

Northside Manchester Ltd

Room 2 Hometel Manchester Piccadilly

Environmental Statement Addendum

July 2024

Prepared for

Northside (Manchester) Ltd

Prepared by

Egniol Consulting Ltd

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Appendix 7.1 - Updated Heritage Statement

Non-Technical Summary

A full planning application and listed building consent was submitted to Manchester City Council (MCC) in December 2023 for an aparthotel development (hereafter referred to as the 'Proposed Development') at 12-16 Piccadilly, Manchester M1 3AN (hereafter referred to as the 'the Site').

Since the planning application was submitted in December 2023, Northside (Manchester) Ltd and Lamington Group ('the Applicant') and their design team have undertaken extensive engagement with MCC and a series of comments have been provided on the submitted proposals. In response to these comments, design amendments have been made to the proposed building.

As a result of these changes, the assessments within the July 2023 ES have been reviewed to identify where new or altered significant effects are anticipated. The ES Addendum (ESA) should be read in conjunction with and as an Addendum to the July 2023 ES submitted alongside planning application 137794/FO/2023. Accordingly, addendums to the following chapters have been prepared to consider whether there are any changes to the previously identified effects.

- Chapter 6 - Townscape and Visual;
- Chapter 7 - Built Heritage;
- Chapter 8 – Daylight, Sunlight and Overshadowing;
- Chapter 9 – Wind and microclimate; and
- Chapter 10 – Climate Change.

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

Townscape and Visual

There are no changes to the townscape effects brought about by the Proposed Development on any of the Townscape Character Areas (TCAs) since the July 2023 ES. Despite the change to the proposed colour and aesthetic, the overall massing, character and use of the Proposed Development will remain the same. The geographical extent over which the townscape effects will be experienced will remain unchanged. Similarly, the effects of the Proposed Development on the surrounding urban grain will be the same, as will its duration and permanence.

The visual effects brought about by the Proposed Development for both the construction period and the operational development, remain unchanged since the July 2023 ES.

Built Heritage

An updated Built Heritage assessment has been undertaken by Stephen Levrant Heritage Architecture Ltd. 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 July 2023 ES. An updated heritage assessment has been submitted with this addendum.

Daylight, Sunlight and Overshadowing

No update to this assessment is required as there have been no changes to the massing and scale of the building. Therefore, no changes are required to the conclusions drawn in the July 2023 ES.

Wind

No update to this assessment is required as there have been no changes to the massing and scale of the building. Therefore, no changes are required to the conclusions drawn in the July 2023 ES.

Climate Change

No update to this assessment is required as there have been no changes to the massing and scale of the building. Therefore, no changes are required to the conclusions drawn in the July 2023 ES.

Summary

Overall, the Applicant has worked proactively with the Council and a significant number of consultees during determination of the planning application. The result of this process has necessitated select updates to the design and corresponding updates to plans and technical assessments which are submitted for approval. However, this ESA has confirmed that no new significant effects have been identified. Additional embedded mitigation measures in terms of the materiality and tone of the building and changes to the listed building have been identified and these can be secured either through an appropriately worded planning condition or S106 Agreement.

1. Introduction

- 1.1 Northside (Manchester) Ltd and Lamington Group ('the Applicant') are seeking to obtain full planning permission and listed building consent for an aparthotel development (hereafter referred to as the 'Proposed Development') at 12-16 Piccadilly, Manchester M1 3AN (hereafter referred to as the 'the Site').
- 1.2 The site is located within the administrative authority of Manchester City Council (MCC). The submitted Site Location Plan is provided at **Volume 2a Main Text ES Addendum Figures: Drawing Reference HMP-BA-10-L01-DP-A-0**. There are no changes proposed to the full planning application boundary.
- 1.3 The site area is approximately 0.96 ha and encompasses the vacant Grade II Listed former Union Bank building and adjacent vacant land; the Waldorf Public House and Indemnity House (no, 7 Chatham St) immediately adjoin the site but do not form part of the proposal. The site itself is bound by Piccadilly, Gore Street and Chatham Street.
- 1.4 A full planning application and listed building consent was submitted to MCC in December 2023, which was supported by an Environmental Statement (ES) prepared by Egniol. The ES was prepared in accordance with the 2017 EIA Regulations (SI 2017/571) and is referred to in this report as the 'July 2023 ES', which presented the findings of the Environmental Impact Assessment (EIA) works undertaken by the applicant and the design team with the objective of identifying and mitigating any potentially significant environmental effects. The ES documents provided with the July 2023 application can be accessed on MCC's website using the following reference - 137794/FO/2023.
- 1.5 Since the planning application was submitted, the Applicant and their design team have undertaken extensive engagement with MCC and the community and a series of comments have been provided on the submitted proposals. In response to these comments, design amendments have been made to the proposed building.
- 1.6 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 July 2023 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 July 2024 ES Addendum has been prepared on this basis.
- 1.7 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.

