



Crown Street Phase 3 and Plot D Environmental Statement: Addendum

April 2024

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1. Introduction

- 1.1. This Environmental Statement Addendum has been prepared in respect of two separate planning applications submitted to Manchester City Council ('MCC') both for a residential led, mixed-use development on adjacent sites located within the Great Jackson Street (GJS) Development Framework Area of Manchester City Centre. This Addendum supplements, and should be read in conjunction with, the Environmental Statement (the ES) prepared by Deloitte dated June 2023 submitted with the below planning applications. The sections of this Addendum have been numbered to correspond with the chapters of the ES. Where relevant, it is noted in each section who has authored.
- 1.2. The Environmental Impact Assessment (EIA) was carried out in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) ('the EIA Regulations') and best practice guidance.
- 1.3. As the two planning applications are adjacent to one another and are being submitted concurrently by Renaker Build Ltd ('the Applicant'), the environmental impacts of both applications are considered holistically by the EIA and are jointly referred to as 'the EIA Site' and the 'Proposed Development'.
- 1.4. The two applications were submitted to Manchester City Council (MCC) in June 2023.
- 1.5. An application with reference 137226/FO/2023 for:
"Full planning permission for the demolition of existing structures and the phased construction of four residential buildings (two at 47 storeys and two at 51 storeys) to provide 1,746 homes (Use Class C3), flexible commercial, leisure, food and drink uses (all Use Class E) and / or drinking establishment (Sui Generis), basement car parking, cycle parking, landscaping and public realm, servicing and access arrangements, highways alterations and associated works.
- 1.6. And an application with reference 137227/FO/2023 for:
"Full planning permission for the demolition of existing structures and the erection of one residential building to a height of 71 storeys comprising 642 homes (Use Class C3) with food and drink uses (Use Class E) and / or drinking establishment (Sui Generis); and one office building (Use Class E); with basement car parking, cycle parking, landscaping and public realm, servicing and access arrangements, highways alterations and associated works."
- 1.7. This Addendum is submitted in response to consultation responses received during the Statutory Consultation period.
- 1.8. This Addendum provides further information relevant to the following chapters of the ES:
 - Construction Management (Chapter 5);
 - Daylight and Sunlight (Chapter 8);
 - Human Health (Chapter 10);
 - Townscape and Visual Impact (Chapter 12); and,
 - Summary of Residual Effects (Chapter 16).
- 1.9. Paragraph 1.16-1.19 of the ES sets out and defines phases and scenarios tested. These are in accordance with the Screening and Scoping Report prepared by Deloitte dated March 2023 and submitted to MCC on 14 March 2023, which was considered by MCC in its Scoping Opinion dated 13 June 2023.
- 1.10. For clarity, Phase 6 (Plot D1 Residential Tower) is located at an existing concrete batching plant that serves the rest of the developments coming forward in the GJS area, including Phases 2-5 (Crown Street Phase 3) if approved; and other developments in the wider area being brought forward by the Applicant. Therefore, there is no scenario where Plot D1 would come forward on its own.
- 1.11. The EIA assesses scenarios that are based on a sequence of Phases, with Phase 1 (Plot D2 Office Building) as a 'floating phase' that can be delivered at any point during the Proposed Development.

- 1.12. Paragraphs 2.37 – 2.42 of the ES provides details in relation to the Committed Developments that have been considered as part of the cumulative assessment and Appendix 2.2 to the ES provides a table of the Committed Developments. Paragraph 2.38 notes that *A search of MCC’s planning applications database and knowledge of the area has identified a number of committed developments for which cumulative effects are considered more likely. A full list is contained at Appendix 2.2 and was provided to the Local Planning Authority as part of the Scoping Opinion process in an email dated the 14th March 2023.* The Committed Developments include schemes that have been submitted to the Local Planning Authority but had not yet been determined. Applications in the pre-application stage are not considered as reasonably foreseeable.

