



Deansgate SOF Alliance LeaseCo Limited

**Proposed Residential-Led Development. Land
to the West of Deansgate, Manchester**

Environmental Statement Addendum

October 2024

Prepared for

**Deansgate SOF Alliance
LeaseCo Limited**

Prepared by

RJK Consulting



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S73 Planning Application Drawings

Yellow – Drawing updated

Blue – New Drawing

EIA Parameters	Purpose	Drawing No.
Site Location Plan	Identifies the location of the Site.	150_B2_00_1000
Existing Site Plan	Details the existing site uses.	150_B2_00_1001
Masterplan Ground Floor Plan	Details the layout of the Proposed Development	MP_00_2200_Rev B
Proposed Level -02 General Arrangement Plan	Sets out the layout for the levels within the Proposed Development.	150_B2_02_2298_Rev B
Proposed Level -01 General Arrangement Plan		150_B2_02_2299_Rev B
Proposed Ground Floor Arrangement Plan		150_B2_02_2200_Rev B
Proposed Level 01 General Arrangement Plan		150_B2_02_2201_Rev B
Proposed Level 02 General Arrangement Plan		150_B2_02_2202_Rev A
Proposed Level 03 General Arrangement Plan		150_B2_02_2203_Rev A
Proposed Level 04-08		150_B2_02_2204
Proposed Level 09-13 General Arrangement Plan		150_B2_02_2209_Rev A
Proposed Level 14 General Arrangement Plan		150_B2_02_2214_Rev A

EIA Parameters	Purpose	Drawing No.
Proposed Level 15 General Arrangement Plan		150_B2_02_2215_Rev A
Proposed Level 16-17 General Arrangement Plan		150_B2_02_2216_Rev A
Proposed Level 18-19 General Arrangement Plan		150_B2_02_2218_Rev A
Proposed Level 20 General Arrangement Plan		150_B2_02_2220_Rev A
Proposed Level 21 General Arrangement Plan		150_B2_02_2221
Proposed Level 22-23 General Arrangement Plan		150_B2_02_2222_Rev A
Proposed Level 24-25 General Arrangement Plan		150_B2_02_2224_Rev A
Proposed Level 26 General Arrangement Plan		150_B2_02_2226_Rev A
Proposed Level 27 General Arrangement Plan		150_B2_02_2227_Rev A
Proposed Roof Level General Arrangement Plan		150_B2_02_2228_Rev A
Premier House - Block 1 Existing East Elevation	Details the existing elevations on site	150_B1_04_1000

EIA Parameters	Purpose	Drawing No.
Premier House - Block 1 Existing North Elevation		150_B1_04_1001
Premier House - Block 1 Existing South Elevation		150_B1_04_1002
Premier House - Block 1 Existing West Elevation		150_B1_04_1003
Residential Building - Block 2 Proposed East Elevation	Details the proposed elevations on site	150_B2_04_2200__ Rev A
Residential Building - Block 2 Proposed North & South Elevation		150_B2_04_2201__ Rev A
Residential Building - Block 2 Proposed West Elevation		150_B2_04_2202_Rev B
Proposed Section AA/BB Residential Building - Block 2	Details the proposed sections through the Proposed Development	150_B2_05_2200_Rev A
Residential Building - Block 2 Bay Study 01	Provides details of the Bay Studies	150_B2_10_4200
Residential Building - Block 2 Bay Study 02		150_B2_10_4201
Residential Building - Block 2 Bay Study 03		150_B2_10_4202_Rev A
Residential Building - Block 2 Bay Study 04		150_B2_10_4203
Residential Building - Block 2 Bay Study 05		150_B2_10_4204

EIA Parameters	Purpose	Drawing No.
Landscape General Arrangement Street Level	Details the landscaping at ground level	2664-PLA-RE-GF-DR-L-1000
Hardworks Street Level		2664-PLA-RE-GF-DR-L-1001
Kerbs & Edges Plan Street Level		2664-PLA-RE-GF-DR-L-1002
Levels Plan Street Level		2664-PLA-RE-GF-DR-L-1003
Furniture Plan Street Level		2664-PLA-RE-GF-DR-L-4001
Hardworks Plan Residential Deck Level -01	Details the landscaping at Deck Level -01	2664-PLA-RE-L01-DR-L-1010
Kerbs & Edges Plan Residential Deck Level -01		2664-PLA-RE-L01-DR-L-1011
Levels Plan Residential Deck Level -01		2664-PLA-RE-L01-DR-L-1012
Softworks Plan Residential Deck Level -01		2664-PLA-RE-L01-DR-L-2002
Furniture Plan Residential Deck Level -01		2664-PLA-RE-L01-DR-L-2002
Hardworks Riverside Terrace Level	Details the landscaping at the Riverside Terrace Level -02	2664-PLA-RE-L02-DR-L-1006
Kerbs & Edges Plan Riverside Terrace Level		2664-PLA-RE-L02-DR-L-1007
Levels Plan Riverside Terrace Level		2664-PLA-RE-L02-DR-L-1008

EIA Parameters	Purpose	Drawing No.
Softworks Plan Riverside Terrace Level		2664-PLA-RE-L02-DR-L- 2001
Furniture Plan Riverside Terrace Level		2664-PLA-RE-L02-DR-L- 4001
Lighting Plan Riverside Terrace Level		2664-PLA-RE-L02-DR-L- 4002
Planting Schedule	Details the Planting across the Proposed Development	2664-PLA-RE-XX-SCH-L- 0001

Volume 3 Appendices

Appendix 6.1: Revised Verified Views and Methodology

Appendix 7.1: Heritage Statement Addendum

Volume 1: Non-Technical Summary

A full planning application was submitted to Manchester City Council (MCC) in November 2021 for a residential building as part of the wider mixed use development of the Renaissance site on Deansgate, Manchester (hereafter referred to as the 'the Site').

The proposed amendments to the residential building which are set out in detail later within this ES Addendum have been made as a consequence of design updates needed to satisfy changes in fire safety regulations that came into force in 2023. The current planning approval Planning Ref: 132088/FO/2021 does not meet these regulations and as such design changes have been necessary to bring the scheme in line with current regulation.

The proposed amendments are applied to the residential building only, Planning Ref:132088/FO/2021.

The detail of each design amendment is set out in the ES addendum at Chapter 5. In summary however they include:

- General internal layout changes affecting staircores and lifts plus apartment layouts and amenity spaces.
- Minor elevation changes to the ground floor.
- Increased floor plates lengths / larger floor plates over floors 14-27 leading to, amended building massing, shift of stepped terraces over floors 16-27 and change to elevations.
- New apartment accommodation to level 27. Occupying the previous level 27 roof with upper floor accommodation of new duplex units. The approved height of the building is not affected but elevation changes are proposed to level 27.
- Overall building GIA/NIA changed but total number of apartments remains as approved - 300 units.
- 1/2/3&4B Mix of apartments has been amended.

As a result of these changes, the assessments within the October 2021 ES have been reviewed to identify where new or altered significant effects are anticipated. The ES Addendum should be read in conjunction with and as an Addendum to the October 2021 ES submitted alongside planning application 132088/FO/2021. Accordingly, addendums to the following chapters have been prepared to consider whether there are any changes to the previously identified effects.

- Chapter 6 - Townscape and Visual;
- Chapter 7 - Built Heritage;
- Chapter 8 – Wind;
- Chapter 9 – Socioeconomics;
- Chapter 10 – Health; and
- Chapter 11 – Climate Change

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

Townscape and Visual

An updated TVIA has been undertaken by Randall Thorp. The changes to the proposed development would not alter the level or significance of effects on townscape or visual

receptors during the construction or completed development phase and as a result there are no changes to, or additional residual effects identified since the October 2021 ES.

Changes to the baseline, due to the passage of time and the completion of new buildings, mean that some identified visual effects would be reduced, as the intervening new buildings would provide partial screening of the construction works and completed building.

Built Heritage

A review of the October 2021 ES chapter has undertaken by Turley Heritage. Changes to the proposed development would not alter the level or significance of effects on heritage assets during the construction or completed development phase and as a result there are no changes to, or additional residual effects identified since the October 2021 ES.

Wind

The following additional scenarios were tested as part of the assessment:

- Scenario 4: Updated existing site in baseline surrounds;
- Scenario 5: Updated proposed development in baseline surrounds;
and
- Scenario 6: Updated proposed development in cumulative surrounds.

With the exception of the above, there have been no changes to the assessment methodology from the October 2021 ES.

During the construction of the Proposed Development, conditions will gradually change from the baseline conditions to the conditions experienced during the operational phase. As there are no significant adverse effects at ground level during the operational phase it is reasonable to expect that there will not be any adverse effects during this transition. Therefore, during the construction phase this can reasonably be treated as a negligible wind effect (not significant).

Additional CFD scenario's were tested to capture conditions for the updated proposed development with existing surrounds (Scenario 5) and for the updated proposed development with cumulative surrounds (Scenario 6).

Scenario 5 replaces Scenario 2 and Scenario 6 replaces Scenario 3 from the original ES Chapter. All thoroughfares, roadways, car park locations, entrances, amenity areas, bus stops, proposed roof terraces, amenity terraces and balconies are suitable for the intended use and have a negligible or minor beneficial wind effect (not significant).

There are no recorded risks of strong winds at ground level anywhere within the study area. This is suitable for the intended use and is a Negligible wind effect (not significant).

There are some small regions of strong winds around the extremity of the roof terrace areas, but none of these are within accessible regions and hence there are no recorded risks of strong winds for the usable regions at terrace or balcony levels. This is suitable for the intended use and is a Negligible wind effect (not significant).

Socio-economics, Health and Climate Change

There have been no amendments to the proposed development such that an update to these assessments are required, and no additional environmental information is required with regard to socio-economics, health or climate change. As such, the October 2021 ES remains valid and there are no additional significant effects associated with these topic areas.

Summary

The current planning approval Planning Ref: 132088/FO/2021 does not meet the 2023 fire safety regulations and as such design changes have been necessary to bring the scheme in line with current regulation. The result of this has necessitated select updates to the design and corresponding updates to plans and technical assessments which are submitted for approval. This ESA has confirmed that no new residual significant effects have been identified.

Volume 2 – Environmental Statement Addendum

1. Introduction

- 1.1 A full planning application was submitted to Manchester City Council (MCC) in November 2021 for a residential building as part of the wider mixed-use development of the Renaissance site on Deansgate, Manchester (hereafter referred to as the 'the Site').
- 1.2 The site is located within the administrative authority of Manchester City Council (MCC). There are no changes proposed to the full planning application boundary or site location plan.
- 1.3 The Site is irregular in shape and occupies approximately 0.35ha of land to the west of Deansgate, Manchester, within the ward of Deansgate.
- 1.4 The Site is bound by Deansgate to the east, Blackfriars Street to the south, Victoria Bridge Street to the north and the Renaissance Hotel and River Irwell to the west.
- 1.5 The masterplan site is currently at varying stages of redevelopment. The hotel refurbishment is due to open later this year whilst the existing Premier House structure has been demolished in preparation for the delivery of the approved office development Planning Ref:134640/FO/2022.
- 1.6 The area to the north of the masterplan site has also been demolished in preparation for the delivery of the new landmark residential building Planning Ref: 132088/FO/2021. This Section 73 application and ES addendum is limited to proposed amendments to the residential building only.
- 1.7 A full planning application was submitted to MCC in November 2021, which was supported by an Environmental Statement (ES) prepared by Avison Young. The ES was prepared in accordance with the 2017 EIA Regulations (SI 2017/571) and is referred to in this report as the 'October 2021 ES', which presented the findings of the Environmental Impact Assessment (EIA) works undertaken by the applicant and the design team with the objective of identifying and mitigating any potentially significant environmental effects. The ES documents provided with the November 2021 application can be accessed on MCC's website using the following reference –132088/FO/2021.
- 1.8 The proposed amendments to the residential building have been made as a consequence of design updates needed to satisfy changes in fire safety

regulations that came into force in 2023. The current planning approval Planning Ref: 132088/FO/2021 does not meet these regulations and as such design changes have been necessary to bring the scheme in line with current regulation. The proposed amendments are applied to the residential building only, Planning Ref:132088/FO/2021.

