

NXQ

Lever Street, Manchester

Non Technical Summary

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Soller Nine

The NXQ, Lever Street, Manchester

Environmental Statement Volume 1: Non- Technical Summary

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Prepared for

Soller Nine

Prepared by

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Appendix 1 – Site Location Plan

1 Introduction

- 1.1 Soller Nine ('the Applicant') are seeking to obtain full planning permission for The NXQ, Lever Street a high quality office development on Lever Street, located within the Northern Quarter (NQ) of the City (hereafter referred to as the 'site'). The site is located within the administrative authority of Manchester City Council (MCC). A Site Location Plan is provided at **Appendix 1**.
- 1.2 The proposals involve a heritage-led design with the retention and restoration of selective buildings and facades. The new building will provide a contemporary backdrop to the retained buildings, set back from Lever Street. The proposals will provide a significant quantum of quality new workspace in the NQ, alongside new public realm and ground floor uses.
- 1.3 The Site extends to 0.16 hectares and is located at the junction between Great Ancoats Street and Lever Street. On the opposite sides of the junction are the Travelodge Hotel and the Express Building. The site is easily accessible from the City Centre with Piccadilly Gardens and station nearby and Shudehill transport interchange a 5-minute walk away. The site is located at the heart of the popular Northern Quarter benefitting from many surrounding bars and restaurants as well as various cultural amenities. The site is currently made up of eight buildings several of which are considered to be of interest either aesthetically or historically. None of the buildings are listed and the site is not located in a conservation area. The site sits on the border of the Stevenson Square Conservation area.
- 1.4 RJK Consulting Limited has been commissioned by the Applicant to co-ordinate the Environmental Impact Assessment ("EIA") process and produce the Environmental Statement (ES) for the Proposed Development. Specialist consultants have been appointed to investigate the environmental effects of the proposals.
- 1.5 This document is the Non-Technical Summary (NTS) and is Volume 1 of the ES. It has been prepared by RJK Consulting Limited in accordance with the Town and Country Planning (Environmental Impact Assessment) (England) Regulations 2017. Further information and detail regarding each of the assessments can be found in **ES Volume 2: Main Text and ES Volume 3: Appendices**.

2 Approach & EIA Methodology

- 2.1 An EIA predicts the positive and negative environmental impacts associated with a development proposal to provide the Local Planning Authority with sufficient information to make an informed decision on the granting of planning consent.
- 2.2 Once the need for EIA was established, an informal 'scoping note' was prepared and submitted to MCC. Scoping is a process that, through research and consultation, identifies the environmental issues that require assessment as part of the EIA. This essentially refines the focus of the EIA on the environmental aspects which are likely to result in significant environmental impacts whilst also ensuring that no potentially significant areas are overlooked.
- 2.3 Through informal discussions with MCC, the scoping process concluded that there were potentially significant environmental effects in relation to the below topics and that these should be included in the EIA:
- Townscape and Visual;
 - Built Heritage;
 - Climate Change ;
 - Socio-economics;
 - Daylight, Sunlight & Overshadowing;
 - Wind Microclimate; and
 - Health.
- 2.4 Cumulative effects associated with a number of cumulative developments were considered throughout the ES. The detailed methodology and developments relating to the cumulative assessment is set out in **ES Volume 2 Main Text, Chapter 2: Approach.**
- 2.5 Each environmental topic adopts the same approach to ensure consistency and the final results are presented to MCC in a document referred to as an ES. The chapters assessing the environmental topics first establish the baseline conditions on the site before predicting the potential impacts during both the construction phase and the operational phase of development.

- 2.6 The EIA has identified and assessed the significance of potential environmental effects relating to the topics listed above. The assessment of 'significance' has been undertaken for all potential effects to determine their relative importance.
- 2.7 The type of effect can be adverse, negligible or beneficial; a brief description is provided below:
- **Adverse** - a negative impact on a sensitive receptor or the existing environment;
 - **Negligible** - no discernible effect on a sensitive receptor or the existing environment; and
 - **Beneficial** - a positive effect on a sensitive receptor or the existing environment.
- 2.8 In addition, the degree of significance can be minor, moderate or major; and a brief description is provided below:
- **Minor** - slight, short-term, or localised effect on a sensitive receptor or the existing environment;
 - **Moderate** - a noticeable effect on a sensitive receptor or the existing environment; and
 - **Major** - a substantial effect on a sensitive receptor or the existing environment.
- 2.8 When a significant adverse impact is identified as a result of the assessment process, then measures to avoid, reduce and, if possible, offset significant adverse environmental effects associated with the proposal are outlined within the assessment. These measures are referred to as mitigation. Embedded mitigation is measures which have been 'designed-in' to the Proposed Development to mitigate potential adverse environmental effects. Identifying and implementing mitigation measures is a key part of the EIA process and the residual impacts which remain after mitigation have been identified and their significance stated.

3 Site Description

Site Location

- 3.1 The Site extends to 0.16 hectares and currently comprises 8 building which include takeaway shops and the Bem Brasil restaurant, as well as vacant space. The Site is located at a key intersection with the Northern Quarter and Stevenson Square Conservation area located to the west, NOMA to the North, Ancoats to the east and the Piccadilly Basin to the South.