Availability of Environmental Statement

- 1.13. The ES is available for public viewing online via MCC's Public Access website, and during normal office hours at the following address:

*Planning Department
Manchester City Council
Town Hall
Manchester
M2 5DB*

- 1.14. The ES may be purchased in volumes, the costs for which are set out below:

*ES Addendum - £15
Non-Technical Summary - £15
Volume 1: ES Main Text & Figures - £150
Volume 2: ES Appendices - £150
Full Copy (Volumes 1, 2 and 3) of the ES and Addendum on CD - £15*

- 1.15. For copies of any of the above please contact the Crown Street Phase 3 and Plot D GJS Project Team at Deloitte:

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5. Construction Management and Phasing

- 5.1. Paragraph 5.15 of the submitted ES notes the buildings that are to be demolished, namely the Marketing Suite and Gaddum House on Plot C of the GJS Framework and the concrete batching plant on Plot D. Demolition plans have been submitted as part of a suite of additional information submitted (Ref Z1-SHP-JC20-PL-GRD-B5D801 and 10419-Z1-SHP-JC20-PL-GRD-B5D801).
- 5.2. Paragraph 5.23 includes details of the construction works. Additional information in relation to the demolition methodology for the buildings has been provided by the Applicant and includes:
- Isolate services outside building footprint
 - Carry out R&D survey.
 - Remove any ACM's using licensed contractor after informing HSE if there are any notifiable ACM's.
 - Soft Strip to the existing commercial units removing all deleterious materials and placing in skip located on site – (Please ensure all operatives follow correct transit routes whilst this activity is ongoing).
 - Install temporary propping to basement retaining walls as lateral restraint will be removed with the removal of the ground floor slab.
 - Form exclusion zone which may require a short-term lane closure in Silvercroft Street and GJS.
 - We are to systematically reduce the identified structures using demolition specific plant equipment, by use of grapple and shear demolition attachments.
 - All materials are to be segregated on site into the correct streams ready for removal from site.
 - Ongoing process of breaking out footings and foundations shall be carried out and excavating to underside of existing slab.
 - All materials are to be broken out using specialist demolition breaker attachments of which all materials are to be loaded into the correct waste skip and removed from site.
 - Once site is clean and tidy all plant and equipment is to be decanted from site.
- 5.3. The additional methodology details above should be read together with the existing methodology contained in Chapter 5 of the ES that applies to demolition and construction works.
- 5.4. The planning submissions and Description of Developments are clear that permission is sought for the demolition of existing buildings. All consultants considered this as part of their assessments and therefore the conclusions of the ES are not impacted as a result of this additional methodology.

8. Daylight and Sunlight

8.1. Chapter 8 of the ES included results from the daylight and sunlight assessment.

MCC has requested that the Applicant provide the results of the Daylight and Sunlight assessment in an alternative format to assist with their interpretation of the results. GIA, on behalf of the Applicant, has therefore prepared an additional Appendix (Appendix 8.4). This is consistent with the results presented in the ES Chapter and Technical Appendices.

Chapter 8 of the ES includes an analysis of 'Daylight to surrounding properties'. Whilst Castle Quay has been considered as part of the technical analysis and is included in the relevant Appendices, the text was erroneously omitted from the Chapter and is therefore included below.