- 1.9 The changes to the proposed development are explained in greater detail within Chapter 5 of this ES Addendum. As a result of these changes, the assessments within the October 2021 ES have been reviewed to identify where new or altered significant effects are anticipated. Where assessments have not changed this is stated as such within the ES Addendum. This constitutes additional environmental information as defined by the 2017 EIA Regulations (SI 2017/571) and this October 2024 ES Addendum has been prepared on this basis.
- 1.10 Additional information of a substantive nature submitted voluntarily by an applicant must be treated in the same way as information formally requested by the Local Planning Authority (LPA). Therefore, although no 'formal' request for further information has been made by the LPA, this Addendum is submitted under Regulation 25 'Further information and evidence respecting Environmental Statements' of the 2017 EIA Regulations in connection with the submitted proposed changes to the scheme. Accordingly, MCC should consult on this additional information in accordance with the requirements of Regulation 25 of the EIA Regulations.
- 1.11 This Addendum represents a supplementary report to the October 2021 ES and should be read in conjunction with the previous assessment documents. This ES Addendum should be treated in accordance with Regulation 25 'Further information and evidence respecting environmental statements' of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017.
- 1.12 This ES Addendum comprises of three volumes, which incorporates a non-technical summary (Volume 1), the main assessment text (Volume 2), both of which are contained in full within this document, and associated plans (Volume 2a) and appendices (Volume 3).

- 1.13 The October 2021 ES and this ES Addendum are available for viewing on MCC's planning portal. Further copies of this ES are available electronically at a cost of £25, and hard copies subject to a fee sourced from printing companies. If hard copies of the ES are required please contact RJK Consulting at:

RJK Consulting

Contact: Rick Kevan

rick@rjk-consulting.co.uk

2. Approach & EIA Methodology

- 2.1 This ES Addendum has been prepared in accordance with statutory requirements and current industry accepted guidance in relation to EIA. The ES Addendum has been prepared to review the October 2021 ES and, where necessary, updated with further assessment work where there is the potential for material changes in terms of the impact of the previously identified effects.
- 2.2 The ES Addendum should be read in conjunction with and as an Addendum to the October 2021 ES submitted alongside planning application 132088/FO/2021. As set out above, further information is submitted relating to design amendments due to a change in fire safety regulations. Accordingly, addendums to the following chapters have been prepared to consider whether there are any changes to the previously identified effects.
- Chapter 6 - Townscape and Visual;
 - Chapter 7 - Built Heritage;
 - Chapter 8 – Wind.
 - Chapter 9 – Socioeconomics
 - Chapter 10 – Health
 - Chapter 11 – Climate Change

ES Addendum Approach and Methodology

- 2.3 The October 2021 ES considered likely significant environmental effects as a result of the proposed development on the immediate site and its surroundings. As part of the iterative design process, mitigation measures were identified early in the process and ‘embedded’ into the scheme. Where significant adverse effects remained following the incorporation of mitigation measures, the October 2021 ES identified these remaining or ‘residual’ effects and classified them in accordance with a standard set of significance criteria. A detailed methodology section is included within Chapter 2: Approach of the October 2021 ES. The approach to the ES Addendum has utilised the same methodology in terms of defining ‘significance’ and reference should be made to the original ES.
- 2.4 Where there have been updates to a technical assessment due to additional assessment work, these are set out within the technical sections of this ES Addendum.
- 2.5 The sections of this report are numbered in accordance with the chapter numbers of the October 2021 ES for ease of reference.

The Project Team

- 2.6 The ES Addendum has been compiled using a range of sources and with inputs from technical specialists. The organisations and their roles in the project team are listed in Table 2.1 below. The organisations inputting to the technical chapters

of the ES Addendum remain the same as those who inputted to the October 2021 ES.

Table 2.1: Project Team

Discipline	Company
Townscape and Visual	Randall Thorp
Built Heritage	Turley Heritage
Wind Microclimate	GIA
Socio-economics	Avison Young
Health	Avison Young
Climate Change	Wardell Armstrong
EIA Coordinators	RJK Consulting Ltd

- 2.7 Overall, there has been no amendment to the approach of the EIA since the October 2021 ES. Where there has been an update to a technical assessment or amendments have been introduced, these are set out within the technical sections of this ES Addendum.
- 2.8 Following a review of the MCC planning portal a number of changes to the cumulative schemes identified as part of the October 2021 have been noted. A number have been built out and new applications have come forward in the area. The cumulative schemes considered within the technical chapters of this ES addendum are set out in table 2.2 below. Those in red are now constructed and in the baseline. Those in blue are new schemes which have come forward since the submission of the previous application.

Table 2.2 – Cumulative Schemes

Site Ref.	Application No.	Proposal	Approx. Distance and Direction	Status
1	111777/FO/2016/C 1	Erection of two residential buildings of a maximum 21 and 26 storeys to accommodate 520 apartments (178 x 1 bed, 286 x 2 bed and 56 x 3 bed apartments) (Use Class C3). Erection of one office building of maximum eight storeys comprising up to 11,647 sq. m (GIA) of office accommodation. Ground floor commercial space (Use Class A1, A2, A3 and B1), lower ground level car parking, access and servicing arrangements, alterations to Corporation Street, new public realm and other associated works.	390m northeast	Approved 29 th July 2016 – constructed
2	124995/FO/2019	Erection of a five storey educational building (18495 sqm) (Use Class D1) with associated access, servicing, landscaping, public realm and other associated works following removal of existing car park	430m north	Approved 19 th December 2019 – constructed
3	118831/FO/2018	Erection of two buildings (a part 17, part 12 storey building and a part 26, part 23 storey building) to form 556 residential units (Use Class C3a) together with the creation of 3490 sqm of commercial floor space (Use Classes A1, A2, A3, B1 and D1) with associated landscaping, access and other associated works	490m north	Approved 28 th February 2019 – construction yet to commence
4	122280/FO/2019	Erection of new mixed-use development to comprise of one 10 storey building fronting Mirabel Street to accommodate 45 no. Use Class C3 residential apartments (9 no. 1-bed	330m north	Approved 17 th December 2020 – construction started

Site Ref.	Application No.	Proposal	Approx. Distance and Direction	Status
		studios, 27 no. 2-bed 3 person apartments and 9 no. 2-bed 4 person apartments) and 8 no. residential car parking spaces at ground level and one part 10, part 14 storey building fronting Great Ducie Street to accommodate 84 no. Use Class C3 residential apartments (31 no. 1-bed 2 person apartments, 26 no. 2-bed 3 person apartments, 18 no. 2-bed 4 person apartments and 9 no. 3-bed 5 person apartments) and 345 sq. m of commercial floor space at ground level (flexible use Use Class A1 shop, Use Class A2 financial and professional services and Use Class A3 cafe/restaurant) together with creation of roof terrace amenity space, cycle parking, access, servicing and associated works following demolition of existing building		
5	19/74205/FULEIA	Erection of a mixed use development comprising a single building with two blocks (14 and 55 storeys) to include: 545 residential apartments, associated residents' facilities and basement parking; and 3 no. commercial units (use classes A1, A2, A3, B1 & D1) with associated landscaping and public realm works.	320m northwest	Approved 23 rd January 2020 – under construction
6	15/66806/FUL	Demolition of existing factory walls and river walk way to provide mixed use development comprising of 2 blocks ranging from 15 to 34 storeys in height total of 300 residential units with associated off street parking, together	370m northwest	Approved 3 rd December 2015 – under construction

Site Ref.	Application No.	Proposal	Approx. Distance and Direction	Status
		two commercial units comprising of 474sqm of floor space (A1, A2, A3 and B1) at ground floor level.		
7	18/71330/FUL	Erection of three residential blocks, comprising of a total of 156 apartments, together with car parking and landscaping	480m northwest	Approved 25 th October 2018 – under construction
8	19/74465/HYBEIA	Hybrid planning application for demolition of existing buildings on the site and comprehensive redevelopment to create between 1,407 and 1,521 dwellings, comprising of: (a) Phase 1 (submitted in full with no matters reserved) for development of a 50-storey residential building; commercial floor-space (Use Classes A1, A2, A3, A4, A5, B1, D1 and D2); new public park; highways and public realm improvements and other associated works; and, (b) Phases 2 and 3 (submitted in outline with all matters reserved) for the development of two residential buildings up to 42 storeys in height; commercial floor-space (Use Classes A1, A2, A3, A4, A5, B1, D1 and D2); new highways; a public square; public realm improvements and other associated works. (EIA development, accompanied by Environmental Statement)	300m northwest	Approved 5 th March 2020. Phase 1 and 2 complete (Colliers Yard)

Site Ref.	Application No.	Proposal	Approx. Distance and Direction	Status
9	18/72242/FUL	Demolition of existing and former light industrial / commercial units, and the construction of a residential-led mixed-use development. Erection of a building ranging from 7-14 storey high comprising 104 residential apartments (C3 use) with ancillary communal spaces, a commercial unit (A1, A2, A3, B1, D1), together with associated parking and amenity space.	440m northwest	Approved 17 th January 2019 – constructed
10	20/74637/FUL	Demolition of existing building and erection of a new building (ground plus 17 storeys) comprising 115 residential units (Use Class C3) with associated residents' facilities at ground floor and other ancillary functions; associated access, public realm and other associated works.	470m northwest	Approved 5 th March 2020 – constructed
11	17/74205chapel /FUL	Erection of one 18 storey residential building (Block A, Use Class C3); one 16 storey residential building (Block B, Use Class C3); one 18 storey building providing a mix of residential and serviced apartment accommodation and amenity facilities including lounge, swimming pool and gym (Block C, Use Class Sui Generis); 536sqm of commercial floorspace (Use Classes A1, A2, A3, A4); new access from Greengate; car and cycle parking; public realm and landscaping; and other associated works.	140m northwest	Approved 21 st November 2017 – constructed

Site Ref.	Application No.	Proposal	Approx. Distance and Direction	Status
12	20/76134/FUL	Erection of 16-storey building plus plant comprising a hotel (Use Class C1) with ancillary bar and restaurant uses, access, servicing, landscaping and other associated works	140m northwest	Approved 4 th February 2021 – under construction
13	126638/FO/2020	Erection of part 17 storey (plus roof top plant behind parapet), part 6 storey building and the conversion with single-storey rooftop extension of the existing building at 1 & 3 Back Turner Street to comprise office accommodation (Class B1(a)) with front of house and commercial floorspace at ground floor Class A1 (Shop), A2 (Financial and Professional Services), A3 (Café and Restaurant), A4 (Drinking Establishment) B1 (Office) and D2 (gym and cinema) use with associated landscaping and other works following demolition of existing buildings at 30 & 32 Shudehill and 1 & 3 Nicolas Croft	475m east	Approved 26 th June 2020 –constructed
14	121375/FO/2018	Construction of a 22 storey building comprising 361 residential apartments (122 x 1 bed 2 person, 119 x 2 bed 3 person, 94 x 2 bed 4 person, 21 x 3 bed 5 person and 5 x 3 bed 6 person (34% 1 bed, 59% 2 bed and 7% 3 bed) ground floor commercial floorspace (Use Classes A1 (Shop), A3 (Restaurant and Cafe), A4 (Drinking Establishment) and A5 (Hot Food Take-away) associated landscaping, including new public realm and pedestrian route, together with servicing,	490m east	Approved 2 nd October 2020

Site Ref.	Application No.	Proposal	Approx. Distance and Direction	Status
		cycle parking, access and other associated works following demolition of buildings at 20-22 and 24-26 High Street and 5 market stalls to Church Street.		
15	111805/FO/2016/C 1	Demolition of Brazennose House and associated structures and development of a new office building (Use Class B1), with ground floor retail uses (Use Classes A1, A2 and A3), basement car parking, servicing and cycle parking, highways works to Mulberry Street, new public realm and landscaping, and associated works.	420m south	Approved 4 th July 2016 – constructed
16	110078/FO/2015/C 1	Demolition of existing buildings on-site. Erection of basement plus ground plus 11 storey office building with flexible retail units (Use Class A1, A2, A3, A4) at ground floor level, access and landscaping and associated works.	380m south	Approved 11 th December 2015 – constructed
17	16/67779/FULEIA	Demolition of existing buildings, erection of a 35 storey residential building (Use Class C3), consisting of 318 apartments and mezzanine floor, residential amenity areas and commercial unit (Use Classes A1, A2, A3, A4, B1, D2), (404sqm floor space), public realm and landscaping, access and servicing arrangements and associated works, and construction of new entrance to office building	408m west	Approved 7 th July 2016 – constructed