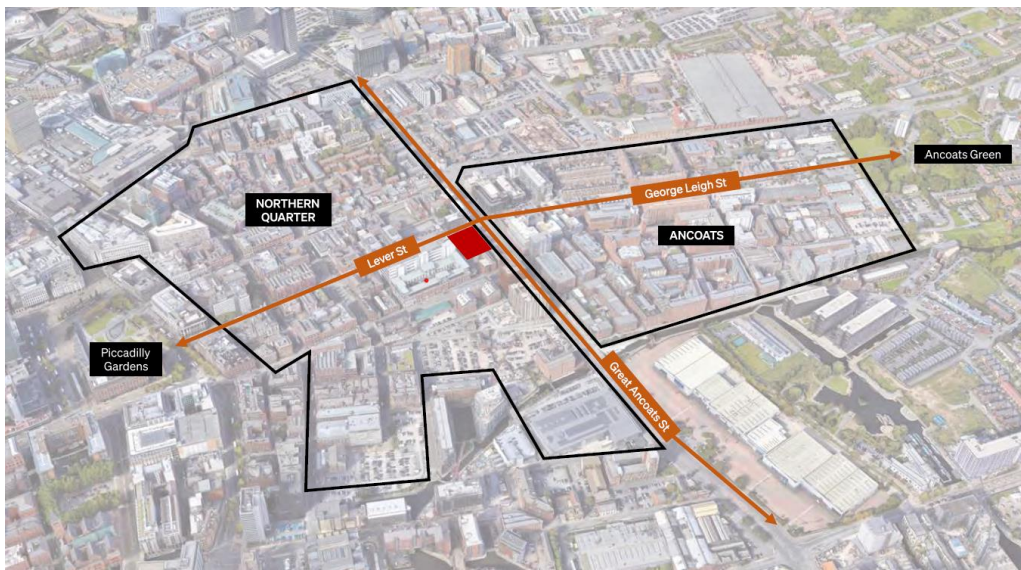


Figure 3.1: Aerial view of site

- 3.2 The site is located at the junction between Great Ancoats Street and Lever Street. On the opposite sides of the junction are the Travelodge Hotel and the Express Building. The site is easily accessible from the City Centre with Piccadilly Gardens and station nearby and Shudehill transport interchange a 5 minute walk away. The site is located at the heart of the popular Northern Quarter benefitting from many surrounding bars and restaurants as well as various cultural amenities.
- 3.3 Immediately within the site, the existing buildings range between 2 to 5 storeys, with relatively small-scale footprints. This is in keeping with the majority of the area, which mostly comprises of buildings between 1 to 10 storeys with relatively small building footprints; with a number of larger building units being located further from the site. These larger footprints are comprised of light industrial units to the North and East and larger Retail units to the South and West. Notable tall buildings include a cluster to the North-West of the study area, forming a Gateway to the City near Victoria Station. Oxygen Tower forms a local landmark as a tower building to the South-East of the study area, reaching over 20 storeys in height.

- 3.4 The site sits immediately adjacent to the nearby Conservation Area of Ancoats and Stevenson Square but is not situated within a Conservation Area itself. The wider area encompasses an additional 4 Conservation Areas: Smithfield, Shudehill, Upper King Street and Cathedral, each running West of the site. There are a large number of Listed Buildings located within the study area, with many in close proximity to the site. These are predominantly Grade II listings, with a number of Grade II* listings concentrated within Ancoats, along the Rochdale Canal and towards the City Centre.
- 3.5 The site is located within the Greater Manchester Combined Authority (GMCA) Air Quality Management Area (AQMA). This AQMA was declared by the GMCA for exceedances of the annual mean Nitrogen Dioxide NO₂.
- 3.6 The site does not contain any statutory or non-statutory ecologically designated sites. There are no statutory designated sites within 1km of the site. The site is located within the Impact Risk Zone of the Rochdale Canale Special Area of Conservation (SAC) and SSSI which is located approximately 5.8km northeast of the site boundary. Due to the small size and nature of the proposed works and the distance between the site of the SAC/SSSI, no detrimental impacts are anticipated.
- 3.7 According to the Environment Agency's Flood Risk Map for Planning the Site is located in Flood Zone 1, where a low risk of flooding is anticipated.

Site History

- 3.8 The Site was developed from the late 18th century as part of the development of what is now known as the Northern Quarter, laid out on a grid pattern. By 1819 the Site was fully developed with a mixture of residential and commercial development.
- 3.9 During the 19th century properties on the site were changed and adapted, most notably with the addition of the tin plate manufactory as well as the late 19th century warehouses on the corner of Lever St and Houldsworth Street which remain today. The change from residential to commercial industrial development, often related to the textile industry, reflected wider changes within this part of Manchester.
- 3.10 Into the 20th century, the site and its surrounding context continued to evolve. The 1930s Daily Express Building with its Streamline Modern architecture and curtain walling marked a step change in height and scale on Great Ancoats Street and a move away from traditional construction. The Threlfalls Brewery also sought to update the Griffin Public House on the corner of the Site at Lever Street and Great Ancoats Street at this time.

- 3.11 The post-war period and late 20th century saw the redevelopment and amalgamation of plots adjacent to the Site with Griffin House and the Travelodge, to the south and west respectively, dating from this period. The surrounding context has continued to evolve and today provides a varied urban environment. The buildings within the site are in varying condition and uses, with some including the two warehouses in a derelict state.

4 Alternatives

- 4.1 A statutory requirement for inclusion in an EIA is the reporting of the consideration of alternatives in the development of a proposal. This chapter describes the alternatives that were studied by the Applicant for the Proposed Development and the process of design evolution in response to the EIA process.
- 4.2 No alternative sites were considered by the Applicant, as the site is under the ownership of the Applicant. In the absence of the Proposed Development i.e., 'no development scenario' the site would remain as it is currently.

No Development Scenario

- 4.3 The EIA considered the implications of the development not coming forward, referred to as the 'do nothing' alternative. In the absence of the Proposed Development, it is not expected that there would be any significant changes to the baseline conditions within the short term. Under the 'no development' scenario therefore, the site would remain as it is currently. Given the location of the site, it can be assumed that some form of development is likely to come forward on site in the medium to long-term.
- 4.4 Although construction activities have the potential to increase the dust and noise in the local area, these will be controlled by best practice measures set out within a Construction Environmental Management Plan ('CEMP') and will only be temporary effects on local receptors. In the absence of the Proposed Development there will be no temporary disruption caused during the construction period.
- 4.5 The Proposed Development offers socioeconomic benefits through direct and indirect construction jobs. Once operational, uses have the potential to increase annual spending and provide direct and indirect jobs. The Proposed Development will also result in increased revenue to MCC through business rates revenue. It should be noted that in the case of a no development scenario, the site has the potential to be returned to existing uses. Though this would permit some limited socio-economic benefits, this would not achieve the potential benefits associated with the Proposed Development.
- 4.6 As a result, under the no development scenario the benefits associated with the Proposed Development would not be realised. As such, the perceived negative effects of the proposed development should be weighed against the benefits of the scheme including the provision of new high quality office accommodation. In the absence of the Proposed Development, these effects would not occur, and the site would remain as existing.