- 1.8 This Addendum represents a supplementary report to the July 2023 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.
- 1.9 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).
- 1.10 The July 2023 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 Egniol Consulting at:

Egniol Consulting Ltd

Llys Onnen, Ffordd Y Llyn
Parc Menai
Bangor
Gwynedd
LL57 4DF

Contact: Richard Kevan

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 July 2023 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 July 2023 ES submitted alongside planning application 137794/FO/2023. As set out above, further information is submitted relating to design amendments following comments received during the planning determination. 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 – Daylight, Sunlight and Overshadowing;
 - Chapter 9 – Wind and microclimate; and
 - Chapter 10 – Climate Change.

ES Addendum Approach and Methodology

- 2.3 The July 2023 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 July 2023 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 July 2023 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 July 2023 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 this ES Addendum remain the same as those who inputted to the July 2023 ES.

Table 2.1: Project Team

Discipline	Company
Townscape and Visual	Chris Burnett Associates
Built Heritage	Heritage Architecture Ltd
Daylight, Sunlight & Overshadowing	Anstey Horne
Wind Microclimate	Urban Microclimate Limited
Climate Change	Wardell Armstrong
EIA Coordinators	Egniol

- 2.7 Overall, there has been no amendment to the approach of the EIA since the July 2023 ES. Where there has been an update to a technical assessment or amendments have been introduced, these are set out within the technical sections of this ES Addendum.
- 2.8 Following a review of the MCC planning portal no further cumulative schemes have been identified. Therefore, no changes are anticipated to the cumulative effects assessments as set out in the July 2023 ES.

3. Site Description

Site Location

- 3.1 The site area is approximately 0.96 ha and encompasses the vacant Grade II Listed former Union Bank building and adjacent vacant land; the Waldorf Public House and Indemnity House (no, 7 Chatham St) immediately adjoin the site but do not form part of the proposal. The site itself is bound by Piccadilly, Gore Street and Chatham Street.
- 3.2 There have been no changes to the site boundary or site description since submission of the July 2023 ES.

4. Alternatives

- 4.1 As set out within the July 2023 ES, no alternative sites were considered by the Applicant, as the site is in the Applicants control and is well suited for an aparthotel on a site of a previously approved hotel.
- 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 July 2023 ES.

5. The Proposed Development

5.1 The planning application seeks full planning permission an aparthotel development at 12-16 Piccadilly, Manchester M1 3AN.

5.2 As noted in Chapter 1 of this report, a full planning application and listed building consent was submitted to MCC in December 2023, which was supported by an ES prepared by Egniol. Since this application was submitted there have been changes to the design of the development and therefore the description of development and 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 revised description of development is defined on the planning application forms as:

Erection of a 34-storey building (land at no. 14-16 Piccadilly) and conversion of adjacent building (no.12 Piccadilly) (basement to fourth floor) to create an aparthotel, including a ground floor cafe (Use Class E (b)), first floor exhibition hall (Use Class F1) and a rooftop bar and restaurant (Use Class E (b)), and associated works.

5.4 The description of development on the planning application forms has been amended to refer to a tower of 34 storeys. There has been no change to the actual height of the building since the original submission and the July 2023 ES but the way in which the storeys have been counted has been amended.