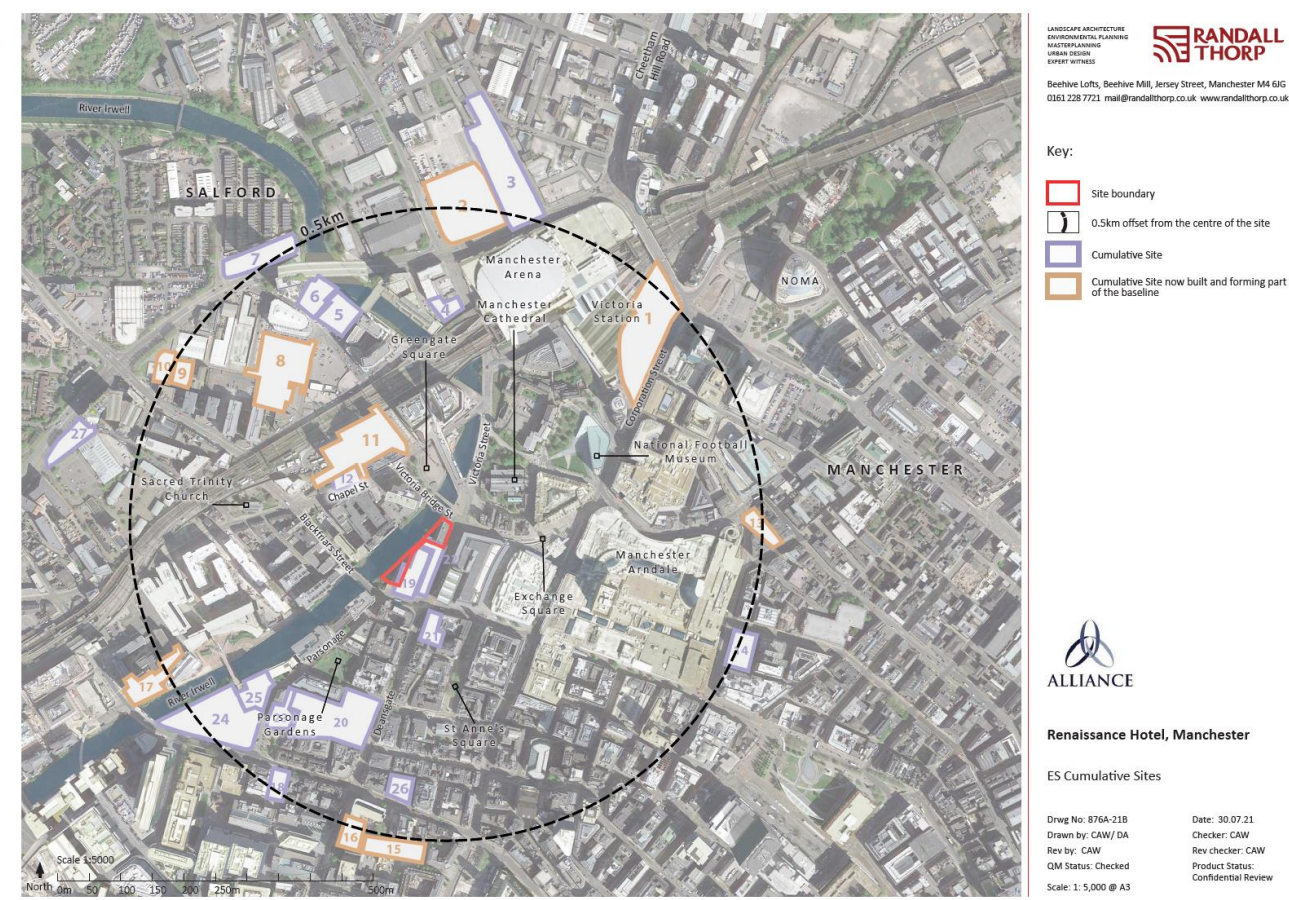
Site Ref.	Application No.	Proposal	Approx. Distance and Direction	Status
18	115200/FO/2017	Erection of an 8-storey building to form ground floor commercial (619 sqm) (Use Classes A1, A2, A3, A4 or A5) and upper offices (4055 sqm) (Use Class B1) with associated car parking, plant and other associated work	360m southwest	Approved 2 nd June 2017
19	130446/FO/2021	Development comprising external alterations to the existing hotel building including new building entrance, creation of a rooftop bar and outdoor terrace, modifications to the conference suite mezzanine block, creation of a rooftop kitchen garden, modifications to the building facades, public art installations and other works.	On site	Under Construction
20	129251/FO/2021	Change of use of upper floors and erection of three storey rooftop extension, including plant level, to Kendal Milne building to provide offices on floors 1-9 (Use Class E), together with change of use of ground, lower ground and basement levels of Kendal Milne building to flexible commercial spaces (Use Class E, F2 and /or Sui Generis (Drinking Establishments) and associated elevational alterations and works; Demolition of adjacent Fraser Building and link bridges and erection of 14 storey office building (Use Class E), including plant level, together with associated amenity space and ground and basement floor flexible commercial units (Use Class E, F2 and / or Sui Generis (Drinking Establishments)) and basement areas for cycle	200m southwest	Approved 4 th June 2021 – construction not yet commenced

Site Ref.	Application No.	Proposal	Approx. Distance and Direction	Status
		storage and plant; Highways landscaping and public realm works, engineering and infrastructure works and other associated works.		
21	131314	Erection of a 17 storey building comprising office use (Use Class B1a) and flexible ground floor commercial units (Use Classes A1 shop, A2 financial and professional services, A3 restaurant/cafe and A4 drinking establishment), new electricity sub-station, basement cycle parking and rooftop plant enclosure, together with access, servicing and associated works following demolition of the existing building.	30m southeast	Planning Approved 20/01/2022
22	130935/FO/2021	Refurbishment of retained structure comprising stripping building back to its core, external alterations including new facades and extension of floorplate on Deansgate elevation (circa 3m) to create new office space (Use Class E) (floors 1-3) with new ground floor reception area and commercial units x 4 (retail/ food and beverage floorspace (Class E/ Sui Generis), amendments to existing servicing arrangements including new service yard entrance, new rooftop amenity space for use of occupiers of floors 1-3, new roof top plant, new public realm and landscaping and supporting infrastructure and ancillary facilities including gym, refuse store, plant areas	On site	Under Construction

Site Ref.	Application No.	Proposal	Approx. Distance and Direction	Status
		cycle store and other ancillary facilities within lower ground floor.		
23	135028/FO/2022	Reedham House. Demolition of buildings fronting Motor Square, retention of warehouse fronting Garden Lane and part of St Mary's Parsonage. Construction of an office building 17 storeys	30m southeast	Planning Approved 27/07/2023
24	135834/FO/2022	Albert Bridge House. Demolition of Albert Bridge House and development of a new mixed-use office and residential scheme 19 and 45 Storeys.	100m southwest	Planning Approved 01/06/2023. Groundworks started
25	134287/FO/2022	The Alberton. Demolition of existing building and redevelopment of site to provide a 19-storey office building with a rooftop swimming pool and wellness centre 17 storeys	100m southwest	Planning Approved. 10/11/2022
26	130553/FO/2021	Island Site. Demolition of existing buildings and construction of new office building 10 storeys	110m southeast	Planning approved 22/02/2022. Construction started

Site Ref.	Application No.	Proposal	Approx. Distance and Direction	Status
27	23/81487/FUL	Demolition of all existing on-site buildings and structures and the development of a Class C3 residential building comprising 250 dwellings, including Class E ground floor unit, together with associated landscaping, highways and other works. 26 storeys	800m east	Planning Approved 04/04/2023. Construction started

Figure 2.1: Cumulative Sites



3. Site Description

Site Location

- 3.1 The Renaissance site is located in a key strategic position in Manchester City Centre, fronting onto Deansgate, Blackfriars Street, and Victoria Bridge Street, and the River Irwell.
- 3.2 The masterplan site is currently at varying stages of redevelopment. The hotel refurbishment is due to open later this year whilst the existing Premier House structure has been demolished in preparation for the delivery of the approved office development Planning Ref:134640/FO/2022.
- 3.3 The area to the north of the masterplan site has also been demolished in preparation for the delivery of the new landmark residential building Planning Ref: 132088/FO/2021. This Section 73 application and ES addendum is limited to proposed amendments to the residential building only.
- 3.4 The 3-storey car park located below street level, adjacent to the river is still in use and operated by NCP.
- 3.5 There have been no further changes to the site boundary or site description since submission of the October 2021 ES.

4. Alternatives

- 4.1 As set out within the October 2021 ES, no alternative sites were considered by the Applicant, as the site is in the Applicants control and is located within the Ramada Complex SRF which includes a landmark mixed use scheme incorporating a hotel, residential development and retail which was adopted by MCC in May 2018.
- 4.2 There have been no amendments to the proposed development that necessitate an update to the alternative's assessment presented as part of the October 2021 ES.

5. The Proposed Development

5.1 The planning application seeks full planning permission for the construction of a residential led development comprising one tower of a ground plus 26 storeys that will provide 300 residential units with ground floor retail/leisure units.

5.2 As noted in Chapter 1 of this report, a full planning application was submitted to MCC in November 2021, which was supported by an ES prepared by Avison Young. Since this application was submitted there have been changes to the design of the development and therefore the planning application drawings have been updated (see **Table 5.1** and **Volume 2a: Main Text ES Addendum Figures** for these updated drawings).

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

“Full planning application for the erection of a part ground + 13 storey, part ground + 26 storey building to form 300 no. residential apartments and ground floor retail/leisure floorspace (Class E/ Sui Generis), together with private amenity space for residents, new public realm including riverside walkway and leisure/ food and beverage space (Class E/ Sui Generis), new landscaping, parking, servicing, supporting infrastructure and associated works.”

5.4 This Section 73 application is made in support of amendments to the approved residential building. The amended development will still provide 300 residential units and will be supported by high quality amenity space, including new riverside public realm with a new leisure/ food and beverage offer, as well as communal and private roof terraces for new residents.

5.5 As part of the already approved planning application related to the residential building, the Applicant has proposed public realm including the provision of new riverside public realm areas west of the existing hotel building, as well as amenity space for residents in the area west of the residential building. The approved landscape and public realm proposals will transform the area of the site adjoining the Irwell, stretching along the full length of this boundary between Victoria Bridge Street and Blackfriars Street. Further new landscaping has also been approved to the back of pavement along the Deansgate frontage of the residential building.

5.6 None of the approved public realm or landscape is affected by this Section 73 application.

5.7 The design amendments proposed are a consequence of significant internal redesigns needed to comply with fire regulations which have changed in the time since the original consent Planning Ref:132088/FO/2021.

5.8 To comply with these regulations the approved internal layouts have been updated with following;

- 1x additional fire escape stair shaft.
- 1x additional evacuation lift.

- Additional smoke/ventilation shafts.
 - Replanning of the primary core to provide evacuation lift and stair lobbies.
- 5.9 As a consequence of the above there has been a significant loss of internal sales area. To offset this loss of building efficiency, amendments to the scale, massing and appearance of the approved design have been carefully crafted to minimise the impact to the consented scheme. These amendments are summarised as follows:
- Floor plans extended to the south levels 14-27 with amendments to associated elevations including terraces now starting at level 16
 - New internal accommodation added to level 27 (consented roof plan area) with amendments to the level 27 elevations.
 - Minor ground floor facade updates due to internal layout changes.
- 5.10 Whilst the above describes the amendments affecting the scale, massing and appearance of the consented scheme, other changes that do not affect these include:
- General internal floor plan layout changes.
 - An increase in building GIA/NIA.
 - Amended 1/2/3/4 bed % mix.
- 5.11 The approved 300 units has not been changed.
- 5.12 The S73 includes the following amendments:
- Firefighting lobby added to all floors with an additional stair and evacuation lift. All apartment layouts have been amended to accommodate this together with a minor elevation amendment to the ground floor.
 - From level 14 the internal floor plate has been extended into the previously consented external terrace area. Therefore, the massing has increased from floor 14 to 27 with terraces now starting at level 16.
 - New duplex units proposed with entry at level 26 and upper floor accommodation at level 27 connected via an internal stair. A new private terrace is proposed to the east facing elevation and new external plant proposed above the primary core but within the footprint of level 27.
 - The ground floor has been carefully arranged to ensure active frontages address the riverfront and Deansgate. A public viewing deck can be accessed off Victoria Bridge Street, benefiting from views along the River

Irwell. The core is located towards the north/east of the plan to ensure the front door of the building directly addresses Manchester Cathedral.

