping throughout to create an accessible green space. The estimated construction costs represent market conditions at Q2 2024 pricing levels and assume that competitive market returns on the work packages are received. An allowance for inflation given the assumed start on site year of 2030.

The delivery of the Proposed Development is expected to span a period of approximately 12 months from 2030 at the earliest. It will be across three continuous phases; site establishment (2 months), construction execution including earthworks, hard and soft engineering (9.5 months) and the commissioning and handover (0.5 months).

Construction employment, although important, is only temporary and therefore only leads to short term economic impacts, which is why FTEs are the appropriate measure. The jobs created during construction will span across different trades and professions.

In this case, the Proposed Development will create an estimated 60 gross direct construction FTEs. This has been estimated using the construction cost of the Proposed Development of £8,200,000 and an average turnover required to support one construction job of £142,816.[21] The average turnover is calculated at the North West level from the total construction turnover and construction employment.

The scale of impacts differs by the different considered effects and whilst some of the construction jobs will be created locally, other will come from the wider Greater Manchester Combined Authority area that contains more construction firms. As such, the wider area (GMCA) has been included in the net additional construction employment impacts below.

It is important to account for displacement and leakage to understand the net direct FTEs. The Ancoats and Beswick and Piccadilly wards are assumed to have very high levels of leakage of these construction jobs, relating to a 75% 'ready reckoner'[22] leakage level (Section 17.5.3). This has been judged as the borough has a small pool of employees who work in construction (1.5%), whilst Greater Manchester Combined Authority and the North West has a greater level of employment in construction (both approximately 5%). Further, construction firms tend to be relatively mobile in the market and the two wards have no large (250+ employees) construction firms and just a couple of medium sized construction firms. As such, three quarters of the direct economic benefits from the construction phase will be felt by those outside of the two wards which make up the study area. GMCA will have a low level of leakage, with a 10% 'ready reckoner'.

A low displacement level of 25% was assigned, this was based upon the nature of the firms supplying construction services in the local and Greater Manchester area. The construction labour market is somewhat constrained where some of the businesses who supply these services could take workers from competitors, however this project is small compared to the scale of Greater Manchester's construction pipeline and as such market shares and service demand is unlikely to be impacted significantly. Displacement was considered 'low' at the wider Greater Manchester area.

A local multiplier was chosen from HCA Additionality Guidance as 2.2[23] for the construction sector, reflecting physical regeneration, for the indirect and induced impacts. This selection considers that additional outputs and outcomes will occur through purchases along local supply chains and employee spending rounds. The construction sector has a notable presence of local businesses and employment in supporting services to the construction work, such as transportation and storage, and a significant supply of food and retail services for on-site employees' spending during the work day.

After assigning leakage, displacement and economic multipliers the estimates for total net additional FTEs is 25 for the local area, as presented in Table 17-12 below

Table 17-12 Construction works – net additional FTEs

[20] Former Central Retail Park Stage 2 Cost Plan, AtkinsRéalis on behalf of Manchester City Council (2024)
[21] Annual Business Survey, Business Register and Employment Survey (2023)
[22] HCA Additionality Guide, 2014
[23] ONE Composite Multiplier per use class, FTE multipliers and effects, Blue Book, 2023

FTE estimates	Ancoats & Beswick, Piccadilly wards	Greater Manchester Combined Authority
Gross direct	60	60
Net direct	11	41
Net indirect and induced	14	48
Total net additional	25	89

17.7.2 Operational Phase impacts

Given the nature of the Proposed Development, it has been agreed with the client that impacts estimated during the operational phase are out of scope for this assessment. This is due to the minimal anticipated impact of the Proposed Development on the socio-economic conditions of the study area during operation. All human health effects are assessed within Volume 2, Chapter 13 – Human Health of this ES.

17.8 Assessment of effects

The following table sets out the impact assessments carried out for the construction phase.