Castle Quay

- 8.2. A total of 153 windows serving 78 rooms were assessed for daylight within this building to compare the baseline against the Proposed Development.
- 8.3. For VSC, 127 (83%) of the 153 windows meet the BRE criteria. Four of the affected windows will experience an alteration between 20-30%, one of the affected windows will experience an alteration between 30-40%, and the remaining 21 windows will experience alterations in excess of 40% from the baseline value.
- 8.4. For NSL, 72 (92%) of the 78 rooms assessed will meet the BRE criteria. Two of the affected rooms will experience an alteration between 20-30%, two of the affected rooms will experience an alteration between 30-40%, and the remaining two rooms will experience alterations in excess of 40% from the Baseline value.
- 8.5. The design of Castle Quay is a material consideration to understand the results in context. The design of the building is such that a number of deep, single aspect rooms with overhanging or inset balconies face the Site. These balconies constrain the level of daylight received to windows and rooms so, despite the Site being underdeveloped in context to the emerging scale and massing in the locality, the baseline levels are low, and only 14% of windows currently meet the VSC daylight criteria. This places a high burden on the Site to maintain existing levels, and it means that relatively small changes in daylight levels represent large proportional changes. This is evidenced by the fact that the average baseline VSC level is 21.44%, and the average level with the proposal built out is 19.67% VSC. This is a minor reduction overall, and the retained average figure of 19.67% is good for the location (when compared to the City Centre benchmarks as presented at table 8.7 of the ES).
- 8.6. Overall, considering the city centre location, emerging height and density in the locality and the alternative benchmarking appropriate in Manchester city centre, the effect on daylight to this property is considered to be minor adverse in significance.
- 8.7. Using professional judgement to determine the significance, the effect on daylight is considered **not significant** in EIA terms for the following reasons:
- The property is designed such that several deep, single aspect rooms with overhanging or inset balconies overlook the Site;
 - The property has low baseline daylight levels, and only 14% of windows meet the VSC daylight criteria, which places a high burden on the Site to maintain existing levels; and
 - The average VSC daylight levels are reduced from 21.44% to 19.67% with the Proposed Development in place, which is a minor reduction.

10. Human Health

- 10.1. Within the ES Chapter 10, prepared by Enfusion, the increase in population was assessed to determine if this would add pressure on existing primary healthcare facilities. This assessment was based off a slightly higher number of residential homes, 2,401, instead of the 2,388 permission is sought for.
- 10.2. Enfusion has since reviewed the ES Chapter and confirm that primary healthcare facilities for the general resident population are currently subject to higher demand pressures than the target ratio of 1,800 patients to FTE GP (currently 1,956 patients per FTE GP). As such, the addition of 2,388 residential units to the local area would lead to increased pressures, with an adjusted ratio of 2,063 patients per FTE GP when taking into consideration the average household size in Manchester (ONS, 2019).
- 10.3. This local population increase would give rise to the need for an additional 8 FTE GPs. This will more than be met by the new medical centre located in the Elizabeth Tower residential development nearby, which is forecast to have capacity for approximately 20,000 patients.
- 10.4. Overall, this update to the number of homes assessed does not change the conclusion of the main ES assessment as it was determined that effects were likely to be Minor Adverse which is Not Significant in EIA terms.

12. Townscape and Visual Impact

- 12.1. Paragraph 12.21 of the TVIA, prepared by Chris Burnett Associates, erroneously quotes the previous edition of the Historic England Advice Note 4, published in 2015. To confirm, the methodology and conclusions within the report have been based on 'Historic England Advice note 2022' and are therefore not impacted.
- 12.2. An additional night-time assessment has been undertaken by Chris Burnett Associates and should be read alongside Chapter 12. Appendix 12.2a is also included that provides images of the night-time views assessed.

Night-time visual impact assessment

- 12.3. Viewpoints were selected as typical viewpoints where the night-time visual impact of the Proposed Development could be assessed. These were Viewpoints 11, 12 and 18. The results of the assessment are contained as Type 4 AVRs in Supplementary Appendix 12.2a and a formal assessment of the impact is made below using the same TVIA methodology presented in Chapter 12 TVIA.

Viewpoint 11

- 12.4. The principal component parts of the Proposed Development, which include Crown Street Phase 3 and Crown Street Plot D, appear largely as background elements behind the foreground towers of Deansgate Square. The existing towers of Deansgate Tower are all well lit and they stand out in the night sky. The Proposed Development will accentuate this effect but only in a negligible way. In the context of medium sensitivity for townscape receptors and low for visual receptors, magnitude of effect values therefore remain minor beneficial for both receptor categories. This translates into minor beneficial for townscape receptors and **negligible beneficial** for visual receptors in terms of significance of effect values both of which are **not significant** in EIA regulation terms.