- The facade to the north, is deliberately tapered to encourage access to the front door and open up views to the River Irwell upon arrival at this landmark building.
- Refuse and plant space are located to the south facade and accessed via the existing service yard.

5.13 The overall quantum of development proposed by the Section 73 application remains unchanged from the consented scheme, albeit there are changes to the residential unit mix.

5.14 The proposed residential building still provides 300 residential homes. Including:

- 84no. 1 beds
- 202no. 2 beds
- 8no. 3 beds
- 6no. penthouses (4no. 2 beds, 1no. 3 bed, 1no. 4 beds)

5.15 The proposed scheme provides an increased number 2 bed apartments and a reduced number of 1 beds.

It also now includes duplex apartments over levels 26 & 27. These have been accommodated within the consented building footprint and height but does require an increase in the scale and massing local to the south facing levels 14-27, with terraces now starting at level 16. Visually, the effect this has is of reducing the number of 'steps' in the south elevation of the building by two floors.'

Figure 5.2: Consented vs Proposed view looking south along Deansgate from the Cathedral



Figure 5.3: Consented vs Proposed view looking north along Deansgate towards the Cathedral



Figure 5.4: Consented vs Proposed View from Victoria Bridge Street



5.16 In conclusion, the Section 73 application has maintained the design qualities of the consented scheme wherever possible. Whilst there have been significant internal layout changes needed to meet changes in fire regulation (passed since consent was first granted) the impact to the scale, massing and appearance of the building has been minimised where possible. Where these changes have been made, they are focused toward the south, away from the Cathedral and without affecting the consented height of the building.

Updated Application Drawings

- 5.17 The following drawings have been updated to capture the design changes noted above, new drawings have been produced. These will supersede the previous drawings submitted in under Planning Application PA/2023/0435.
- 5.18 The following drawings listed under the consent Ref:132088/FO/2021 have been revised under the Section 73 application:

Table 5.1 – S73 Planning Application Drawings

- Yellow** – Drawing updated
- Blue** – New Drawing

EIA Parameters	Purpose	Drawing No.
Site Location Plan	Identifies the location of the Site.	150_B2_00_1000
Existing Site Plan	Details the existing site uses.	150_B2_00_1001
Masterplan Ground Floor Plan	Details the layout of the Proposed Development	MP_00_2200_Rev B
Proposed Level -02 General Arrangement Plan	Sets out the layout for the levels within the Proposed Development.	150_B2_02_2298_Rev B
Proposed Level -01 General Arrangement Plan		150_B2_02_2299_Rev B
Proposed Ground Floor Arrangement Plan		150_B2_02_2200_Rev B
Proposed Level 01 General Arrangement Plan		150_B2_02_2201_Rev B
Proposed Level 02 General Arrangement Plan		150_B2_02_2202_Rev A
Proposed Level 03 General Arrangement Plan		150_B2_02_2203_Rev A
Proposed Level 04-08		150_B2_02_2204
Proposed Level 09-13 General Arrangement Plan		150_B2_02_2209_Rev A
Proposed Level 14 General Arrangement Plan		150_B2_02_2214_Rev A

EIA Parameters	Purpose	Drawing No.
Proposed Level 15 General Arrangement Plan		150_B2_02_2215_Rev A
Proposed Level 16-17 General Arrangement Plan		150_B2_02_2216_Rev A
Proposed Level 18-19 General Arrangement Plan		150_B2_02_2218_Rev A
Proposed Level 20 General Arrangement Plan		150_B2_02_2220_Rev A
Proposed Level 21 General Arrangement Plan		150_B2_02_2221
Proposed Level 22-23 General Arrangement Plan		150_B2_02_2222_Rev A
Proposed Level 24-25 General Arrangement Plan		150_B2_02_2224_Rev A
Proposed Level 26 General Arrangement Plan		150_B2_02_2226_Rev A
Proposed Level 27 General Arrangement Plan		150_B2_02_2227_Rev A
Proposed Roof Level General Arrangement Plan		150_B2_02_2228_Rev A

EIA Parameters	Purpose	Drawing No.
Premier House - Block 1 Existing East Elevation	Details the existing elevations on site	150_B1_04_1000
Premier House - Block 1 Existing North Elevation		150_B1_04_1001
Premier House - Block 1 Existing South Elevation		150_B1_04_1002
Premier House - Block 1 Existing West Elevation		150_B1_04_1003
Residential Building - Block 2 Proposed East Elevation	Details the proposed elevations on site	150_B2_04_2200__ Rev A
Residential Building - Block 2 Proposed North & South Elevation		150_B2_04_2201__ Rev A
Residential Building - Block 2 Proposed West Elevation		150_B2_04_2202_Rev B
Proposed Section AA/BB Residential Building - Block 2	Details the proposed sections through the Proposed Development	150_B2_05_2200_Rev A
Residential Building - Block 2 Bay Study 01	Provides details of the Bay Studies	150_B2_10_4200
Residential Building - Block 2 Bay Study 02		150_B2_10_4201
Residential Building - Block 2 Bay Study 03		150_B2_10_4202_Rev A

EIA Parameters	Purpose	Drawing No.
Residential Building - Block 2 Bay Study 04		150_B2_10_4203
Residential Building - Block 2 Bay Study 05		150_B2_10_4204
Landscape General Arrangement Street Level	Details the landscaping at ground level	2664-PLA-RE-GF-DR-L- 1000
Hardworks Street Level		2664-PLA-RE-GF-DR-L- 1001
Kerbs & Edges Plan Street Level		2664-PLA-RE-GF-DR-L- 1002
Levels Plan Street Level		2664-PLA-RE-GF-DR-L- 1003
Furniture Plan Street Level		2664-PLA-RE-GF-DR-L- 4001
Hardworks Plan Residential Deck Level -01	Details the landscaping at Deck Level -01	2664-PLA-RE-L01-DR-L- 1010
Kerbs & Edges Plan Residential Deck Level -01		2664-PLA-RE-L01-DR-L- 1011
Levels Plan Residential Deck Level -01		2664-PLA-RE-L01-DR-L- 1012
Softworks Plan Residential Deck Level -01		2664-PLA-RE-L01-DR-L- 2002
Furniture Plan Residential Deck Level -01		2664-PLA-RE-L01-DR-L- 2002

EIA Parameters	Purpose	Drawing No.
Hardworks Riverside Terrace Level	Details the landscaping at the Riverside Terrace Level -02	2664-PLA-RE-L02-DR-L-1006
Kerbs & Edges Plan Riverside Terrace Level		2664-PLA-RE-L02-DR-L-1007
Levels Plan Riverside Terrace Level		2664-PLA-RE-L02-DR-L-1008
Softworks Plan Riverside Terrace Level		2664-PLA-RE-L02-DR-L-2001
Furniture Plan Riverside Terrace Level		2664-PLA-RE-L02-DR-L-4001
Lighting Plan Riverside Terrace Level		2664-PLA-RE-L02-DR-L-4002
Planting Schedule	Details the Planting across the Proposed Development	2664-PLA-RE-XX-SCH-L-0001

- 5.19 The drawings highlighted in table 5.1 are resubmitted with this application and together with the description of the proposed amendments in this chapter form the basis of the assessment within this ES addendum.

6. Townscape and Visual

Introduction

- 6.1 Chapter 6 of the October 2021 ES comprised an assessment of the potential significant effects of the proposed development on townscape and visual receptors. This chapter considers the proposals in light of the changes to the development.
- 6.2 The chapter identifies any new or altered significant effects which could arise from that presented in the October 2021 ES. Where the assessment has not changed it is referenced as such within this chapter.
- 6.3 The approach to this assessment is set out within this chapter and at Chapter 2 of the ES Addendum.
- 6.4 The ES Addendum Chapter should be read in conjunction with Chapter 6 of the October 2021 ES submitted as part of the full planning application (Ref. 132088/FO/2021).

Assessment Methodology and Significance Criteria

- 6.5 A site visit was undertaken on 5th September 2024 to establish the potential changes to the baseline situation.
- 6.6 Desk based data remains relevant apart from the updated National Planning Policy Framework NPPF (2023) and Historic England Advice Note 4: Tall Buildings (2022).
- 6.7 The verified photomontages submitted as part of the full planning application (Ref. 132088/FO/2021) have been updated and this ES addendum makes reference to the up to date views which are included within Appendix 6.1.
- 6.8 Otherwise, the assessment methodology and significance criteria set out in Chapter 6 of the October 2021 ES, remains relevant with no changes.

Assumptions/Limitations

- 6.9 The assessment of townscape and visual effects for this addendum is based on the latest elevations and proposals described within the DAS.
- 6.10 Other assumptions and limitations, as set out in Chapter 6 of the October 2021 ES, remain relevant.

Baseline Conditions

- 6.11 The site visit revealed that there has been demolition of some of the existing buildings within the site, there is built form under construction and some new buildings within the wider townscape. These new buildings do not lie within close proximity of the site but, due to their height, are in some cases visible in the context of the site.
- 6.12 The baseline description of the City Centre Retail Townscape Character Area (TCA), within which the site lies, would not be altered by the additional buildings which are located within adjacent TCAs.
- 6.13 There are new high rise residential buildings located within the Mixed-use TCA to the north-west of the site, but this TCA is characterised by modern buildings of between 1-25 storeys with the majority being hotels or residential uses. As such, the new buildings would not change the inherent character.
- 6.14 The character of the other TCAs described within Chapter 6 of the October 2021 ES remain unchanged.
- 6.15 There are no changes to the findings of the October 2021 ES in terms of the baseline townscape sensitivity.
- 6.16 Although there has been some demolition of existing built form within the site, there are no material changes to the visual context of the site and visual receptors identified in the October 2021 ES.
- 6.17 Construction within the site has somewhat changed the existing views from nearby viewpoints (VPs 2.2, 3.1, 4.1 and 8.1). From some viewpoints (VPs 1.1, 2.1, 8.1, 8.2, 9.1 and 11.1) the addition of new tall buildings on the skyline has slightly altered the existing views. However, the general descriptions of the existing views from these visual receptor groups remains materially unchanged.
- 6.18 The view from viewpoint 10.1, Corporation Street, is notably changed by the completion of new towers near to Victoria Station (cumulative site 1) which obscure views of the site. However, from other locations on Corporation Street there are glimpsed views of the Renaissance Hotel on the skyline, along with other tall buildings, and as such the baseline description remains relevant.
- 6.19 The views from other viewpoints, representative of visual receptors, remain unchanged by the recent development.
- 6.20 In all cases the visual sensitivity, as set out in Table 6.10 of the October 2021 ES, remains unchanged.

Embedded Mitigation

- 6.21 There are no changes to the embedded mitigation, as described within the October 2021 ES.

Assessment of Likely Significant Effects

Construction

- 6.22 The effects upon the townscape and views during the construction phase, as set out in the October 2021 ES, would not be altered by the changes made to the development proposals.
- 6.23 Changes to the baseline, due to the passage of time and the completion of new buildings, mean that some identified visual effects (for example effects upon the views from viewpoint 10.1) would be reduced, as the intervening new buildings would provide partial screening of the construction works.

The Completed and Operational Development

- 6.24 There would be no new effects on the townscape as a result of the alterations made to the development proposals. All effects on townscape as previously identified within the October 2021 ES remain unchanged.
- 6.25 There would be subtle differences in the appearance of the building as a result of the proposed alterations made to the façade. These changes are illustrated on the updated verified views, presented by Rob Lockhart and included within Appendix 6.1. The changes made to the development proposals would not alter the findings of the October 2021 ES in relation to visual effects.
- 6.26 Changes to the baseline, due to the passage of time and the completion of new buildings, mean that some identified visual effects (for example effects upon the views from viewpoint 10.1) would be reduced, as the intervening new buildings would provide screening of the proposals.

Additional Mitigation / Enhancement Measures

Construction

- 6.27 In line with the October 2021 ES, no secondary mitigation measures are proposed / required at the construction phase.