5.5 The key changes to the development are:

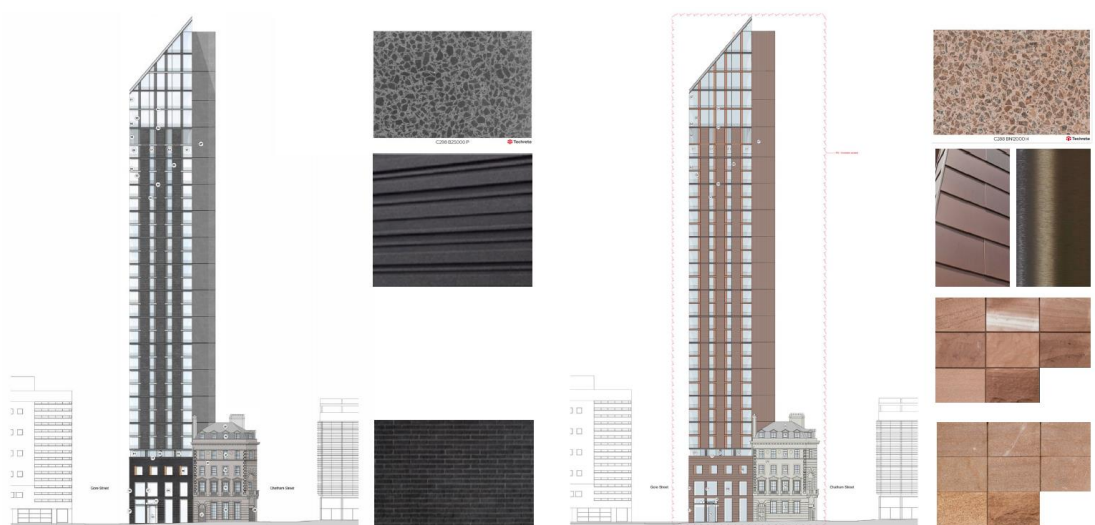
- Change of material to use a warmer tone for the precast concrete. A warmer red/ brown/ bronze colour for the tower and base has been selected.
- The light grey PCC aluminium side panels will be anodised aluminium.
- Replacement of brick at lower levels of the new build element with an all-precast solution/ local stone masonry including red/brown reconstituted stone (precast) and bronze anodised aluminium to the vertical side panels with wide joints reflecting the rustication of the bank building.
- Updated tonality, materials and textured treatment to the core. Colour change from grey to red/brown reconstituted stone (precast) or local stone masonry and bronze anodised aluminium vertical side panels.
- Changes to treatment of listed building to reduce harm and increase the heritage benefits of the scheme including reuse of stained glass, retention of existing cill heights, minimise the amount of louvers proposed in the façade, retention of stone piers to form the secondary Chatham Street entrance in the arched opening, room subdivisions and bathrooms on floors 2-5 have been reviewed to better align with existing features, reduction in extent of

lowering ceilings, review of proposals to seek to retain greater legibility of the original rooms, retention/re-use of marble panels.

5.6 Further information on the proposed changes is provided below.

Materiality

5.7 Concerns were raised by MCC regarding the tonality of the materials. An alternative warmer tone for the precast concrete is now proposed. The light grey PCC aluminium side panels have been replaced by anodised aluminium.

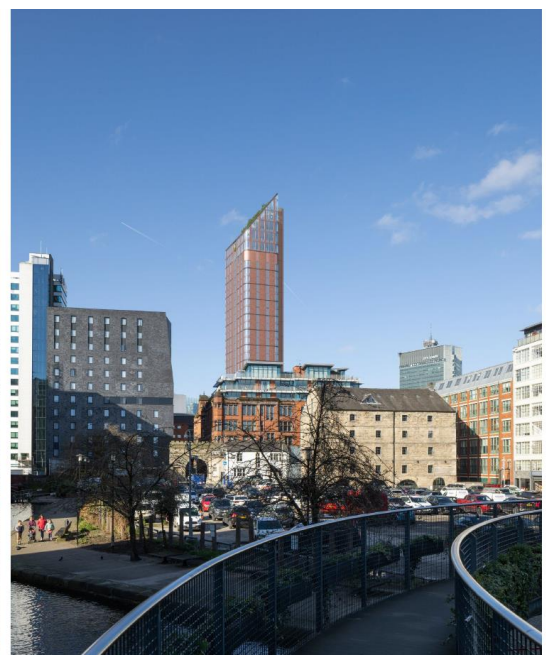


Submitted

Proposed



Version of submitted view with grey precast and metalwork to tower



Amended view with alternative precast and metalwork to tower

Use of Brick

5.8 Following comments regarding the use of a dark brick at the lower levels of the new build element alternative materials have been considered. The brick will be replaced by an all-precast solution for the base with wide joints reflecting the rustication of the bank building. This creates the effect of a heavily textured base to the tower element of the scheme. A fully rusticated base in masonry to match that of the former Union Bank is proposed.



Submitted

Proposed



Version of submitted view with grey precast and metalwork to tower



Amended view with alternative precast and metalwork to tower and rusticated precast of local stone base.