Design Evolution

- 4.7 The Applicant and the design team for the application have regularly liaised with MCC during a series of pre-application meetings in order to ensure that the design evolves to meet the aspirations for the site. The Applicant has also engaged with statutory consultees and the public as outlined in the Statement of Community Involvement ("SCI") which is submitted as part of the planning application.
- 4.8 The design has evolved through the public engagement and pre-application discussions with MCC. A summary of the key feedback received and how the proposals have been amended is set out below.
- 4.9 The initial scheme was presented to planning and design officers which introduced the concept of an office building up to 150,000sq. ft net, whilst creating a unique type of workspace for digital creative and tech occupiers in the Northern Quarter. The aim was to have the best-in-class sustainability and wellness credentials. The initial design for the office was for complete demolition of the existing buildings for a 17 storey tower with two terraces, following the Express Building datum. The architectural approach for the 'stepped brick vertical warehouse' was a heavier base with carved out corner entrance, an elegant middle with recessed brickwork piers and finer top with slimmer piers and metalwork.
- 4.10 Following meetings with MCC, Conservation Specialists and Historic England, a retention option became preferred. This scheme retained the Bem Brasil building for a food and beverage offering whilst retaining the adjacent building on Lever Street to provide a courtyard entrance experience.
- 4.11 The meetings held with Historic England have informed the design. The new building is an example of high-quality architecture whilst not being a visually distracting element within its immediate setting. An attempt has been made to incorporate some of the architectural language of the Express Building into the design.
- 4.12 The figures below show the design iteration.



- 4.13 Overall, the Proposed Development incorporates new high quality office accommodation. The appearance and materiality have been through a detailed and iterative design process with both the design team, Historic England and MCC Planning Officers to ensure a high-quality finish that respects the local character and materials, including both historical references and consented future development in the vicinity.

5 The Proposed Development

5.1 The planning application seeks full planning permission for the construction of office accommodation and ground floor uses. The proposed development is defined on the planning application forms as:

“Full planning application for part-retention, conversion and extension of existing buildings; selective demolition; the erection of a ground floor + 17 storey building comprising new office space (Use Class E) with ground floor reception area and ancillary uses; supporting infrastructure and ancillary facilities, roof top plant, and landscaping.”

5.2 The key elements of the Proposed Development sought for approval as part of the planning application is described below.

- Demolition of existing buildings and structures.
- The re-development of an existing urban block in the Northern Quarter, to deliver a significant quantum of new build 'Grade A' office space, alongside considered retention and restoration of selective buildings/facades along Lever Street. 16,989 m² /182,870 ft² (GIA) total of commercial office space provided across a ground + 17 storey building with flexible Class E space at ground floor, First Floor and Second Floor with south a facing terrace space on the Creative Hub at Second Floor connected to the Business Lounge.
- Below the proposed Tech Hub Offices and Creative Hub there will be basement which will include amenity space, cycle provision and plant space. Additionally, the existing basement serving No.32 (formerly Bem Brasil) will be renovated and serve the proposed restaurant.
- There is a dedicated cycle entrance located on Houldsworth Street on the south side of the proposal. The cycle provision includes 56 two tier cycle racks, with capacity for 112 cycle spaces.
- Key to the proposal is a an intimate, publicly accessible courtyard which will serve the Tech Hub offices, Creative Hub and the restaurant, forming a central heart for the proposed development.

5.3 The assessment of effects is undertaken based on the quantum of development and the detailed planning application drawings and elevations. These drawings include detailed layout, heights, elevations, widths, landscaping and access arrangements to the site. These plans, along with the written description of the proposed development, allow the likely significant effects of the proposals to be fully assessed and appropriate mitigation secured.

5.4 The anticipated construction programme is as follows:

- Anticipated Commencement Date: Q4 2024
- Duration: Approximately 3 years

5.5 The Applicant has developed a framework Construction Environmental Management Plan (CEMP) for the Site which will be agreed with MCC prior to construction, thereby ensuring that any potential environmental effects are within suitable standards or mitigated in accordance with measures identified through the EIA process, where no standards exist.

5.6 Further detailed information is provided **in ES Volume 2: Chapter 5 Proposed Development** and the accompanying Design and Access Statement (DAS) prepared by Howells submitted with the planning application.

6 Townscape and Visual

- 6.1 A townscape and visual assessment (TVIA) has been undertaken to assess the effects of the proposed development on townscape character and visual amenity during the construction and operational phases of development. The assessment was undertaken by re- form landscape architecture.
- 6.2 'Urban grain' is used as a shorthand term for the pattern and inter-relationship of buildings and open space. The urban grain varies across the study area, but largely follows the pattern of a tighter urban grain within its centre, with a looser urban grain towards its perimeters, with the exception of an area of dense larger scale retail units to the South-West.
- 6.3 Immediately within the site, the existing buildings range between 2 to 5 storeys, with relatively small-scale footprints. This is in keeping with the majority of the study area, which mostly comprises of buildings between 1 to 10 storeys of with relatively small building footprints; with a number of larger building units being located further from the site towards the perimeter of the study area.
- 6.4 The site sits immediately adjacent to the nearby Conservation Area of Ancoats and Stevenson Square but is not situated within a Conservation Area itself. The wider study area encompasses an additional 4 Conservation Areas: Smithfield, Shudehill, Upper King Street and Cathedral, each running West of the site. There are a large number of Listed Buildings located within the study area, with many in close proximity to the site. These are predominantly Grade II listings, with a number of Grade II* listings concentrated within Ancoats, along the Rochdale Canal and towards the City Centre. There are no listed buildings included within the site boundary.
- 6.5 The Manchester City Centre Strategic Plan identifies local Townscape Character Areas (TCA). Those located within 750m of the site have been assessed as part of the TVIA:
- TCA1: Northern Quarter
 - TCA 2: Ancoats
 - TCA 3: New Cross
 - TCA 4: New Islington
 - TCA 5: Piccadilly
 - TCA 6: Retail Core