The Completed and Operational Development

- 6.28 In line with the October 2021 ES, no secondary mitigation measures are proposed / required at the completed / operational phase.

Residual Effects

- 6.29 There would be no additional residual effects, and the residual effects previously identified have not changed as a result of the proposed development.

Conclusions

- 6.30 The changes made to the development proposals would not alter the findings of the October 2021 ES in relation to townscape or visual effects, both during construction or operation.

Assessment of Cumulative Effects

- 6.31 Some cumulative sites identified within Chapter 6 of the October 2021 ES have now been built and are considered as part of the baseline.
- 6.32 Cumulative sites 23-27 are additional and are located within and around the Parsonage Gardens and St Anne's Square TCA to the south-west of the site, within the TVIA study area.
- 6.33 Figure 6.11 has been updated to show sites which have been built and to include the additional sites.
- 6.34 The October 2021 ES identified short term and temporary, significant cumulative effects upon the townscape of the Parsonage Gardens and St Anne's Square TCA during the construction phase. Should the additional cumulative sites be constructed simultaneously with the other cumulative sites and the proposed development, the effects upon the townscape of the Parsonage Gardens and St Anne's Square TCA would be similarly significant. Cumulative effects on the townscape of other TCAs during the construction phase would also be the same as identified within the October 2021 ES.
- 6.35 The additional cumulative sites are located some distance from the site and cumulative visual effects during construction would be no more significant than those identified in the October 2021 ES.
- 6.36 The cumulative effects upon the townscape and views during the construction phase, as set out in the October 2021 ES, would not be altered by the changes made to the development proposals.
- 6.37 The October 2021 ES found that upon completion, cumulative effects upon the townscape and visual cumulative effects would be beneficial or neutral. Taking into account the additional cumulative sites, the cumulative townscape and visual effects upon completion would be similarly beneficial or neutral.
- 6.38 The cumulative effects upon the townscape and views during the operational phase, as set out in the October 2021 ES, would not be altered by the changes made to the development proposals.

7. Built Heritage

Introduction

- 7.1 Chapter 7 of the October 2021 ES comprised an assessment of the potential significant effects of the proposed development on built heritage receptors. This chapter considers the proposals in light of the changes to the development.
- 7.2 The chapter identifies any new or altered significant effects which could arise from that presented in the October 2021 ES. Where the assessment has not changed it is referenced as such within this chapter.
- 7.3 The approach to this assessment is set out within this chapter and at Chapter 2 of the ES Addendum.
- 7.4 The ES Addendum Chapter should be read in conjunction with Chapter 7 of the October 2021 ES submitted as part of the full planning application (Ref. 132088/FO/2021).

Assessment Methodology and Significance Criteria

- 7.5 There has been no change to the assessment methodology or significance criteria.

Assumptions/Limitations

- 7.6 The list of designated and non-designated heritage assets within the Study Area has been compiled from information provided by Greater Manchester Archaeological Advisory Service (GMAAS) in April 2021, a review of Historic England's National Heritage List for England (viewed on 27 September 2024), and a review of conservation area boundaries from the Manchester City Council Interactive Proposals Map (viewed on 27 September 2024).

Baseline Conditions

- 7.7 The following changes have been made to the baseline conditions since the October 2021 ES.
- 7.8 Alterations have been made to the Renaissance Hotel and the structure of the Premier House building has been demolished in preparation for the delivery of the approved office development Planning Ref:134640/FO/2022. Demolition has also taken place within the Site.

Embedded Mitigation

- 7.9 There are no changes to embedded mitigation measures since the October 2021 ES.

Assessment of Likely Significant Effects

Construction

- 7.10 There are no changes in potential significance of effects as a result of the proposed development during the construction phase.

The Completed and Operational Development

- 7.11 There are no changes in potential significance of effects as a result of the proposed development during the completed and operational development.

Additional Mitigation / Enhancement Measures

Construction

- 7.12 There is no change to mitigation measures applied to the construction phase.

The Completed and Operational Development

- 7.13 There is no change to mitigation measures applied to the completed and operational development.

Residual Effects

- 7.14 There are no changes or additional residual effects.

Conclusions

- 7.15 Previously identified effects are unchanged.

Demolition and Construction

- 7.16 It is concluded that during the demolition and construction phase there would be temporary adverse effects on Blackfriars Bridge, the Cateaton Street group (Mynshull's House and the Mitre Hotel), the Cathedral Church of St Mary, Victoria Bridge, the Railway Viaduct and Bridges at Greengate, the Cathedral Conservation Area and Dial House. These effects range from **minor adverse** to **moderate adverse**. For all other identified heritage assets the effects of the demolition and construction phase are considered to be **negligible**. All effects are considered **not significant**.

Completed Development

- 7.17 When completed, it is considered that the Proposed Development would have a moderate adverse effect on the Cathedral Church of St Mary and a **minor**

adverse effect on the Cathedral Conservation Area. For all other assets the effect would be **negligible**, and all effects are considered **not significant**.

Assessment of Cumulative Effects

- 7.18 The cumulative effects previously identified have not changed. There is a cumulative effect on the grade II listed Blackfriars Bridge during the construction phase of the Proposed Scheme (minor adverse) and the operational stage of committed development 25 (planning application reference 134287/FO/2022) (minor beneficial). However, this in-combination effect is not considered to be different to the level of effect reported for the Proposed Scheme in isolation (i.e. minor adverse and not significant).

8. Wind

Introduction

- 8.1 Chapter 8 of the October 2021 ES comprised an assessment of the potential significant effects of the proposed development on wind receptors. This chapter considers the proposals in light of the changes to the development.
- 8.2 The chapter identifies any new or altered significant effects which could arise from that presented in the October 2021 ES. Where the assessment has not changed it is referenced as such within this chapter.
- 8.3 The approach to this assessment is set out within this chapter and at Chapter 2 of the ES Addendum.
- 8.4 The ES Addendum Chapter should be read in conjunction with Chapter 8 of the October 2021 ES submitted as part of the full planning application (Ref. 13208/FO/2021).

Assessment Methodology and Significance Criteria

- 8.5 The following additional scenarios were tested as part of the assessment:
- Scenario 4: Updated existing site in baseline surrounds;
 - Scenario 5: Updated proposed development in baseline surrounds;
and
 - Scenario 6: Updated proposed development in cumulative surrounds.
- 8.6 With the exception of the above, there have been no changes to the assessment methodology from the October 2021 ES.

Assumptions/Limitations

- 8.7 The accuracy of the results is dependent upon the accuracy of the architectural CAD used to construct the model.
- 8.8 There is an inherent assumption that on-site wind speeds will scale linearly with the measured wind speeds at the airports.
- 8.9 It is assumed that, during the construction process, wind conditions will gradually change from the Baseline Conditions to the conditions for the Completed Proposed Development.
- 8.10 It is assumed that on-site activity during construction will be able to withstand a higher category of pedestrian comfort level than for the Completed Proposed Development.

Baseline Conditions

- 8.11 An additional assessment scenario was tested to account for buildings which have undergone construction since the October 2021 ES.
- 8.12 The following consented schemes were now considered sufficiently advanced to be included in the baseline surrounds.
- 17/70626/FUL - Greengate Embankment West
 - 19/74465/HYBEIA - Greengate Park Tower
 - 130553/FO/2021 - Island Site
 - 20/76134/FUL - Maldron Hotel
 - 19/74205/FULEIA - One Heritage Tower
 - 130935/FO/2021 - Premier House
 - 130446/FO/2021 - Existing Hotel Refurbishment
- 8.13 The updated baseline (Scenario 4), consisting of the cleared site with a 400m radius of existing surrounding buildings, was tested using high resolution Computational Fluid Dynamics (CFD) and the results are set out below.
- 8.14 Scenario 4 replaces Scenario 1 from the original ES Chapter.
- 8.15 Figure 8.1 shows the winter comfort at ground level for the updated existing site with existing surrounds. Figure 8.2 shows the summer comfort at ground level for the updated existing site with existing surrounds. Figure 8.3 shows strong winds at ground level for the updated existing site with existing surrounds.

Pedestrian Comfort

- 8.16 Winter conditions range between sitting, standing and leisure walking throughout the study area. Summer conditions range between sitting and standing throughout the study area.
- 8.17 Conditions at the bus stops (marked “B” in results figures) are suitable for sitting or standing in any season. This is suitable for the intended use.
- 8.18 Conditions for principal off-site entrances (marked “O” in results figures) are suitable for sitting or standing in any season. This is suitable for the intended use.

Strong Winds

- 8.19 There are no recorded risks of strong winds anywhere within the study area.

Figure 8.1 Winter Comfort at Ground Level for Scenario 4 (Updated Existing Site with Existing Surrounds)

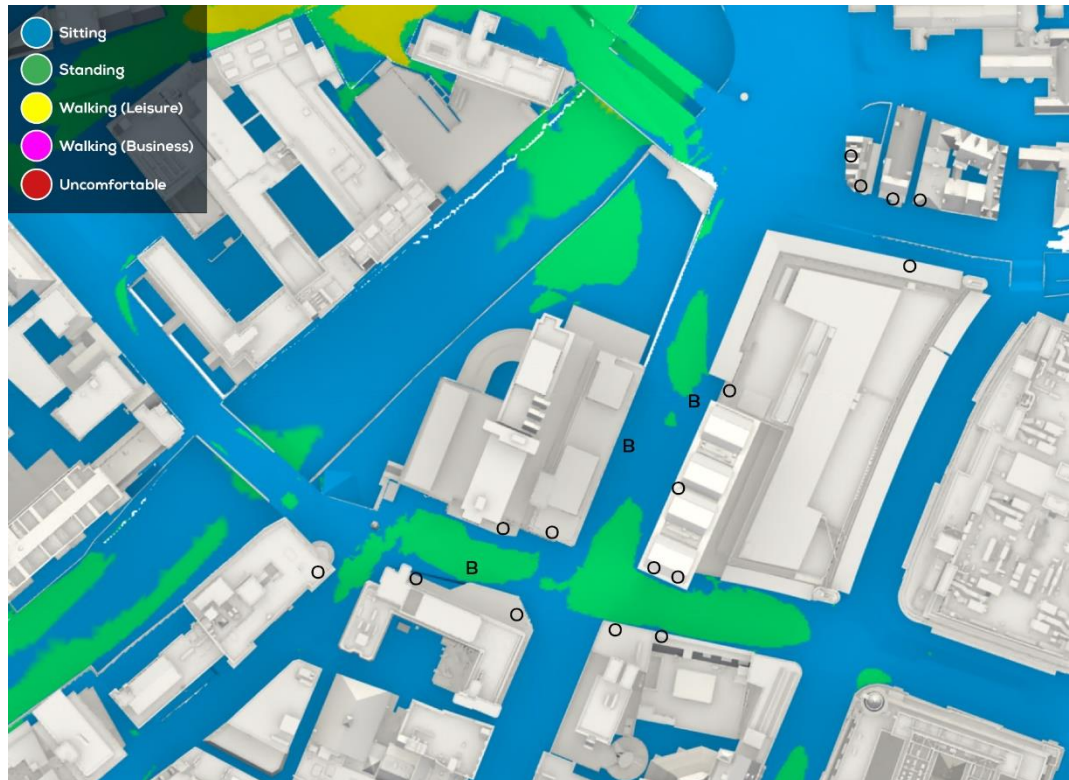


Figure 8.2 Summer Comfort at Ground Level for Scenario 4 (Updated Existing Site with Existing Surrounds)



Figure 8.3 Strong Winds at Ground Level for Scenario 4 (Updated Existing Site with Existing Surrounds)



Embedded Mitigation

- 8.20 There have been no changes to the embedded mitigation measures (i.e. none are required) since the October 2021 ES.

Assessment of Likely Significant Effects

Construction

- 8.21 During the construction of the Proposed Development, conditions will gradually change from the baseline conditions to the conditions experienced during the operational phase. As there are no significant adverse effects at ground level during the operational phase it is reasonable to expect that there will not be any adverse effects during this transition. Therefore, during the construction phase this can reasonably be treated as a negligible wind effect (not significant).