Service Core Appearance

- 5.9 Comments have been received from MCC regarding the dark concrete/reconstituted stone panels and the visual impact from views from Piccadilly Gardens. Updates include adding texture to the solid cladding panels and introducing a warm red-orange-bronze colour palette. Material options include red/brown reconstituted stone (precast) or local stone masonry and bronze anodised aluminium to the vertical side panels. Replacement of the solid cladding to the top levels of the core Level 32 - BMU and Level 31 lift overrun have been proposed to soften the silhouette of the core on the skyline. Enlarged window openings, featuring an angled panel that makes a larger feature of the windows and reduces the solidity and mass of the core is also proposed.



Submitted

Proposed

Western Elevation

- 5.10 Further design work has been undertaken to the western elevation. This includes the addition of panel joints and material textures to add more features to the previous blank facades. Windows are not viable due to them overlooking the properties on Roby Street.

Amendments to Treatment of Listed Building

- 5.11 Following comments received during the planning determination, the interventions required to create the scheme including the proposed demolition of part of the listed building were accepted but further details were requested on aspects of the retained listed fabric. The application drawings have been updated to reflect the changes as set out below.

Stained Glass

- 5.12 The re-use of the existing panels of stained glass in the interiors of the public lower floors of the building is now proposed. The current stained-glass windows to the original staircase are in poor condition and exposed to the elements. It is proposed to salvage these heritage pieces, restore them and then refit them on the adjacent façade of the lightwell where they will be visible from within the building.

Lowering of Windows and entrance to Chatham Street

- 5.13 The lowering of the window cills was proposed to better connect with the internal public spaces on the ground floor with the street. Following discussion with MCC it has been agreed that the existing cill heights should be retained.
- 5.14 More detail is provided for the entrance to Chatham Steet with the retention of the stone piers.



Submitted proposals showing lowered cills to the ground floor elevations



Revised proposals retaining the original cill heights, including revised ventilation proposals and more detail to the bin store access

Louvres to Chatham Street

- 5.15 The proposals have been revised to reinstate the openings in the façade to the basement in order to provide basement smoke extract. This requires the removal of non-original masonry at street level and provide a series of louvred panels. The proposals have been revised to minimise the amount of louvre proposed in the façade.
- 5.16 At low level it is proposed to recess the seven proprietary weather louvres in the proposed openings and screening these with architectural louvres which align with the outer face of the stone façade and visually reference the gridded pattern of glazed bricks which were installed originally but subsequently infilled. A similar approach is proposed to the new doors with the gridded pattern modified to reference the multi pane sash windows located adjacent.



Previous Chatham Street elevation including lowered window cill levels and previously considered louvre locations.



Revised Proposal with raised cills and louvres integrated into the rusticated stone base at street level where the original pavement lights were.

Internal changes

- 5.17 Room subdivisions and bathrooms on floors 2-5 have been reviewed to better align with existing features. The extent of lowering ceilings has been reduced and a review of proposals to seek to retain greater legibility of the original rooms has taken place. The proposals have been reviewed and amended to retain greater legibility of the original rooms. Existing piers of structure are proposed to be retained that align with the existing ceiling layout with new openings made to connect through from the original banking hall space, through to the new hotel reception and lobby. The openings are intended to be formed, allowing large portions of the marble cladding to be retained, keeping the sense of the lobby space as people transition from the old building to the new and vice versa.
- 5.18 The retained piers will be re-clad where necessary with salvaged material as far as is practicable. Removal of the marble seems likely to lead to damage to the material due to the thin thickness of the material. Options will be reviewed to maximise the opportunity to prevent damage and retain the marble.
- 5.19 The marble panels will be retained/re-used where openings are created into the new hotel reception and lobby. A slimline framed secondary glazing system is proposed to the heritage windows that are to be retained and where upgrading to the existing windows is deemed unsuitable.

Updated Application Drawings

- 5.20 The following drawings have been updated to capture the design changes noted above. These will supersede the previous revisions submitted under Planning and Listed Building Consent Applications 137994/FO/2023 and 137795/LO/2023. Three new drawings have been provided, a level 32 General Arrangement Plan and two additional bay study drawings providing more detailed scale cross sections through areas of the cladding.