- TCA 7: NOMA
- TCA 8: Lower Irk Valley
- TCA 9: Collyhurst

6.6 13 representative viewpoints have been identified for further analysis of visual effect:

- Viewpoint A: Sherratt Street
- Viewpoint B: Portland Street
- Viewpoint C: Hanover Street (NOMA)
- Viewpoint D: Lever Street
- Viewpoint E: Rochdale Canal Path
- Viewpoint F: Great Ancoats Street, at the junction of Oldham Street
- Viewpoint G: Great Ancoats Street, near the corner of Blossom Street
- Viewpoint H: Junction of Princess Street and Charles Street
- Viewpoint I: Cross Key Street
- Viewpoint J: Cutting Room Square
- Viewpoint K: New Islington Marina
- Viewpoint L: Edge of Piccadilly Gardens
- Viewpoint M: Rochdale Road

Townscape

- 6.7 The Proposed Development will introduce townscape effects to 9 Townscape Character Areas which have been identified and evaluated within the baseline study.
- 6.8 The predicted townscape effects of the Proposed Development are highly varied, ranging from **Negligible** to **Moderate-Major**.

- 6.9 TCAs 5, 6, 7, 8 and 9 are anticipated to experience **Negligible** effects to the existing townscape on account of the Proposed Development, during both the construction and operating periods. This is largely due to the distance of the TCAs from the proposed development, and these areas having mixed urban characters or precedents of other similar developments within the TCA. TCA 3 is expected to experience **Minor** effects and TCA 4 is expected to experience **Minor-Moderate** effects throughout the operational period, but these are likely to be of a **Neutral** nature. Both these TCAs are expected to experience **Negligible** effects during the construction period.
- 6.10 Significant effects are those which are predicted to be **Moderate** and above. TCAs 1 and 2 are anticipated to experience **Moderate-Major Adverse** effects on account of the Proposed Development. These areas incorporate high levels of Conservation Areas and listed buildings, with more distinctive sense of place and urban fabric in comparison to their neighbouring area. Both TCA 1 and TCA 2 are anticipated to experience **Moderate Adverse** effects throughout the construction period. The effects during the construction period are anticipated to be lower on account of the volume mass during construction; being relatively less pronounced and obtrusive in these areas than the completed development. Both TCA 1 and 2 sit in close proximity to the Proposed Development, increasing the severity of the impact once built. The baseline conditions of these areas are also in notable contrast to the scale of the Proposed Development, comprising generally low to mid rise developments, largely of a historic variety.

Visual

- 6.11 The Proposed Development will introduce visual effects to 13 verified views which have been identified and evaluated within the baseline study.
- 6.12 The predicted visual effects during operation of the Proposed Development range from **Negligible** to **Moderate-Major Adverse**.
- 6.13 Viewpoints B, I and L will experience **Negligible** effects during both the construction and operational periods. Viewpoint H will experience **Minor Neutral** effects, during both the construction and operational phases, on account of the distance from the Proposed Development, and the capacity of the existing view to accommodate such developments and construction sites according to its baseline. Viewpoint K will experience **Minor-Moderate Adverse** effects, and viewpoint M will experience **Minor-Moderate Neutral** effects throughout both phases. Viewpoint M has a layered urban fabric which largely obscures impacts of the Proposed Development. Within Viewpoint K the Proposed Development and its construction site will be visible above a conservation area, but these will not be substantially out of keeping with the overall baseline view. The effects on viewpoints B, H, I, L, K and M will not be considered significant.

- 6.14 Significant effects are those which are predicted to be **Moderate** and above. During operation and construction of the Proposed Development, viewpoints A and E will experience **Moderate Adverse** effects and Viewpoints C and J will experience **Moderate Neutral** effects. Viewpoints A, C and J all show Conservation Areas, with Viewpoint E showing a number of listed buildings along a key public heritage path, increasing the visual sensitivity of these viewpoints. Viewpoints D, F and G will experience **Moderate-Major Adverse** effects during both the construction and operational periods of the Proposed Development. Viewpoints F and G are both close range views towards the site (<250m) and demonstrate the scale of the Proposed Development will bring a prominent change to the nature of its immediate streetscape. Viewpoint D has a **High-Medium** sensitivity, on account of its high proportion of conservation areas and listed buildings within the frame. The nature of the Proposed Development, both in scale, mass and architectural aesthetic strongly contrasts with this setting and disrupts the key elements of the existing view. In viewpoints D, F and G Proposed Development is considered substantially uncharacteristic of the view, as well as being easily noticed by the observer.
- 6.15 Although there are anticipated to be some significant townscape and visual adverse impacts as a result of the Proposed Development, it is important to weigh this against the high-quality design and the potential direct and indirect benefits which will occur as a result of the proposals.