Viewpoint 12

- 12.5. All the principal components of the Proposed Development are visible in this view and the 4 towers of Crown Street Phase 3 fill the void successfully between Deansgate Square and Crown Street Phases 1 and 2 such that the composition, in day-time, as a whole becomes more visually coherent. The same effect is replicated at night and the dark empty void is now filled with lit forms which replicate, consistently, the development that surrounds them, but not in an obtrusive way. In the context of medium sensitivity for both townscape and visual receptors, magnitude of effect, therefore, remains **moderate beneficial** as a result for both receptor categories. This translates to a significance of effect values of **moderate beneficial** also which is **significant** in EIA regulation terms.

Viewpoint 18

- 12.6. Four component parts of the Proposed Development are clearly visible here and fill the gap between Crown Street Phases 1 and 2 and Deansgate Square. The relationship between the 4 towers of Crown Street Phase 3 is plain to see and the crenulated façade helps to distinguish them from their neighbours. Plot D rises high and provides new vertical interest and the night-time views accentuates the visual interest by providing a beacon of light at the apex of the building. In the context of low sensitivity for townscape receptors and medium for visual receptors, the magnitude of effect is judged to be **moderate beneficial** for both receptor categories. This translates into significance of effect values of **minor beneficial** for townscape receptors and **moderate beneficial** for visual receptors which are **not significant** and **significant** accordingly.

Assessment of night-time Construction Phase Effects

- 12.7. The construction phase effects, for all phases, as with the Operational Phase effects, are assessed against the Baseline. The townscape character area most affected by the demolition and construction operations are the Townscape Character Zones in and around the Proposed Development Site namely: Castlefield, Petersfield and Hulme. However, the surrounding tall buildings, with the exception of Plot D will do much to conceal the construction, in addition to which construction activity will cease during night-time hours and the Proposed Development will not be lit other than safety and aviation lighting. The construction phase effects are therefore assessed as being negligible for both townscape character and views in relation to these effects during night-time hours which is **not significant**.

16. Summary of Residual Effects

- 16.1. Chapter 16 of the ES has been prepared by Deloitte and includes a summary of Residual Effects derived from the preceding technical chapters. To further assist, the below provides a summary of potential mechanisms to secure the proposed mitigation measures identified as part of the ES.

Planning Conditions or Obligations

- 16.2. Where inherent mitigation is included in the design of the Proposed Development, and as such will be included as part of the Proposed Development, it is anticipated that suitably worded planning conditions requiring the Proposed Development to be constructed in accordance with the approved plans or details would be appropriate.
- 16.3. A suitably worded planning condition could be appropriate to secure the submission of a Construction Management Plan(s) for the construction phase of the Proposed Development in line with Chapters 2, 5, 6, 7, 9, 10, 12, 13, 16 Chapter 9 of the ES.
- 16.4. It has been anticipated that suitably worded planning conditions or obligations may be required where necessary in relation to the following measures:
- Chapter 6 (Air Quality) paragraph 6.170 - Up to 20% EV Charging and 1 cycle space per apartment;
 - Chapter 7 (Climate Change) paragraphs - 7.97, 7.98 and 7.99 - Whole life Embodied Carbon Assessment;
 - Chapter 7 (Climate Change) paragraph 7.109 - EV Charging points;
 - Chapter 7 (Climate Change) paragraph 7.110 - 7.112 – confirmation of energy strategy
 - Chapter 9 (Noise and Vibration) paragraphs 9.108 and 9.109 - Compliance with standard building plant noise requirements;
 - Chapter 9 (Noise and Vibration) paragraphs 9.110 and 9.111 - Amenity space and commercial space noise requirements;
 - Chapter 11 (Solar Glare) Paragraph 11.85 – Proposed glazing specifications;
 - Chapter 13 (Traffic And Transport) paragraph 13.201 – controlled pedestrian /cycle crossing on Great Jackson Street;
 - Chapter 13 (Traffic And Transport) paragraphs 13.202 and 203 - Travel Plan;
 - Chapter 14 (Wind) paragraph 14.61 - Mitigation at Phase 3 level 2 terrace
- 16.5. Mitigation noted in Chapter 10 (Human Health) are picked up above.
- 16.6. Finally, it is anticipated that a suitably worded planning condition or obligation may be appropriate to regulate the phasing of the Proposed Development where necessary.



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