The Completed and Operational Development

- 8.22 An additional CFD scenario (Scenario 5) was tested to capture conditions for the updated proposed development with existing surrounds.
- 8.23 Scenario 5 replaces Scenario 2 from the original ES Chapter.
- 8.24 Figure 8.4 shows the winter comfort at ground level for the updated proposed development with existing surrounds. Figure 8.5 shows the summer comfort at ground level for the updated proposed development with existing surrounds. Figure 8.6 shows strong winds at ground level for the updated proposed development with existing surrounds.
- 8.25 Figure 8.7 shows the winter comfort at elevated levels for the updated proposed development with existing surrounds. Figure 8.8 shows the summer comfort at elevated levels for the updated proposed development with existing surrounds. Figure 8.9 shows strong winds at elevated levels for the updated proposed development with existing surrounds.

Pedestrian Comfort

- 8.26 All thoroughfares and roadways are suitable for leisure walking at worst. This is suitable for the intended use and is a **Negligible wind effect (not significant)**.
- 8.27 Conditions at the bus stops (marked "B" in results figures) are suitable for sitting or standing in any season. This is suitable for the intended use and is a **Negligible wind effect (not significant)**.
- 8.28 Conditions for principal off-site entrances (marked "O" in results figures) are suitable for sitting or standing in any season. This is suitable for the intended use and is a **Negligible wind effect (not significant)**.
- 8.29 Conditions for the proposed entrances (marked "E" in results figures) are suitable for sitting or standing in any season. This is suitable for the intended use and is a **Negligible wind effect (not significant)**.

- 8.30 The proposed ground level amenity (marked "A" in results figures) is suitable for a mixture of sitting and standing in either winter or summer conditions. This is suitable for the intended use and is a **Negligible wind effect (not significant)**.
- 8.31 Conditions at the level 14 roof terrace are suitable for a mixture of sitting and standing in winter and for sitting in summer conditions (there are localised windier conditions recorded at this level, but these are outside of the accessible area of the terrace). This is suitable for the intended use and is a **Negligible wind effect (not significant)**.
- 8.32 Conditions at the level 27 roof terrace are suitable for sitting in either winter or summer condition. This is a category calmer than required, which is a **Minor Beneficial effect (not significant)**.
- 8.33 Conditions for the west facing balconies are suitable for sitting in either summer or winter conditions. This is a category calmer than required, which is a **Minor Beneficial effect (not significant)**.
- 8.34 Conditions for the south facing balconies are suitable for a mixture of sitting, standing and leisure walking in winter conditions and for a mixture of sitting and standing in summer conditions. This is suitable for the intended use and is a **Negligible wind effect (not significant)**.

Strong Winds

- 8.35 There are no recorded risks of strong winds at ground level anywhere within the study area. This is suitable for the intended use and is a **Negligible wind effect (not significant)**.
- 8.36 There are some small regions of strong winds around the extremity of the roof terrace areas, but none of these are within accessible regions and hence there are no recorded risks of strong winds for the usable regions at terrace or balcony levels. This is suitable for the intended use and is a **Negligible wind effect (not significant)**.

Figure 8.4 Winter Comfort at Ground Level for Scenario 5 (Updated Proposed Development with Existing Surrounds)

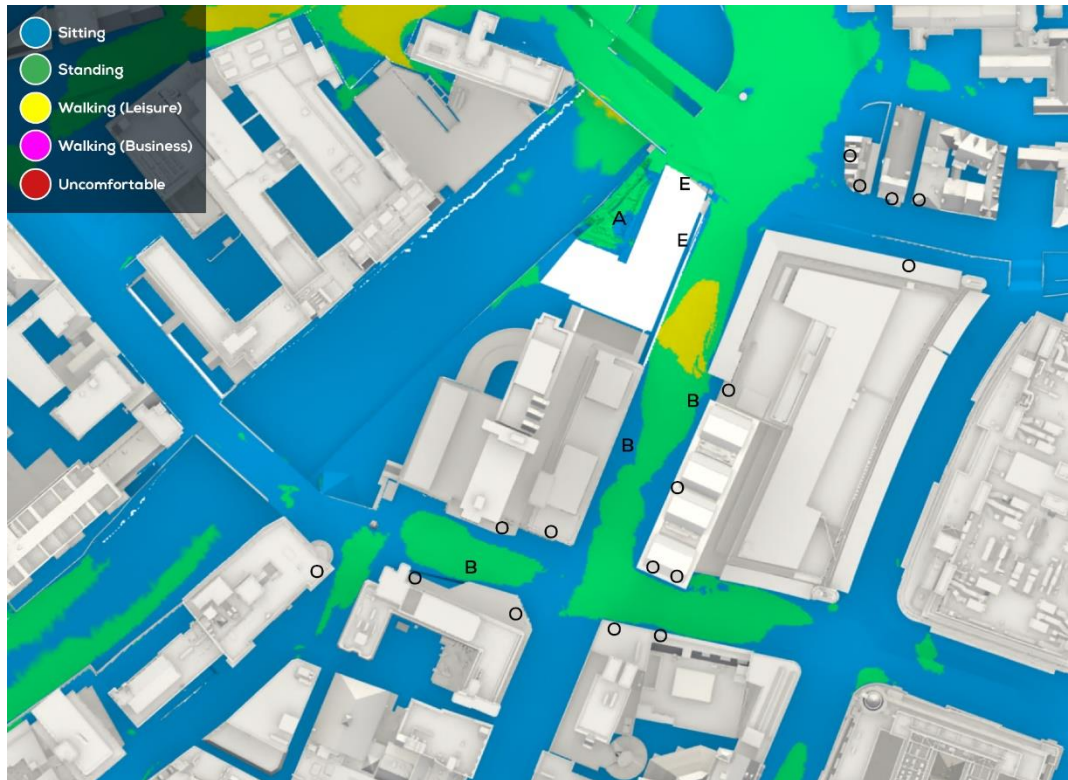


Figure 8.5 Summer Comfort at Ground Level for Scenario 5 (Updated Proposed Development with Existing Surrounds)



Figure 8.6 Strong Winds at Ground Level for Scenario 5 (Updated Proposed Development with Existing Surrounds)



Figure 8.7 Winter Comfort at Elevated Levels for Scenario 5 (Updated Proposed Development with Existing Surrounds)

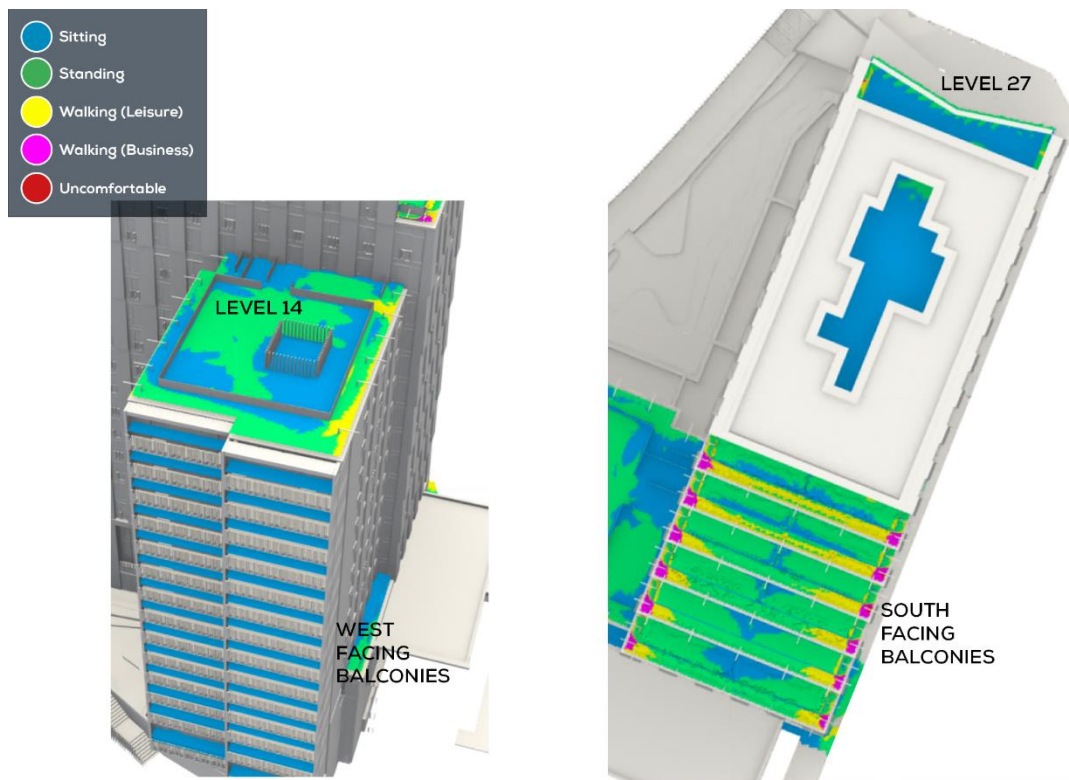


Figure 8.8 Summer Comfort at Elevated Levels for Scenario 5 (Updated Proposed Development with Existing Surrounds)

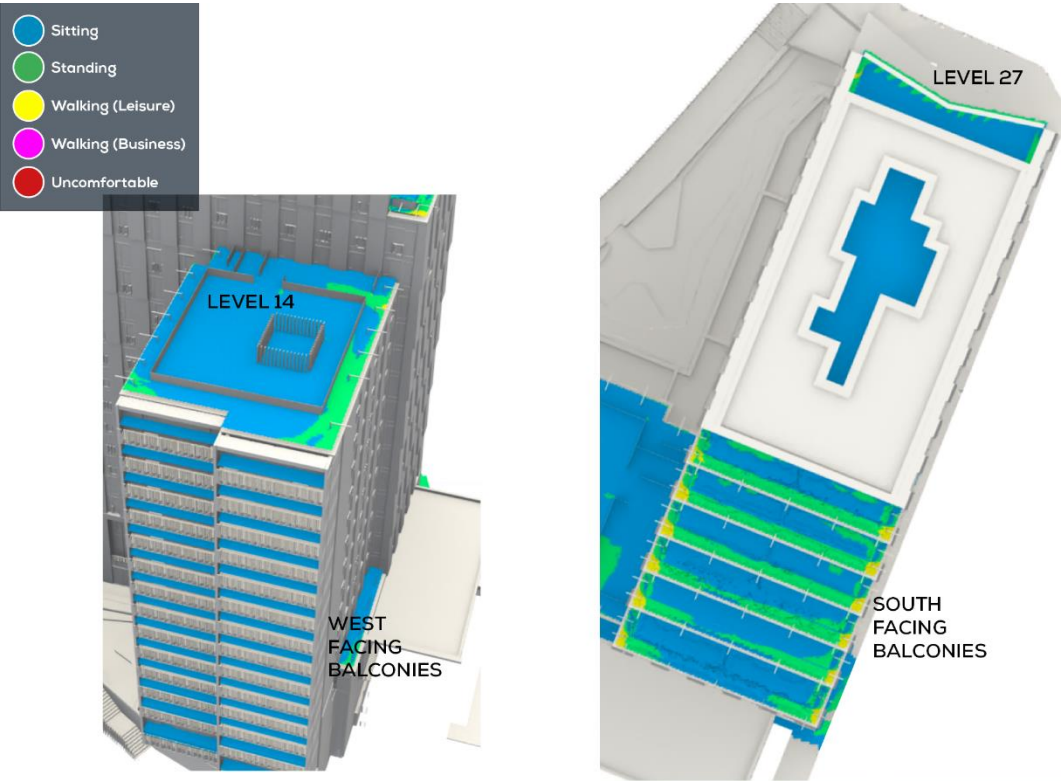
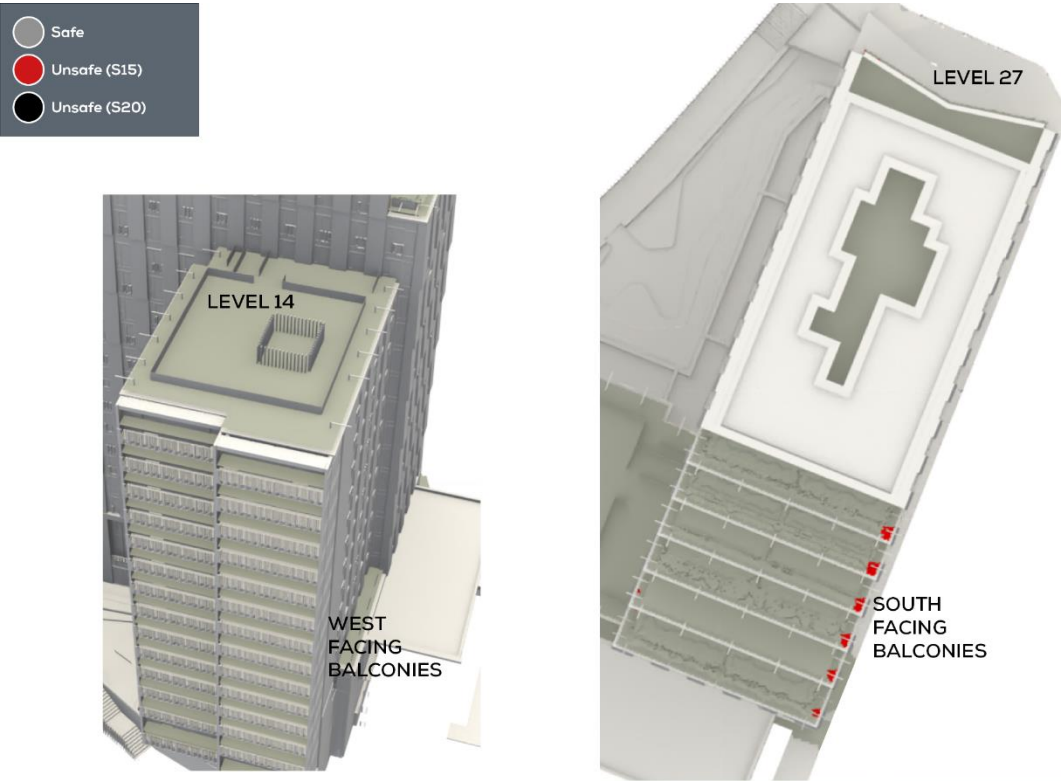