7 Built Heritage

- 7.1 A built heritage assessment has been undertaken to assesses the likely significant environmental effects of the Proposed Development on the above ground historic built environment of the Site and the surrounding area during the construction and operational phases. This assessment was undertaken by Turley Heritage.
- 7.2 There are no designated Scheduled Monuments, Conservation Areas, Registered Parks and Gardens, Registered Battlefields or Listed Buildings within the site boundary.
- 7.3 A Study Area of 750m from the Site Boundary has been set as a basis for the consideration of potential effects of the Proposed Development on built heritage assets. Within the Study Area, there are a number of heritage assets, including:
- Daily Express Building Grade II* Listed Building
 - Brownsfield Mill Grade II* Listed Building
 - Former Rochdale Canal Warehouse Grade II* Listed Building
 - Decker Mill and Old Mill Grade II* Listed Building
 - Sedgewick Mill including Sedgewick New Mill Grade II* Listed Building
 - Derros Building Grade II Listed Building
 - 66-77 Lever Street (including 10 Bradley Street Grade II Listed Building
 - Stevenson Square Conservation Area
 - Ancoats Conservation Area
 - Former Land O'Cakes / Bem Brasil Non Designated Heritage Asset
 - 58 Lever Street Non Designated Heritage Asset
 - 56 Lever Street and 25 Houldsworth Street Non Designated Heritage Asset
 - 40-42 Great Ancoats Street Non Designated Heritage Asset
 - 27 Houldsworth Street and Little Lever Street Non Designated Heritage Asset

- 7.4 During the construction phase, the Proposed Development will be regulated by a Construction Environmental Management Plan (CMP), which will secure the perimeter of the site with temporary fencing or barriers, manage and reduce noise as far as possible and introduce traffic management measures.
- 7.5 No additional mitigation is proposed once the development is completed. The layout, scale, mass, height, design, appearance, materials and landscaping of the Proposed Development act as embedded mitigation.
- 7.6 It concluded that neither the construction phase nor the operational and completed development would give rise to significant effects on the heritage assets listed above.

8 Climate Change

- 8.1 A climate change assessment has been undertaken to assess the effects that may arise as a result of climate change on the Proposed Development (hereafter referred to as the 'Resilience Assessment') and the effects of GHG emissions associated with the Proposed Development (hereafter referred to as the 'GHG Emissions Assessment'). The assessment was undertaken by BWB Consulting.
- 8.2 Information relating to climatic conditions in the North-West, the geographic region in which the Site is located, was obtained from the Met Office. The North-West of England has several distinct geographical areas. Much of the land west of the Pennines, which includes the area the Site is located, is relatively flat and generally below 150 m, with westward draining rivers.
- 8.3 In terms of local climatic conditions, average maximum and minimum temperatures have been lowest between December and February, whilst average maximum and minimum temperatures have been highest between May and September. Most rainfall has occurred between October - January, whilst the least has occurred between March - June. The monthly mean wind speed has been highest between January and April, whilst it has been weakest between July and October.

Resilience of the Proposed Development to Climate Change

- 8.4 No significant effects due to climate change are expected during the construction phase as it is anticipated that it will take less than three years to complete. Furthermore, mitigation measures would be incorporated into a detailed CEMPs for each phase of the Proposed Development, which would greatly reduce potential impacts.
- 8.5 The Resilience Assessment (**ES Volume 2: Main Text, Appendix 8.6**) determined that there would be no significant effects during the operational phase of the Proposed Development. Additional mitigation measures have been recommended to bolster resilience.

Influence of the Proposed Development on Climate Change

- 8.6 Quantitative assessments of vehicular emissions and embodied carbon were undertaken for the construction phase. The total amount of GHG emissions anticipated to be emitted during the construction phase is 0.78 ktCO₂e, which is considered to be a temporary, moderate adverse effect. However, the implementation of mitigation measures is expected to reduce this to a temporary, minor adverse effect, which is not considered to be significant in EIA terms and would not cause the UK Government to fail in reaching their net zero trajectory by 2050.

- 8.7 Quantitative assessment of vehicular emissions and energy production were undertaken for the operational phase. The total yearly amount of GHG emissions anticipated to be emitted during the operational phase is 0.22 ktCO₂e, which is considered to be a permanent, moderate adverse effect. However, the implementation of mitigation measures such as: the provision of cycle parking; measures within the Travel Plan; and Solar PV and ASHPs is expected to reduce this to a permanent, minor adverse effect, which is not considered to be significant in EIA terms and would not cause the UK Government to fail in reaching their net zero trajectory by 2050.

9 Socioeconomics

- 9.1 A socioeconomics impact assessment has been undertaken to assess the impacts on socioeconomic factors which could be affected by the proposed development during the construction and operational phases of the development. The assessment was undertaken by Brookdale Consulting.
- 9.2 According to the ONS, based on latest Census 2021 data, Manchester has a total population of 551,943. Within this, the Piccadilly ward accounts for 2.1% of the population at 11,654. A breakdown of the population by broad age category shows that Piccadilly has a very high proportion of working aged people at 95%. A total of 32% of its population are in the 16-24 age reflecting the predominance of students.
- 9.3 The working age population in Manchester is by far the largest group and is expected to increase up to 2033 when it flattens off. The increase is driven by anticipated increases in student numbers. Those in retirement age are also expected to increase while the youngest age group is expected to reduce as a proportion of the population.
- 9.4 ONS data show that economic activity in the Piccadilly ward is 72.4%, well above Manchester at 59%, which is also below the level for the North West at 59%¹. The high economic activity rate is due to the proportion of working aged people which is 95% of the total population compared to 70% at the Manchester level and 63% for the North West. The ward has a higher proportion of students than Manchester or the North West at 27% of over 16 year old residents compared to 18% for Manchester and 8% for the North West.
- 9.5 Full time employment rates are 83%, well above the 68.2% rate across Manchester. Nearly two-thirds (65.0%) of Piccadilly residents have Level 4 qualifications (degree) or above, well above the level in the rest of Manchester at 37.6% (31.2% for the North West).
- 9.6 In 2022 the total number of people working in Piccadilly was 83,375². This includes employees and working proprietors (sole traders, sole proprietors, partners and directors). The resident population of the ward is 11,654, and the working population is 11,071. This indicates that there is substantial net inward migration into the area for work of around 72,000. Given its city centre location and excellent public transport links, increased business space in the area would increase the opportunities for sustainable economic growth in Manchester.

