



Crown Street Phase 3 and Plot D, Great Jackson Street
Environmental Statement - Non-Technical Summary
Addendum

April 2024

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1. Introduction

- 1.1. This Environmental Statement Non-Technical Summary ('NTS') 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 ('ES') and accompanying NTS prepared by Deloitte dated June 2023, submitted with the below planning applications, and the ES Addendum prepared and submitted alongside this NTS.
- 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.

What is the purpose of this NTS Addendum?

- 1.7. During the consultation period of the applications, responses have been received from consultees. Some of which have resulted in the requirement to update the submitted Environmental Statement. Therefore, an Environmental Statement Addendum has been prepared and submitted. This NTS provides a summary of the addendum in a non-technical format.

What is included within the EIA Addendum?

- 1.8. The EIA Addendum provides additional information in relation to number of the chapters, not all. Those chapters where additional information has been provided are listed below.
- 1.9. 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).
- 1.10. A summary is provided in the following pages. Full details can be found within the EIA addendum.

Availability of Environmental Statement

- 1.11. 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*

- 1.12. 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.

- 1.13. 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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The Hanover Building
Corporation Street
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2. Construction Management and Phasing

- 2.1. This Chapter of the ES has been prepared by the Applicant and assesses the identified risks associated with the construction stage of development.
- 2.2. 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.
- 2.3. Additional methodology information in relation to the demolition of the existing buildings has been provided by the Applicant and is outlined within the concurrently submitted ES Addendum.

3. Daylight and Sunlight

- 3.1. This Chapter of the ES has been prepared by GIA and assesses the likely Daylight, Sunlight and Overshadowing impacts of the proposals upon the site and surrounding area. This Chapter also describes the methods used to assess these impacts, the existing baseline conditions, the proposed mitigation measures required to prevent, reduce or offset any significant negative impacts and the likely residual impacts after these methods have been adopted.
- 3.2. 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.
- 3.3. 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 in the ES Addendum.
- 3.4. A total of 153 windows, serving 78 rooms, were assessed for daylight impacts within this building, to compare the current level of daylight received in comparison to what would be received, following the development of the proposed scheme. The report concludes that the effect on daylight and sunlight at is considered minor-adverse, meaning that the impact on daylight and sunlight at Castle Quay will not be significant.

4. Human Health

- 4.1. This Chapter of the ES has been prepared by Enfusion and assesses the likely effects of the proposals upon the social environment and health-related behaviour; economic environment; bio-physical environment; and institutional and built environment.
- 4.2. As a part of this Chapter of the submitted ES (Chapter 10), 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 and Enfusion have since reviewed the ES Chapter, to confirm the findings of the assessment.
- 4.3. The Assessment concludes that the proposals would result in increased pressure on healthcare providers, however this would be met by the new medical centre built by the Applicant within the Elizabeth Tower, adjacent to the application Site, which is forecast to have capacity for approximately 20,000 patients. As such, the conclusion outlined within the previously submitted ES, remains unchanged, with the effects likely to be Minor Adverse, and not significant in EIA terms.

5. Townscape and Visual Impact

- 5.1. This Chapter of the ES has been prepared by Chris Burnett Associates and assesses the likely Townscape and Visual impacts of the proposals upon the site and surrounding area. This Chapter also describes the methods used to assess these impacts, the existing baseline conditions, the proposed mitigation measures required to prevent, reduce or offset any significant negative impacts and the likely residual impacts after these methods have been adopted.
- 5.2. 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.
- 5.3. A total of three night-time views and the night-time construction phase effects, were assessed as a part of the study (Viewpoints 11, 12 and 18). The assessment concludes that the viewpoints are all beneficial in nature and the construction phase effects are assessed as being not significant. The reason why the effects are all judged to be beneficial in nature is due primarily to the surrounding character of the townscape into which the Proposed Development fits.

16. Summary of Residual Effects

5.4. Chapter 16 of the ES includes a summary of Residual Effects. To further assist, the Applicant has produced a summary of potential mechanisms to secure the proposed mitigation measures identified as part of the ES. This includes suitably worded planning conditions in relation to:

- Submission of a Construction Management Plan;
- Provision of up to 20% EV Charging and 1 cycle space per apartment;
- Submission of a whole life Carbon Assessment;
- Confirmation of compliance with Energy Strategy;
- Compliance with standard building plant noise requirements;
- Confirmation of amenity space and commercial space noise requirements;
- Proposed glazing specification;
- Submission of a travel plan;
- Wind mitigation details at Phase 3 level 2 terrace; and
- Phasing of the Proposed Development.



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