Figure 8.9 Strong Winds at Elevated Levels for Scenario 5 (Updated Proposed Development with Existing Surrounds)



Additional Mitigation / Enhancement Measures

Construction

- 8.37 There have been no changes to the additional mitigation measures for the construction phase (i.e. none are required) since the October 2021 ES.

The Completed and Operational Development

- 8.38 There have been no changes to the additional mitigation measures for the operational phase (i.e. none are required) since the October 2021 ES.

Residual Effects

- 8.39 There have been no changes to the residual effects since the October 2021 ES.

Conclusions

- 8.40 A Computational Fluid Dynamics (CFD) based wind assessment was performed of the Updated Proposed Development with both existing and cumulative surrounds, as well as an updated baseline scenario.
- 8.41 Wind conditions were suitable for all thoroughfares, roadways, bus stops, proposed entrances, off-site entrances, proposed ground level amenity, proposed terrace level amenity and proposed balconies.
- 8.42 Wind effects range between **Negligible (not significant)** and **Minor Beneficial (not significant)**.

Assessment of Cumulative Effects

- 8.43 An additional CFD scenario (Scenario 6) was tested to capture conditions for the updated proposed development with cumulative surrounds.
- 8.44 Scenario 6 replaces Scenario 3 from the original ES Chapter.
- 8.45 In addition to those schemes which were included in the baseline, the following schemes were also included in the cumulative surrounds:
- 131314/FO/2021 - Speakers House
 - 135834/FO/2022 - Albert Bridge House
 - 134287/FO/2022 - Alberton House
 - 135028/FO/2022 - King Street West
 - 129251/FO/2021 - Kendal Milne & Fraser Buildings
- 8.46 Figure 8.10 shows the winter comfort at ground level for the updated proposed development with cumulative surrounds. Figure 8.11 shows the summer comfort at ground level for the updated proposed development with cumulative

surrounds. Figure 8.12 shows strong winds at ground level for the updated proposed development with cumulative surrounds.

- 8.47 Figure 8.13 shows the winter comfort at elevated levels for the updated proposed development with cumulative surrounds. Figure 8.14 shows the summer comfort at elevated levels for the updated proposed development with cumulative surrounds. Figure 8.15 shows strong winds at elevated levels for the updated proposed development with cumulative surrounds.

Pedestrian Comfort

- 8.48 All thoroughfares and roadways are suitable for leisure walking at worst. This is suitable for the intended use and is a **Negligible wind effect (not significant)**.
- 8.49 Conditions at the bus stops (marked "B" in results figures) are suitable for sitting or standing in any season. This is suitable for the intended use and is a **Negligible wind effect (not significant)**.
- 8.50 Conditions for principal off-site entrances (marked "O" in results figures) are suitable for sitting or standing in any season. This is suitable for the intended use and is a **Negligible wind effect (not significant)**.
- 8.51 Conditions for the proposed entrances (marked "E" in results figures) are suitable for sitting or standing in any season. This is suitable for the intended use and is a **Negligible wind effect (not significant)**.
- 8.52 The proposed ground level amenity (marked "A" in results figures) is suitable for a mixture of sitting and standing in either winter or summer conditions. This is suitable for the intended use and is a **Negligible wind effect (not significant)**.
- 8.53 Conditions at the level 14 roof terrace are suitable for a mixture of sitting and standing in winter and for sitting in summer conditions (there are localised windier conditions recorded at this level, but these are outside of the accessible area of the terrace). This is suitable for the intended use and is a **Negligible wind effect (not significant)**.
- 8.54 Conditions at the level 27 roof terrace are suitable for sitting in either winter or summer condition. This is a category calmer than required, which is a **Minor Beneficial effect (not significant)**.
- 8.55 Conditions for the west facing balconies are suitable for sitting in either summer or winter conditions. This is a category calmer than required, which is a **Minor Beneficial effect (not significant)**.
- 8.56 Conditions for the south facing balconies are suitable for a mixture of sitting, standing and leisure walking in winter conditions and for a mixture of sitting and standing in summer conditions. This is suitable for the intended use and is a **Negligible wind effect (not significant)**.

Strong Winds

- 8.57 There are no recorded risks of strong winds at ground level anywhere within the study area. This is suitable for the intended use and is a **Negligible wind effect (not significant)**.
- 8.58 There are some small regions of strong winds around the extremity of the roof terrace areas, but none of these are within accessible regions and hence there are no recorded risks of strong winds for the usable regions at terrace or balcony levels. This is suitable for the intended use and is a **Negligible wind effect (not significant)**.

Figure 8.10 Winter Comfort at Ground Level for Scenario 6 (Updated Proposed Development with Cumulative Surrounds)



Figure 8.11 Summer Comfort at Ground Level for Scenario 6 (Updated Proposed Development with Cumulative Surrounds)



Figure 8.12 Strong Winds at Ground Level for Scenario 6 (Updated Proposed Development with Cumulative Surrounds)



Figure 8.13 Winter Comfort at Elevated Levels for Scenario 6 (Updated Proposed Development with Cumulative Surrounds)

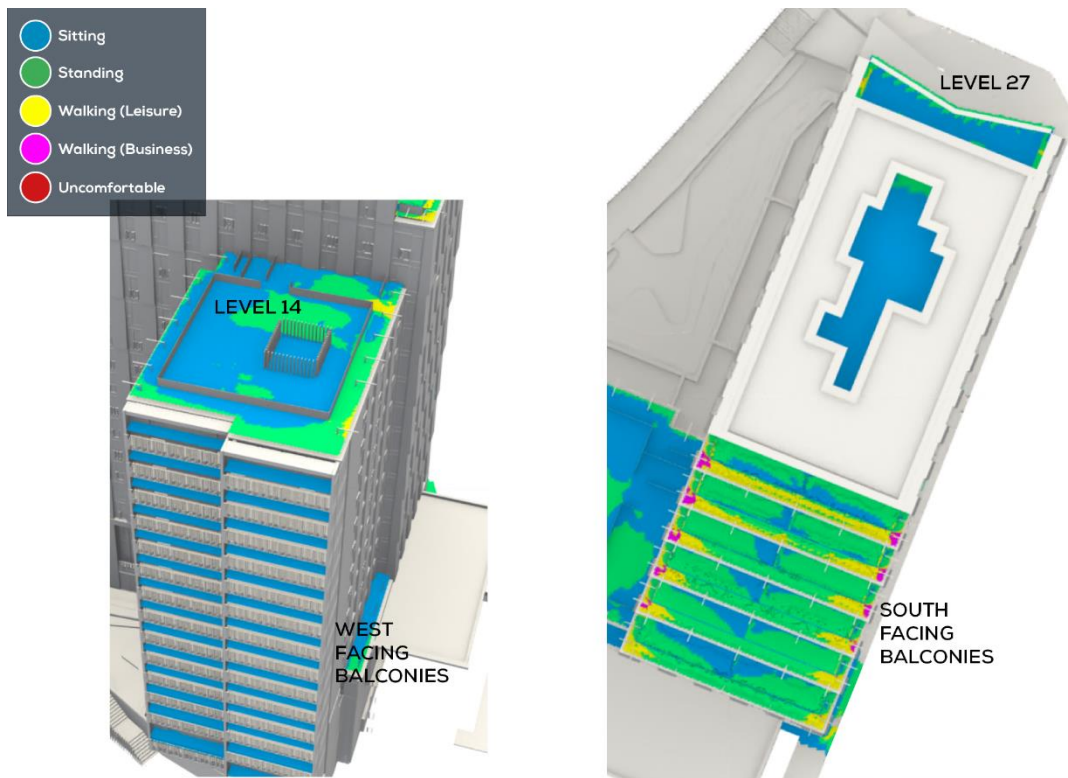


Figure 8.14 Summer Comfort at Elevated Levels for Scenario 6 (Updated Proposed Development with Cumulative Surrounds)

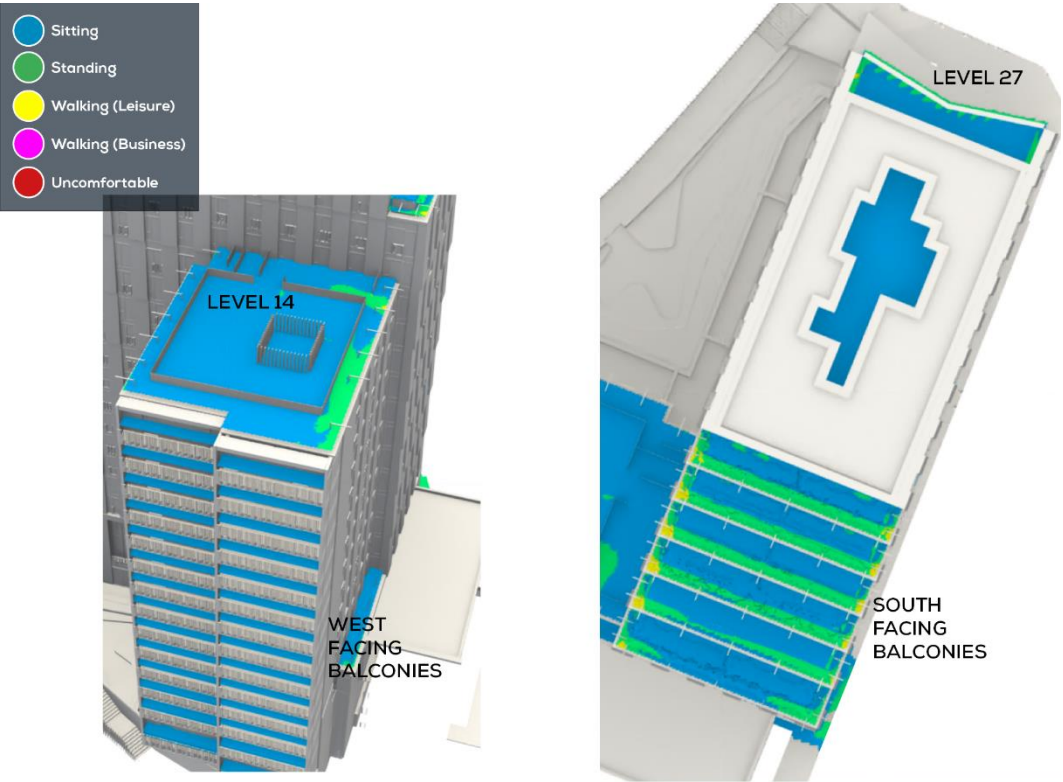
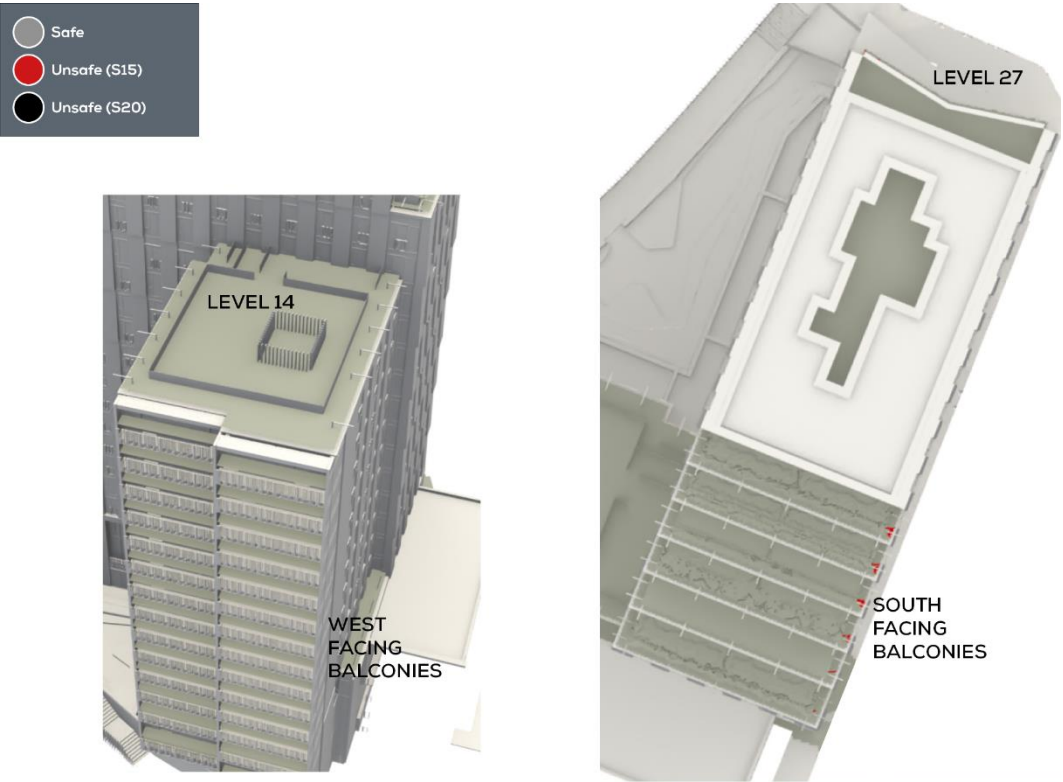