¹ Nomis Ward Profile using 2021 Census data

² According to the ONS Business Register and Employment Survey (BRES)

- 9.7 Employment forecasts in the Greater Manchester Forecasting Model³ show employment in Greater Manchester is forecast to grow by 12% (183,000) jobs from 2017 to 2037. The city of Manchester is expected to provide a large share of this employment growth, especially if new development sites are brought forward, with Piccadilly being a key city centre ward with growth potential.
- 9.8 Unemployment accounts for 6.2% of the working age population in the Piccadilly ward, which is just above the rate for the rest of Manchester of 5.7% and well above the 3.4% level for the whole of the North West⁴.
- 9.9 The largest proportion of resident workers in Piccadilly ward are in professional occupations at 36.5%, followed by associate professional and technical occupations at 23.9% and managers, directors and senior officials at 10.1% (Manchester 23.8%, 13.5% and 8.7% respectively). The top three categories of employment account for 70.5% of the working population, well above the 46% for the rest of Manchester.
- 9.10 The site consists of takeaway shops and the Bem Brasil restaurant located at a key intersection with the Northern Quarter and Stevenson Square Conservation area located to the west, NOMA to the North, Ancoats to the east and the Piccadilly Basin to the South. There is strong demand for high quality office accommodation.
- 9.11 Construction of the development will support 921 person years of construction related employment, with GVA of £20.7m per year for 3 years. This is assessed as a **Moderate Beneficial** short-term effect on the wider area, which is **Not Significant**.
- 9.12 The development will create approximately 11,600 sq m of office space and 550 sq m of restaurant space creating 1,224 direct and indirect jobs in relevant sectors and GVA per year of £53.4m. Deducting the 180 direct and indirect jobs and GVA of £8.5m on the existing site gives a net impact of 1,044 jobs and GVA of £33.9m per year.
- 9.13 The Proposed Development will contribute to Manchester's economic prosperity providing sought after office accommodation to the benefit of Greater Manchester and the North West. It will increase the revenues to Manchester City Council through business rates in the order of £1.85m per year.
- 9.14 Given this context, the Proposed Development is regarded as having a positive and lasting effect in the area. This is assessed as a **Moderate Beneficial** overall rating which is **Not Significant** in EIA terms.

³ MCC (2017) *Greater Manchester Forecasting Model – Summary of outputs – 2017 update*, October 2017, Public Intelligence, Chief Executive's Department

⁴ Nomis Ward Profile using 2021 Census data

10 Daylight, Sunlight & Overshadowing

- 10.1 A Daylight, Sunlight and Overshadowing assessment has been undertaken to determine the potential direct and indirect effects of daylight, sunlight and overshadowing as a result of the Proposed Development during the operational phase. This assessment was completed by GIA.
- 10.2 Following an inspection of the Site and the buildings in the vicinity, the following neighbouring buildings have been identified as relevant receptors for assessment:
- 39 Great Ancoats Street
 - 44 Great Ancoats Street
 - 41-45 Great Ancoats Street
 - Derros Building
 - Hudson Building
 - Nuovo Apartments
 - 113 Newton Street
 - 40 Little Lever Street
 - 50-58 Spear Street
 - 5 Warwick Street
 - The Sorting House
- 10.3 A 3D model has been created and technical analysis undertaken within it to establish the levels of daylight and sunlight amenity as they currently exist (the baseline condition) and following the Proposed Development (the proposed condition).
- 10.4 An analysis of the daylight and sunlight levels following construction of the proposed development, together with development sites that are in close proximity of the properties has been undertaken to determine the cumulative impact.
- 10.5 A total of 477 windows facing the Site serving 235 rooms within the 11 buildings listed above were assessed for daylight and 77 rooms were assessed for sunlight within the 8 buildings which are material for consideration in sunlight terms i.e. their windows are orientated to within 90 degrees of due south.
- 10.6 The majority of the receptors that were assessed will experience, overall, negligible or minor adverse effects impacts on their daylight and/or sunlight amenity. These impacts are **Not Significant**.

- 10.7 44 Great Ancoats Street and 40 Little lever Street will experience moderate adverse effects on their daylight amenity, which are **Significant**, and **negligible** effects on their sunlight amenity, which are **Not Significant**.
- 10.8 No mitigation measures are proposed for these significant effects on the basis that the relationship between the Site and its neighbours is commensurate with that of other proximate sites that have recently been developed and, as such, the identified effects and daylight levels are to be expected and have, evidently, previously been considered acceptable.

11 Wind Microclimate

- 11.1 A wind assessment has been undertaken by GIA Surveyors to assess the effects of the Proposed Development on Wind Microclimate in relation to pedestrian comfort and safety. It considers the potential wind microclimate effects and likely effects of the proposed development on the following.
- Undesirable wind speeds at ground and raised levels of the site, surrounding buildings and nearby areas of public realm during the construction phase; and
 - Undesirable wind speeds at ground and raised levels of the site, surrounding buildings and nearby areas of the public realm during the operational phase.
- 11.2 Wind microclimate conditions were tested using a 3D model that extended to a 500m radius from the site. The assessment was completed across 3 scenarios including; baseline for the site and surroundings (existing), the proposed development in baseline surroundings and the proposed development in cumulative surroundings. The following sensitive receptors were identified based on the expected pedestrian activities for different areas in the site and surrounding area;
- General thoroughfares and roadways;
 - Off-site entrances;
 - On-site Entrances
 - Proposed amenity at ground floor within the site; and
 - Proposed terrace level amenity spaces within the proposed development.
- 11.3 Wind conditions were suitable for all thoroughfares, roadways, proposed entrances, off-site entrances, proposed ground level amenity and proposed terrace level amenity. As a result, all wind effects are **negligible (not significant)**.