Table 5.1: Updated Application Drawings

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HMP-BA-20-R00-DP-A-0	P01	S2	Roof Plan	PDF
Sections (20)				
HMP-BA-20-SN1-DP-A-0	P03	S2	North Section	PDF
HMP-BA-20-SW1-DP-A-0	P04	S2	West Section	PDF
Bay Studies (21)				
HMP-BA-21-01-DP-A-0	P05	S2	Bay Studies 1 of 10 (Previously 1 of 7)	PDF
HMP-BA-21-02-DP-A-0	P06	S2	Bay Studies 2 of 10 (Previously 2 of 7)	PDF
HMP-BA-21-03-DP-A-0	P05	S2	Bay Studies 3 of 10 (Previously 3 of 7)	PDF
HMP-BA-21-04-DP-A-0	P05	S2	Bay Studies 4 of 10 (Previously 4 of 7)	PDF
HMP-BA-21-05-DP-A-0	P05	S2	Bay Studies 5 of 10 (Previously 5 of 7)	PDF
HMP-BA-21-06-DP-A-0	P03	S2	Bay Studies 6 of 10 (Previously 6 of 7)	PDF
HMP-BA-21-07-DP-A-0	P03	S2	Bay Studies 7 of 10 (Previously 7 of 7)	PDF
HMP-BA-21-08-DP-A-0	P01	S2	Bay Studies 8 of 10 (New drawing)	PDF
HMP-BA-21-09-DP-A-0	P01	S2	Bay Studies 9 of 10 (New drawing)	PDF
HMP-BA-21-10-DP-A-0	P01	S2	Bay Studies 10 of 10 (New drawing)	PDF
Elevations (21)				
HMP-BA-21-EE-DP-A-0	P05	S2	East Elevation	PDF
HMP-BA-21-EN-DP-A-0	P06	S2	North Elevation	PDF
HMP-BA-21-ES-DP-A-0	P05	S2	South Elevation	PDF
HMP-BA-21-EW-DP-A-0	P05	S2	West Elevation	PDF
Reflected Ceiling Plans (35)				
HMP-BA-35-B01-DP-A-0	P01	S2	Basement Reflected Ceiling Plan	PDF
HMP-BA-35-L00-DP-A-0	P03	S2	Ground Floor Reflected Ceiling Plan	PDF
HMP-BA-35-M01-DP-A-0	P04	S2	Mezzanine Reflected Ceiling Plan	PDF
HMP-BA-35-L01-DP-A-0	P04	S2	Level 01 Reflected Ceiling Plan	PDF
HMP-BA-35-L02-DP-A-0	P04	S2	Level 02 Reflected Ceiling Plan	PDF
HMP-BA-35-L03-DP-A-0	P05	S2	Level 03 Reflected Ceiling Plan	PDF
HMP-BA-35-L04-DP-A-0	P03	S2	Level 04 Reflected Ceiling Plan	PDF

6. Townscape and Visual (TVIA)

Introduction

- 6.1 Chapter 6 of the July 2023 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 July 2023 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 July 2023 ES submitted as part of the full planning application (Ref. 137794/FO/2023).

Assessment Methodology and Significance Criteria

- 6.5 There has been no change in assessment methodology or significance criteria.

Assumptions/Limitations

- 6.6 There has been no change to any assumptions or limitations.

Baseline Conditions

- 6.7 There have been no changes in baseline conditions since the July 2023 ES that will have an effect on the conclusions of the TVIA.

Embedded Mitigation

- 6.8 There has been a change to the embedded mitigation measures as follows:
- The colour of the facades of the Proposed Development has been changed since the July 2023 ES. A warmer red/brown/bronze colour for the tower and base have been selected.
 - The light grey PCC aluminum side panels will be anodized aluminum
 - Bricks at the lower levels of the new build have been replaced with a precast solution/ local stone masonry in red/brown colour
 - The service core now has a textured treatment together with the change in colour.

- Changes to the treatment of listed building as set out in chapter 5 of this ES addendum.

6.9 These changes are illustrated on the revised AVR's which are incorporated in the revised TVIA Appendix 6.2.

Assessment of Likely Significant Effects

Construction

6.10 There have been no changes in potential significance of effects in terms of construction since the July 2023 ES.

The Completed and Operational Development

6.11 The only new effect which has changed since the July 2023 ES is the colour of the Proposed Development. This is represented in the revised AVR's which are presented in the revised Appendix 6.2. However, this change is subtle in nature and will not affect any of the individual judgements made, or narratives described, in each of the Representative Viewpoint assessments as the change is judged to be a beneficial one.

Additional Mitigation / Enhancement Measures

Construction

6.12 No further mitigation or enhancement measures are proposed during the construction phase.

The Completed and Operational Development

6.13 No further mitigation or enhancement measures are proposed for the Completed and Operational development.

Residual Effects

6.14 These have been no changes to the Residual Effects as the identified changes to appearance of the Proposed Development are not judged to be significant enough to warrant any changes to the conclusions of this section of the TVIA.