Figure 8.15 Strong Winds at Elevated Levels for Scenario 6 (Updated Proposed Development with Cumulative Surrounds)



9. Socio-Economics

- 9.1 There have been no amendments to the proposed development such that an update to this assessment is required, and no additional environmental information is required with regards to socio-economics. As such, the October 2021 ES remains valid and there are no additional significant effects associated with socio-economics. No update to the assessment of cumulative effects is required.
- 9.2 A summary of the socio-economic assessment submitted with the October 2021 ES is provided below for reference.

October 2021 ES – Socio-Economic Assessment Summary

Demolition and Construction

- 9.3 The residual impacts of the demolition and construction phase are as follows:
- Direct, Indirect and Induced Job Creation: **major beneficial** in the short-term at the district level which is **significant** and **minor beneficial** in the short-term at the sub-regional level which is **not significant**; and
 - Expenditure from the Temporary Construction Workforce: **major beneficial** in the short-term at the district level which is **significant** and **negligible** in the short-term at the sub-regional level which is **not significant**.

Completed Development

- 9.4 The residual impacts of the completed development are as follows:
- Direct, Indirect and Induced Job Creation: **negligible** in the long-term at the district level which is **not significant** and **negligible** in the long-term at the sub-regional level which is **not significant**;
 - Increase in Household Spend: **major beneficial** in the long-term at the district level which is **significant** and **moderate beneficial** at the sub-regional level which is **not significant**;
 - Increase in Housing Stock: **major beneficial** in the long-term at the district level which is **significant**;
 - Change in Demand on Social and Community Infrastructure:
 - Education:
 - Primary education - **Negligible** in the long-term at the local level which is **not significant**.
 - Secondary education – **Negligible** in the long term at the local level which is **not significant**.
 - Healthcare: **Negligible** in the long-term at the local level which is **not significant**.

- Community facilities: **Negligible** in the long-term at the local level which is **not significant**.
- Open and Recreational Space: **major beneficial** in the long-term at the local level which is **significant**.

9.5 Overall, there are no significant residual adverse effects. There are significant residual beneficial effects at construction stage in relation to job creation and workforce expenditure in the local economy and at completed development and operational stage relating to increase in household spend, increase in quality and quantity of housing stock, and provision of open and recreational space.

10. Health

- 10.1 There have been no amendments to the proposed development such that an update to this assessment is required, and no additional environmental information is required with regards to health. As such, the October 2021 ES remains valid and there are no additional significant effects associated with health. No update to the assessment of cumulative effects is required.
- 10.2 A summary of the health assessment submitted with the October 2021 ES is provided below for reference.

October 2021 ES – Health Assessment Summary

- 10.3 During the construction phase of the development, there is a potential for the construction activities and associated construction traffic to have an adverse impact on human health with regards to safety, connectivity, air quality, noise and community cohesion. However, through the implementation of a CEMP and a programme of communication, the residual risk to human health is anticipated to be predominantly **negligible (not significant)**. A **major beneficial (significant)** effect is anticipated on local employment as the construction phase is anticipated to result in temporary construction jobs and indirect and induced jobs.
- 10.4 At the completed development phase, there are a number of potential impacts that may have an adverse effect on human health. The proposed development has been appropriately designed to ensure that there are no significant adverse effects on human health with regards to flooding, wind, and accessibility. Additional mitigation is proposed to ensure that there are no significant adverse effects with regards to climate change resilience.
- 10.5 As the proposals are not anticipated to change the traffic conditions on the local highways network and provision of a new public realm, there is anticipated to be **negligible (not significant)** effects on pedestrian walking, cycling, safety, connectivity. **Minor beneficial (not significant)** effects are anticipated with regards to minimising car use, people's accessibility to open space for recreation activities, and community cohesion.
- 10.6 It is anticipated that the existing community infrastructure, such as education facilities, healthcare facilities, public buildings and spaces and local food shops, will be able to accommodate the additional population that the Proposed Development will generate in the area. As such, **negligible (not significant)** effects are anticipated.
- 10.7 The proposed development will generate employment opportunities in retail, commercial and leisure uses. It is anticipated that this will result in a **negligible (not significant)** effect on human health but can improve both social cohesion and mental wellbeing.

11. Climate Change

- 11.1 There have been no amendments to the proposed development such that an update to this assessment is required, and no additional environmental information is required with regards to climate change. As such, the October 2021 ES remains valid and there are no additional significant effects associated with climate change. No update to the assessment of cumulative effects is required.
- 11.2 A summary of the climate change assessment submitted with the October 2021 ES is provided below for reference.

October 2021 ES – Climate Change Assessment Summary

- 11.3 Construction and demolition emissions were based on high level estimates and have not been modelled in detail. The emissions associated with this phase were not expected to reduce considerably compared to the baseline construction emissions. This is assessed as a **negligible** impact (**not significant**), rising to a **minor beneficial** impact (**not significant**) if best practice construction methods are followed throughout.
- 11.4 Embedded mitigation in the form of improved building fabric, high efficiency lighting, Mechanical Heat Recovery Ventilation (MVHR), smart space heating and Waste Water Heat Recovery (WWHR) is proposed. This will be used alongside an all-electric heating strategy for the residential elements of the development which would comprise a combination of direct electric heating and air source heat-pumps. Gas heating will remain for the retail units only. Collectively this strategy is expected to deliver emission savings.
- 11.5 The Proposed Development's absolute emissions over the full project lifetime with mitigation were modelled to be 80% lower than the baseline emissions, assumed to be using gas heating. Most of this saving was achieved through taking into account the decarbonisation of the national grid which considerably reduces the lifetime impact of the development. Overall, this represents a **major beneficial** impact which is **significant**.
- 11.6 This should not be interpreted as the Proposed Development having no impact on climate change through greenhouse gas emissions. It provides a comparison for the Proposed Development against the impact of a development of the same size, with comparable facilities, constructed to building regulations.

Assessment of Climate Resilience

- 11.7 It will not be possible to eliminate every risk associated with climate change but through intelligent design, preparation and responsible construction, these risks will be minimised. Discussion and recommendations were detailed in the October 2021 ES to reduce these risks in key areas such as overheating, flooding and extreme weather.

12. Assessment of Cumulative Effects

- 12.1 The assessment of cumulative effects is included within chapters 6 to 11 of this ES Addendum.

13. Summary and Conclusions

- 13.1 The proposed amendments to the residential building which are set out in this ES Addendum have been made as a consequence of design updates needed to satisfy changes in fire safety regulations that came into force in 2023. The current planning approval Planning Ref: 132088/FO/2021 does not meet these regulations and as such design changes have been necessary to bring the scheme in line with current regulation.
- 13.2 As a result of these changes, the assessments within the October 2021 ES have been reviewed to identify where new or altered significant effects are anticipated and a summary of each is provided below.

Townscape and Visual

- 13.3 The changes to the proposed development would not alter the level or significance of effects on townscape or visual receptors during the construction or completed development phase and as a result there are no changes to, or additional residual effects identified since the October 2021 ES.
- 13.4 Changes to the baseline, due to the passage of time and the completion of new buildings, mean that some identified visual effects would be reduced, as the intervening new buildings would provide partial screening of the construction works and completed building.

Built Heritage

- 13.5 A review of the October 2021 ES chapter has undertaken by Turley Heritage. Changes to the proposed development would not alter the level or significance of effects on heritage assets during the construction or completed development phase and as a result there are no changes to, or additional residual effects identified since the October 2021 ES.

Wind Microclimate

- 13.6 The following additional scenarios were tested as part of the assessment:
- Scenario 4: Updated existing site in baseline surrounds;
 - Scenario 5: Updated proposed development in baseline surrounds; and
 - Scenario 6: Updated proposed development in cumulative surrounds.
- 13.7 With the exception of the above, there have been no changes to the assessment methodology from the October 2021 ES.
- 13.8 During the construction of the Proposed Development, conditions will gradually change from the baseline conditions to the conditions experienced during the operational phase. As there are no significant adverse effects at ground level

during the operational phase it is reasonable to expect that there will not be any adverse effects during this transition. Therefore, during the construction phase this can reasonably be treated as a negligible wind effect (not significant).

- 13.9 Additional CFD scenario's were tested to capture conditions for the updated proposed development with existing surrounds (Scenario 5) and for the updated proposed development with cumulative surrounds (Scenario 6).
- 13.10 Scenario 5 replaces Scenario 2 and Scenario 6 replaces Scenario 3 from the original ES Chapter. All thoroughfares, roadways, car park locations, entrances, amenity areas, bus stops, proposed roof terraces, amenity terraces and balconies are suitable for the intended use and have a negligible or minor beneficial wind effect (not significant).
- 13.11 There are no recorded risks of strong winds at ground level anywhere within the study area. This is suitable for the intended use and is a Negligible wind effect (not significant).
- 13.12 There are some small regions of strong winds around the extremity of the roof terrace areas, but none of these are within accessible regions and hence there are no recorded risks of strong winds for the usable regions at terrace or balcony levels. This is suitable for the intended use and is a Negligible wind effect (not significant).

Socio-economics, Health and Climate Change

- 13.13 There have been no amendments to the proposed development such that an update to these assessments is required, and no additional environmental information is required with regards to socio-economics, health or climate change. As such, the October 2021 ES remains valid and there are no additional significant effects associated with socio-economics, health or climate change.

Summary

- 13.14 In conclusion, the Section 73 application has maintained the design qualities of the consented scheme wherever possible. Whilst there have been significant internal layout changes needed to meet changes in fire regulation (passed since consent was first granted) the impact to the scale, massing and appearance of the building has been minimised where possible. Where these changes have been made they are focused toward the south, away from the Cathedral and without affecting the consented height of the building.
- 13.15 This ESA has confirmed that no new residual significant effects have been identified.