Table 17-13 Construction Phase Impact Assessment

Name	Sensitivity	Name	Mitigation	Magnitude	Description	Effect significance
Workers of commercial businesses in the vicinity of the Site	Medium	Severance and/or disruption to accessibility	Stakeholder engagement	Negligible	Disruption has been considered as an adverse effect in this assessment where it covers the traffic, property and service access, route severance and noise and vibration effects through the construction period, reflecting a temporary adverse effect. Disruption is anticipated to have peak periods and periods of lower intensity during the total construction period for the college and residential development of 12 months (with the earliest start date of 2030). There are significant numbers of businesses located close to the Proposed Development where business profitability may be harmed by a short or medium-term disruption to access or worsening of trading conditions and some very local business viability may be permanently jeopardised by a short or medium-term disruption. This disruption is anticipated to be confined to Old Mill Street due to its proximity to the Site and associated access routes. However, given the size of the construction works, the lack of existing access through the Site and minor quantities of anticipated construction traffic impacts associated with disruption to businesses is anticipated to be minor and therefore not significant.	Slight adverse effect Not significant
Local labour market	Low	Increase in FTE	None required	Negligible	There are expected to be 25 FTE generated during the construction phase as net additional jobs for the Ancoats and Beswick and Piccadilly wards, with a total of 89 jobs created in the Greater Manchester Combined Authority. These jobs are temporary and only will impact the economy during the construction phase. The employment estimates of 25 FTEs relate to temporary work and are insignificant (<1%) in comparison to the current local labour market size and of the current construction employment in the Ancoats and Beswick and Piccadilly wards (1,425). Therefore, the severity of this impact is judged to be low. However, this employment level does though have the potential to provide opportunity to local people who are currently unemployed or with poor labour market contributions, and/or through apprenticeship opportunities providing wider social value in the borough. Furthermore, using the average GVA per worker for Manchester LAD and Greater Manchester Combined Authority, the GVA for the construction of the scheme can be estimated at approximately £6 million reflecting the net direct and indirect employment in the Ancoats and Beswick and Piccadilly wards, along with the rest of Greater Manchester Combined Authority.	Slight beneficial effect Not significant
Residents of homes in the vicinity of the Site	Medium	Severance and/or disruption to accessibility	Stakeholder engagement	Negligible	Disruption has been considered as an adverse effect in this assessment where it covers the traffic, property and service access, route severance and noise and vibration effects through the construction period, reflecting a temporary adverse effect. Disruption is anticipated to have peak periods and periods of lower intensity during the total construction period for the college and residential development of 12 months (with the earliest start date of 2030). This dense surrounding residential area means there is a significant number of local residents who could be affected by the Proposed Development. Any disruption may be directly felt on daily lives with access to work, facilities and any presence of noise and vibration. This disruption is anticipated to be confined to Old Mill Street due to its proximity to the Site and associated access routes. However, given the size of the construction works, the lack of existing access through the Site and minor quantities of anticipated construction traffic impacts associated with disruption to businesses is anticipated to be minor and therefore not significant.	Slight adverse effect Not significant

17.9 Additional Mitigation and Enhancement Measures

The following mitigation measures have been referenced within the above impact assessment and are defined below.

17.9.1 Construction phase

Stakeholder engagement

The local businesses, organisations, residential properties and community facilities could be fully mapped and consulted around specific effects for the ongoing planning of the construction period. Further measures such as signage and the protection of timely site access for their different needs could be considered to mitigate the risks to those who are most sensitive to and impacted by these changes.

17.10 Cumulative Effects

This planning application has sight of the prospective Phase 2 development adjacent to the east of the Proposed Development as disclosed within the SRF 2023. It is understood that this will comprise a commercial development with opportunities for ancillary ground floors to provide active frontages. The buildings will be of heights between 6-16 storeys and vehicular access will be available via Old Mill Street.

It is assumed the Proposed Development will have been constructed prior to the construction of the Phase 2 development and therefore no cumulative effects are anticipated during the construction phases as these will not overlap.

There are no other anticipated future developments to consider within this assessment of inter-cumulative effects as all applications within the planning portal as the time of assessment are expected to already be constructed prior to the Proposed Development. However, it is advised that should concurrent construction projects occur that regular liaison is carried out between the environment manager/engineer or the site manager ensure mitigation measures remain appropriate.

Intra-cumulative effects of the Proposed Development are considered in Volume 2, Chapter 20 of this ES.

17.11 Summary and Conclusions

No significant socio-economic effects are anticipated as a result of the construction of the Proposed Development.

Beneficial effects are anticipated during the construction phase of the Proposed Development, relating to the increase in FTE in the local area through construction jobs, with the local economy receiving a temporary injection from the GVA generated by the construction of this Proposed Development.

Low levels of disruption are anticipated, largely confined to Old Mill Street due to its proximity to the Site. This will have adverse effects on access to commercial businesses in proximity, as well as for residents commuting to work through this route. However, these impacts are anticipated to be neutral adverse and not significant.

17.12 Glossary and Acronyms

Table 17-14 – Glossary of Terms

Term	Definition
Draft CMP	Draft Construction Management Plan
DfE	Department for Education
DLHUC	Department of Levelling Up, Housing & Communities
EHCP	Education, Health & Care Plan
EIA	Environment Impact Assessment
ES	Environmental Statement
FTE	Full Time Equivalent
GMCA	Greater Manchester Combined Authority
GVA	Gross Value Added
HCA	Homes & Community Agency (now Homes England)
IMD	Index of Multiple Deprivation
LAD	Local Authority District
LSOA	Lower layer Super Output Area
MCC	Manchester City Council
ONS	Office for National Statistics
SRF 2023	Strategic Regeneration Framework 2023

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