Conclusions

6.15 The overall conclusions presented in the July 2023 ES remains the same. The changes to Embedded Mitigation, and design of the Proposed Development, that are illustrated in the TVIA Appendix 6.2 are judged to be positive and beneficial in nature but the change is insufficient in itself to alter any of the conclusions or significant effects of the TVIA in the submitted July 2023 ES. Both the form and height of the Proposed Development remain the same.

- 6.16 A summary of the TVIA submitted with the July 2023 ES is provided below for reference.

July 2023 ES – TVIA Summary

- 6.17 The Townscape and Visual Impact Assessment examined the impact that the Proposed Development will have on the townscape character of Manchester city centre focussing on those areas immediately surrounding the Proposed Development in particular. It did so in a systematic, rational and objective way using established methodologies and practices contained in GLVIA 3. The impact of the Proposed Development on its own was explored and then in conjunction with consented and committed development in a Cumulative Assessment.
- 6.18 A computer modelling process was employed to provide an accurate series of Type 4 verified (AVR) Level 3 (fully rendered) and Level 2 (white block mass) images which illustrate and inform the nature of the impact the Proposed Development on a series of selected Representative Viewpoints, and on the surrounding townscape character, on a 360-degree basis. The scale and location of the development results in a widespread Zone of Visual Influence to the east but limited visibility elsewhere due to the effects of tight urban grain and topography.
- 6.19 Although it is not possible to provide one single summary value for the impact the Proposed Development will have on Manchester City Centre it is possible to summarise the effects in general terms.
- 6.20 In this regard just over half the viewpoints assessed the Proposed Development to have a moderate beneficial effect on townscape and visual receptors. This is significant in EIA regulation terms. The remaining cases the effects are minor or negligible which is not significant.
- 6.21 The effects are all judged to be beneficial in nature. The reason for this is due primarily to the design of the building itself from street level upwards. The presence of the Union Bank of Manchester building is acknowledged at street level where the Proposed Development is set back subtly and entrance podium is of a different character to the upper floors. At higher elevations, the angled and sloping roofline and rounded corners of the tower creates a distinctive and unique skyline profile and softens the visual impact respectively.
- 6.22 Upon completion of the Proposed Development, cumulative effects range from none to negligible beneficial, which is not significant in EIA terms.

7. Built Heritage

- 7.1 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 heritage. As such, the July 2023 ES remains valid and there are no additional significant effects associated with heritage. An updated heritage assessment has been submitted with this addendum (Appendix 7.1).
- 7.2 A summary of the heritage assessment submitted with the July 2023 ES is provided below for reference.

July 2023 ES – Heritage Summary

- 7.3 The Proposed Scheme will result in a minor adverse, permanent, local level impact on the Grade II listed 12 Piccadilly. This effect combines both the direct and indirect impact on the listed building from the proposed development, which are judged to be adverse and beneficial respectively.
- 7.4 The Proposed Scheme will result in a minor adverse, permanent, local level impact on the setting of the Grade II* City Police Court.
- 7.5 The Proposed Scheme will result in a range of negligible-to-beneficial, permanent, local level impacts on the settings of the Grade II listed The Grand, Brunswick Hotel, 107 Piccadilly, the non-designated Indemnity House and Waldorf Public House, and the character and appearance of the Stevenson Square Conservation Area.
- 7.6 Reference to Core Documents submitted to support the planning application, such as the Heritage Statement (SLHA), the Design and Access Statement (Bennetts Associates) and the Planning Statement (Avison Young), should be made which conclude that there will be some “less than substantial” effects upon heritage significance (in NPPF terms).
- 7.7 The degree of “less than substantial” harm therefore triggers the Planning Policy tests outlined within para.208 of the NPPF. It is therefore for the LPA to consider the wider public benefits of the proposals against the degree of harm as identified within this chapter. It is Heritage Architecture’s judgement that the low level of less than substantial harm identified will be outweighed by the public benefits delivered by the proposed development.

8. Daylight, Sunlight & Overshadowing

- 8.1 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 daylight, sunlight or overshadowing. As such, the July 2023 ES remains valid and there are no additional significant effects associated with daylight, sunlight or overshadowing.
- 8.2 A summary of the daylight, sunlight assessment submitted with the July 2023 ES is provided below for reference.