12 Health

- 12.1 A health impact assessment (HIA) has been undertaken to assess the impacts on health factors which could be affected by the proposed development during the construction and operational phases of the development. The assessment was undertaken by RJK Consulting.
- 12.2 The NHS Healthy Urban Development Unit ("HUDU") guidance recognises that there are generally three types of HIAs, desktop; rapid; and full. Based on the type of development proposed, its scale, the existing site conditions and the likely effects, it is considered the most appropriate approach is a rapid appraisal of human health as part of the ES.
- 12.3 The principal health related impacts which have been reviewed as part of this assessment and the wider planning application documents include:
- **Townscape and Visual:**
 - Construction and operational effects to townscape characters areas and visual receptors.
 - **Wind:**
 - Operational impacts on the local wind environment.
 - **Daylight, Sunlight and Overshadowing:**
 - Operational impacts on existing and committed residential properties.
 - **Socioeconomics:**
 - A review of fiscal and social effects associated with the construction and operational phases of development.
 - **Air Quality:**
 - Construction phase dust impacts to construction workers and off-site receptors.
 - Operational phase emissions generated by the building's erection and operation.
 - The suitability of the site for future site users from an air quality perspective.
 - **Noise:**
 - Construction noise impacts on existing residential receptors.
 - The existing noise climate effects on future site users.

- Operational noise effects associated with plant and non-residential uses.

- **Ground Conditions:**

- Construction phase impacts associated with contaminated material affecting construction site workers and off-site sensitive receptors. ‘

- 12.4 A baseline review assessment confirmed whether a technical discipline has been scoped-in or out of the assessment, subject to the likelihood for significant human health effects.
- 12.5 The following technical disciplines were therefore reviewed as part of the assessment:
- Townscape and Visual (construction and operation).
 - Socio-economics (construction and operation).
 - Climate Change (construction and operation).
 - Daylight, Sunlight & Overshadowing (operation).
 - Wind Microclimate (construction and operation).
- 12.6 There are significant human health effects associated with the proposed development principally in relation to Townscape and Visual receptors. The first is during the construction phase as these operations tend to be at odds with the site’s setting and the visual amenity of identified receptors. Whilst during operation, the proposals would lead to a number of significant effects on the same receptors affected during operation. There are two significant adverse daylight effects to 44 Great Ancoats Street and 40 Little Lever Street.
- 12.7 However, these effects need to be balanced against the positive effects of the development. Referring to the Citywide challenges identified in the Development Plan, the assessment has demonstrated the following with respect to human health:
- **Reducing worklessness and deprivation** – The proposed development creates jobs and opportunities during the construction and operational phase. This will also increase spending in the local economy, thus supporting jobs in the local area indirectly. The creation of jobs will upskill residents and help to tackle the causes and challenges associated with deprivation.
 - **Improving the skills of residents to meet the job opportunities** – the Applicant has committed to a Local Labour Agreement which include key targets to source employment locally, thus providing opportunities for upskilling and various apprenticeship opportunities.

- **Reducing contribution to and mitigating effects of climate change** – The proposed development delivers a highly energy efficient development in a highly sustainable location. This replaces a series of poorly performing buildings whilst retaining key cultural heritage elements.
- **Creating neighbourhood focus, facilities and identity** – The development provides a blend of uses and spaces to support the needs of the growing economy and the existing community to create a positive and successful mixed-use neighbourhood.
- **Removing health inequalities and enabling more healthy lifestyles** – The development will encourage future site users to walk, cycle or commute via public transport. The creation of jobs in a sustainable location will help address health inequalities in the local area.
- **Improving access to employment and education** – The site provides employment opportunities during construction and operational in a highly sustainable location, with walking, cycling and public transport genuinely realistic alternatives to private car use.
- **Reducing congestion on the roads, improving the reliability of public transport and reducing overcrowding** – The development is car-free and will be a long-term positive step to reduce congestion on the highways network.
- **Improving the quality of air and water** – As above. In addition, the drainage strategy will implement a series of sustainable drainage strategy measures to treat surface water prior to discharging into the network.
- **Reducing the area of contaminated land and facilitating the re-use of previously developed land** – The site comprises previously development land in need of regeneration. The proposals will remediate any contaminated land and re-use a brownfield city centre site.
- **Continuing to ensure that development is of a consistently high quality** – The design is clearly of the highest quality and is the product of an extensive engagement process with the Council and a series of key stakeholders.

