

Identification and Evaluation of Key Impacts

Construction Phase

- 11.53. The period of construction works will support a number of on-Site and off-Site employment opportunities within the construction sector.
- 11.54. Based upon construction employment estimates provided by the developer, it is understood that the total capital investment for the Proposed Development is £75million and this would lead to an average labour requirement of approximately 105 FTEs per annum throughout a 2.5 year construction period. Multiplier effects as a result of spill-over spending through the supply chain (indirect impacts) and through knock-on consumer spending as a result of wages being derived or spent locally (the induced impacts) will generate a further 131 full-time equivalent (FTE) per annum jobs during the construction phase.
- 11.55. The proposed construction project is expected to generate a broad range of employment opportunities, both on-site and off-site. The nature of the jobs supported during the period of works is expected to vary, with on-site employment including highly skilled professions such as site surveyors, alongside lower skilled supply chain jobs such as labourers. Off-site activity could be expected to support employment across a wide supply chain ranging from suppliers of building materials to architects. It is acknowledged that whilst some construction workers may live locally, and their expenditure on household goods and services would also support employment in local businesses, it is also likely that construction workers could be drawn from within the wider region, depending on the roles available and contractors selected.
- 11.56. On this basis, an estimate of the induced effects supported by the construction activity cannot be accurately quantified, and therefore is not assessed. However, the developer has set targets for the first phase of development on the site, which included a commitment to employing local residents, providing apprenticeships, and procuring sub-contractors and suppliers based in the City of Manchester. The target was to have 60% of the total construction workforce to be City of Manchester residents, 75% of all year-long apprenticeships offered to City of Manchester residents, and 70% of sub-contractors and suppliers to be based in the City of Manchester. The implementation of similar commitments for the proposed development will ensure that the majority of construction jobs, both direct and in the supply chain and related services, can be accessed by people, both employed as well as unemployed, from within the Greater Manchester area.
- 11.57. The construction sector currently supports around 65,000 FTE jobs across Greater Manchester. The estimated annual construction jobs supported during the period of works could therefore be expected to represent 0.2% of all sub-regional employment in the construction sector. Given the small percentage, construction activity is not expected to stimulate a noticeable change in the baseline conditions at the sub-regional level, and as such, the magnitude of the impact is assessed to be minor.
- 11.58. With the sensitivity of the receptor assessed as medium, this would give rise to a direct, temporary, short term and minor beneficial (not significant) effect.

Operational Phase

Employment and the economy

- 11.59. To estimate the expenditure generated by residents living within the Proposed Development, it is assumed that the accommodation will operate at full occupancy levels. ONS family spending data shows that the annual spend on retail goods and services (excluding housing costs) is £12,262, comprising £4,904 on convenience goods and £7,358 on comparison goods. Applying these assumptions to the total number of households to be provided by the Proposed Development generates an annual expenditure of £2.8 million. An estimated £2.4 million could be retained within Manchester, based on an analysis of data presented within MCC's most recent available Retail Study.
- 11.60. The level of spending is expected to support 13 FTE jobs directly, with a direct, long-term, and negligible effect. The direct on-site employment (18 FTEs net) could support a GVA uplift of approximately £2.1m per

annum, based on a GVA per job benchmark (Manchester level) for relevant sectors (Accommodation & food services and Retail). However, this level of growth represents a negligible magnitude of change with reference to total levels of economic output/size of the economy at the district level, and the sensitivity of the local economy is identified as high.

- 11.61. With the sensitivity of the receptor (the local economy) identified as high, this would give rise to a direct, long term and negligible (not significant) effect.

Local Authority Revenue

- 11.62. Through the application of the average council tax charge for properties for the 2023/24 financial year (c.£2,400) to the number of households that the Proposed Development will bring forward, this could lead to an uplift in council tax revenue in the order of £861,000. This represents just less than 0.5% of the total revenue received from council tax in the previous financial year.
- 11.63. The combined effect of local authority revenue is considered to represent a minor magnitude of change. With the sensitivity of the receptor identified as high, this would give rise to a direct, long term and minor beneficial (not significant) effect.

Primary Healthcare

- 11.64. The Proposed Development is expected to yield a population of just over 710 persons. As a worst-case scenario, assuming all of these residents would be additional (and not already registered with GPs in the study area), this would lead to an increase in the number of registered patients per FTE GP.
- 11.65. It cannot be estimated the extent to which this increase in population is attributable to people already living in the area and therefore already registered with services. Furthermore, given the demographic profile of the existing local resident population it is also noted that residents living at the Proposed Development and nearby baseline developments are likely to generate a generally lower level of demand for primary healthcare services.
- 11.66. Within this context, the magnitude of change is assessed as Minor. With the sensitivity of the receptor identified as low, this would lead to a direct, long-term and negligible (not significant) effect.

Education

- 11.67. The pupil yield from the Proposed Development can be estimated using benchmarks provided at the local authority level, using data from the Department for Education (DfE Pupil Yield Data Dashboard). Applying the Manchester-level benchmark of 0.14 primary aged pupils per resident to the estimated total population yield from the Proposed Development leads to the generation of 99 primary aged pupils, presented as a worst-case scenario since it is highly unlikely that all residents will be new to the area. The addition of 99 pupils to the primary school roll within the study area (2-mile walking distance) may lead to a deficit in pupil places against capacity, presented as a worst-case.
- 11.68. The early years pupil yield from the Proposed Development, presented as a worst-case, is 21, based on the application of a local authority benchmark of 0.03. It is considered that this level of increased demand could be accommodated by existing provision, given the quantity of early years providers locally and the existing childcare sufficiency assessment for the local area (Piccadilly ward).
- 11.69. At a Manchester level, 0.07 secondary aged pupils are generated per resident (DfE Pupil Yield Data Dashboard). Applying this benchmark to the estimated total population yield from the Proposed Development (once fully built out and occupied) leads to the generation of 49 secondary aged pupils. Again, this is presented as a worst-case scenario since it is highly unlikely that all residents will be new to the area.
- 11.70. The magnitude of change with respect to primary and early years education is assessed as minor, with the sensitivity of the receptor assessed as medium for primary education and low for secondary education.