July 2023 ES – Daylight, Sunlight and Overshadowing Summary

- 8.3 The daylight and sunlight assessments were undertaken in accordance with the BRE Guidelines and the significance of effects arrived at in this context using professional judgement. The BRE Guidelines state its numerical guidelines should be interpreted flexibly. This is particularly important for sites such as the Site, which is surrounded by high-density residential and quasi-residential development. The BRE Guidelines suggest the rigid application of its standard numerical guidelines will be inappropriate in an urban environment, where higher density development is desirable and where there simply cannot be the same expectation of light as in a suburban or rural context.
- 8.4 As would be expected with a scheme of such scale, there are likely some environmental effects to the neighbouring residential properties. The Site is located towards the centre of Manchester and consists of a vacant plot and adjacent Grade II Union Building. The neighbouring properties are in close proximity to the Site and mainly higher than Union Building. This results in the baseline daylight levels being compromised to 65% windows and 57% rooms assessed, which indicates a dense urban context.
- 8.5 Given the current context, it is expected that any additional mass on the Site will result in some changes in natural light beyond the BRE Guidelines.
- 8.6 When the Proposed Development was tested against the existing baseline, the results of the daylight assessments show that overall, out of the 668 windows tested, 439 (66%) will satisfy the BRE Guidelines in VSC terms and out of the 464 rooms considered within the relevant neighbouring properties, 413 (89%) will comply with the BRE targets for DD.
- 8.7 When the impact on sunlight is considered, out of the 392 windows assessed for annual sunlight, 374 (95%) will receive more than the BRE guideline of 25% APSH and 384 (98%) windows will receive more than the BRE guideline of 5% APSH in the winter months.

- 8.8 Weighing the impact of the Proposed Development against the extant planning application scheme shows material transgression in daylight terms only to two windows and four rooms within Grand Apartments and the impact is limited to already heavily compromised internal courtyard rooms. Despite the technical reductions in light, the change in perceivable light in these rooms will be marginal. All windows tested will fully comply with the sunlight targets.
- 8.9 Overall, where impact does result in transgressions of the BRE Guidelines, the retained values are commensurate with those commonly found within urban environments. The transgressions mainly occur in areas compromised by the inherent nature of the existing buildings and within hotel accommodation which, by its transient nature of occupancy, is treated with lower sensitivity in daylight and sunlight terms.
- 8.10 Summarising, the residual effect of the Proposed Development will be minor (not significant) with a moderate (significant) effect limited to one building (Mercury Buildings) in direct proximity to the scheme.
- 8.11 Where impact does result in transgressions of the BRE Guidelines within Mercury Buildings, it is partially due to the inherent nature of the property itself (balconies and lightwell) and not to the Proposed Scheme in isolation. Furthermore, the retained light levels are commensurate with alternative targets discussed in the BRE Report Guidelines and previously accepted values experienced around other approved developments in dense urban locations. Therefore, an overall impact is considered limited.

9. Wind Microclimate

- 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 regard to wind microclimate. As such, the July 2023 ES remains valid and there are no additional significant effects associated with the wind microclimate.
- 9.2 A summary of the daylight, sunlight assessment submitted with the July 2023 ES is provided below for reference.

July 2023 ES – Wind Microclimate Summary

- 9.3 Wind tunnel testing of a physical scale model has been combined with long-term wind statistics appropriate to the Site to provide a detailed assessment of pedestrian level wind conditions in and around the Site in accordance with the industry standard Lawson criteria for pedestrian safety and comfort.
- 9.4 Based on the climate statistics, light to moderate winds from the south and south-south-east are most common, whilst stronger winds more frequently blow from the south-south-west. Winds from the west-south-west and west also occur frequently, and extreme wind speeds (relevant to pedestrian safety) are most likely to blow from this direction. North-easterly winds are also common during spring. Wind speeds are generally higher during winter and lower during summer.
- 9.5 The existing Site is relatively sheltered by surrounding buildings and conditions in and around the Site are expected to be suitable for existing pedestrian activities.
- 9.6 The Proposed Development represents a significant structure, but is well orientated with respect to prevailing southerly winds, stronger west-south-westerly and westerly winds and north-easterly winds, common in spring. In addition, the Site is sheltered at lower levels from winds approaching from all directions.
- 9.7 As a result, the Proposed Development has no significant impact on pedestrian level wind conditions with regards to pedestrian safety, and conditions in and around the Site rate as safe for all users.
- 9.8 In terms of pedestrian comfort, with respect to wind force, thoroughfares alongside the Site remain suitable for pedestrian access to, and passage past, the Proposed Development as well as for dropping-off or awaiting pick-up. Entrances to the Proposed Development enjoy suitable conditions for pedestrian ingress / egress and the roof-top terrace enjoys suitable conditions for associated recreational uses, including outdoor seating.