13 Summary and Conclusions

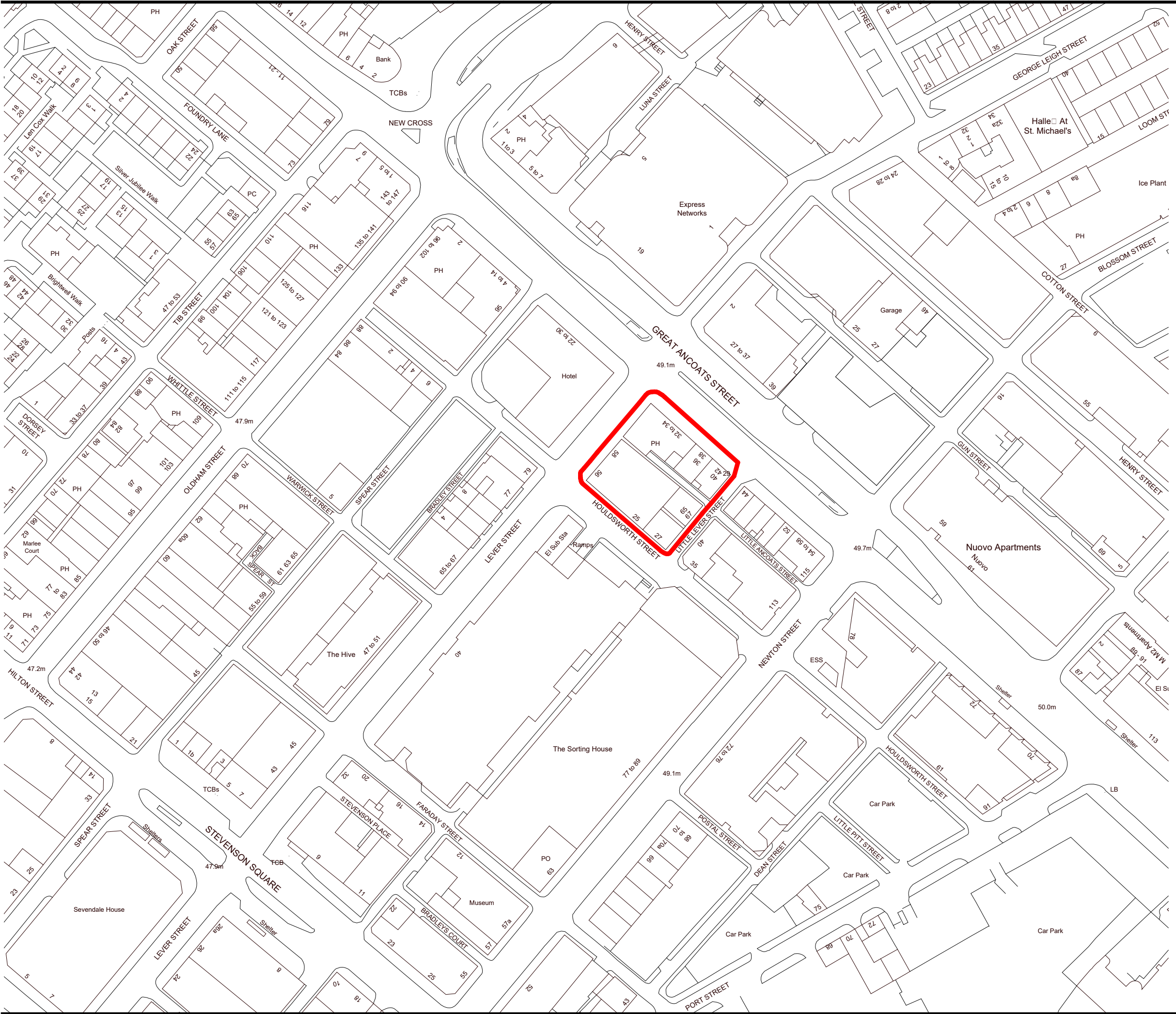
- 13.1 A comprehensive assessment of the potential effects of the construction and operational phases of the Proposed Development has been undertaken as part of this EIA to establish the environmental changes associated with the development. The Proposed Development has been designed in accordance with the findings and recommendations of the EIA. Any adverse effects identified through the assessment have been minimised as far as possible through the design process or the application of appropriate mitigation measures. Those effects associated with the construction activities will be controlled by the CEMP.
- 13.2 Effects during the demolition and construction period are considered to be short term **minor adverse**, **negligible** or **minor-moderate adverse** for the majority of impacts and one **moderate beneficial** impact relating to socio economics, which are considered **not significant**. There are some **moderate** and **moderate-major adverse** impacts relating to the townscape and visual amenity of the site. Those **moderate-major** and **moderate adverse** impacts are considered **significant** however construction related impacts are considered temporary and short term.
- 13.3 Potential environmental impacts of the completed development range from **negligible** to **moderate-major adverse**, with the majority of impacts being **negligible** or **minor adverse**, which is **not significant**. However, some significant impacts are expected. The significant effects identified in the ES are found within the Townscape and Visual and Daylight and Sunlight assessments and are summarised below.
- 13.4 Upon completion of the development changes to nearby Townscape Character Areas (TCA) and visual amenity from certain viewpoints are anticipated to lead to significant impacts for the following:

Adverse

- TCA 1 Northern Quarter (Moderate-Major)
- TCA 2 Ancoats (Moderate-Major)
- Viewpoint A Sherratt St (Moderate)
- Viewpoint D – Lever Street (Moderate-Major)
- Viewpoint E Rochdale Canal Path (Moderate)
- Viewpoint F Great Ancoats St at Junction to Oldham St (Moderate-Major)
- Viewpoint G Great Ancoats St at Junction to Blossom St (Moderate-Major)

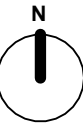
- 13.5 The of impacts upon built heritage are **not significant** during construction or once the development is completed and operational.
- 13.6 Once the development is completed, impacts upon Daylight, Sunlight and Overshadowing will be predominantly **not significant**. However, impacts upon daylight amenity at 44 Great Ancoats Street and 40 Little Lever Street will result in **moderate adverse** impacts which are **significant**.
- 13.7 **Minor** and **moderate beneficial** impacts which are not significant are anticipated in relation to socio economics through provision of direct and indirect job creation and the development contributing to Manchester's economic prosperity.
- 13.8 Although there are anticipated to be some significant adverse impacts as a result of the proposed development, it is important to weigh the potential direct and indirect benefits and improvements which will occur as a result of the proposals. The proposals comprise a high quality office development with active frontages which has been designed in consultation with the local community and other stakeholders and the proposed development is supported by a cohesive landscaping scheme, which will significantly boost the appearance of the current site.
- 13.9 In summary, the development is in line with the wider strategic regeneration objectives of the Council due to its sustainable location, the reuse of underutilised, previously developed land and buildings and the delivery of an office building which will bring about substantial economic benefits.

Appendix 1 – Site Location Plan



Dimensions are not to be scaled from on this document. Notify Howells of discrepancies affecting the information shown. This drawing is copyright of Howells, the trading name of Glenn Howells Architects Limited.

LEGEND



 Planning Boundary
(Total site area 0.16 Ha/1,640 m²)

DOCUMENT REFERENCED IN THIS DRAWING
OSMAP - LICENCE NUMBER 100022432
TOPO - 36876_01-03_TE_REV0



Location:

Status:

PLANNING

Revision History:		Checked: AD
P01	Planning First Issue	24/04/2024 DJ

Project & Client:
Lever Street Manchester working with Soller Group

File Title: Scale: 1 : 1250 @A3

Site Location Plan

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