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- 9.9 The Proposed Development has no significant effect on the pedestrian level wind conditions within the surrounding area, which remain suitable for existing activities, including pedestrian passage, pedestrian ingress / egress at building entrances, window shopping at retail frontages, awaiting a bus at bus stops and outdoor sitting at pub and café outdoor seating areas.
- 9.10 On the basis of the above, the Proposed Development is considered to have **negligible** effect with regards to wind microclimate. This is unchanged from the previously consented scheme for the Site.
- 9.11 No significant additional construction effects, over and above those for the completed Development, are expected.

10. Climate Change

- 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 regard to climate change. As such, the July 2023 ES remains valid and there are no additional significant effects associated with the climate change.
- 10.2 A summary of the climate change assessment submitted with the July 2023 ES is provided below for reference.

July 2023 ES – Climate Change Summary

- 10.3 In line with IEMA (2022) guidance, all GHG emissions associated with the Proposed Development are considered to have a permanent adverse and long-term impact on climate change through contributing to global warming.
- 10.4 The Proposed Development's absolute whole lifecycle carbon emissions with embedded mitigation were modelled to be 25,205 tCO₂e, which is -71% below the sectoral BaU baseline for the assessment. This signifies that the Proposed Development is taking measures that will improve the overall impact above a development of the same size, with comparable facilities, constructed to minimum Building Regulations.
- 10.5 The Proposed Development will comply with Building Regulations and substantially exceeds the minimum emissions targets as set within national and local policy through the net zero ambitions of the project design. With this mitigation the residual operational effect for the non-residential use proposed is reduced to **Negligible, Not Significant** in the long term, at an international level.
- 10.6 The emission savings achieved over the 60-year project lifetime will be further reduced when taking into account the decarbonisation of the national grid, which negates any additional savings over a longer timeframe.
- 10.7 In terms of climate change resilience, it will not be possible to eliminate every risk associated with climate change but through intelligent design, preparation and responsible construction and operation, these risks will be minimised.
- 10.8 The assessment focussed on reducing these risks in key areas such as overheating, flooding, and extreme weather, which has taken into consideration not only the health and safety of the users of the Proposed Development (i.e., construction workers and building occupants), but also the resilience of the Proposed Development itself to future climate impacts.

- 10.9 With the implementation of the embedded mitigation measures the residual effects are deemed minor adverse and not significant.

11. Summary and Conclusions

- 11.1 Since the planning application was submitted in December 2023, the Applicant and their design team have undertaken extensive engagement with MCC and a series of comments have been provided on the submitted proposals. In response to these comments, design amendments have been made to the proposed building.
- 11.2 As a result of these changes, the assessments within the July 2023 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

- 11.3 There are no changes to the townscape effects brought about by the Proposed Development on any of the TCAs since the July 2023 ES. Despite the change to the proposed colour and aesthetic, the overall massing, character and use of the Proposed Development will remain the same. The geographical extent over which the townscape effects will be experienced will remain unchanged. Similarly, the effects of the Proposed Development on the surrounding urban grain will be the same, as will its duration and permanence.
- 11.4 The visual effects brought about by the Proposed Development for both the construction period and the operational development, remain unchanged since the July 2023 ES. Please refer to the July 2023 ES for these assessments.

Built Heritage

- 11.5 An updated Built Heritage assessment has been undertaken by Heritage Architecture. 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 July 2023 ES.

Heritage, Daylight, Sunlight and Overshadowing, Wind Microclimate and Climate Change

- 11.6 There have been no amendments to the proposed development such that an update to these assessment is required, and no additional environmental information is required with regard to daylight, sunlight and overshadowing, wind or climate change. As such, the July 2023 ES remains valid and there are no additional significant effects associated with daylight, sunlight and overshadowing, wind or climate change.

Summary

- 11.7 This Environmental Statement Addendum has confirmed that no new significant effects have been identified. Additional embedded mitigation measures in terms of the materiality and tone of the building and changes to the listed building have been identified and these can be secured either through an appropriately worded planning condition or S106 Agreement.
- 11.8 The changes to the embedded mitigation, and design of the Proposed Development, are judged to be positive and beneficial in nature but are insufficient to alter any of the conclusions or significant effects of the assessments the submitted in the July 2023 ES. Both the form and height of the Proposed Development remain the same.