
**Proposed Residential Development
at Sparkle Street,
Manchester City Centre**

**Health Impact Assessment (HIA)
Report**

April 2024

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Proposed Residential Development at Sparkle Street, Manchester City Centre

Health Impact Assessment Report (HIA)

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CONTENTS:

Introduction

The Proposed Development	1
Health Impact Assessment (HIA)	1
This HIA Report	2

Policy Context

National Planning Policy	3
Sub-Regional Planning Policy	5
Local Planning Policy	6
Other Relevant Policy & Strategy	8

Guidance & Assessment Method

Guidance	10
Assessment Method	12

Baseline Characterisation

Health Profiles	15
Housing	15
Health & Social Infrastructure	17
Access to Open Space & Nature	18
Air Quality, Noise & Neighbourhood Amenity	18
Accessibility & Active Travel	19
Crime Reduction & Community Safety	19
Access to Healthy Food	19
Access to Work & Training	19
Social Cohesion & Inclusive Design	19
Minimising Use of Resources	20
Climate Change	20

Health Impact Assessment

Healthy Housing	21
Active Travel	22
Healthy Environment	22
Vibrant Neighbourhoods	25

Summary & Conclusion

Figures:

1.1 The Determinants of Health and Wellbeing

11

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1.0 INTRODUCTION

The Proposed Development

- 1.1 The Proposed Development at Sparkle Street, in Manchester City Centre, comprises 359 high quality apartments set across two elements, ranging from 10 storeys to 28 storeys. The residents will be provided with a wide range of amenity spaces throughout the building as well as the opportunity to enjoy access to private external terraces and a private shared garden. The building will be supported by improved landscaping, including the provision of street trees to enhance the public realm and immediate streetscape.
- 1.2 The Site relates to land bounded by Store Street to the north, vacant land to the east, residential buildings to the south, and Sparkle Street to the west – within Manchester City Centre. The Site falls within the boundary of the HS2 Piccadilly Station SRF (2014) and Manchester Piccadilly SRF (2018) which identifies the Site as an opportunity for development within a wider regeneration initiative involving the areas surrounding Piccadilly Station.
- 1.3 The planning application is supported by a range of planning and technical studies, including an Environmental Statement that reports the Environmental Impact Assessment addressing topics agreed with Manchester City Council (MCC) to be of likely significance: climate change; daylight, sunlight & overshadowing; townscape & visual impact; and wind microclimate.

Health Impact Assessment (HIA)

- 1.4 Health Impact Assessment (HIA) is a tool that is used to inform decision-making for plans, policies, and projects. HIA and health in Environmental Impact Assessment (EIA) are separate processes, and there are no standard methods for assessing health and wellbeing. It is important that health impact assessment is proportionate, balanced, and relevant.
- 1.5 Health and wellbeing are affected by a range of interacting social, economic and environmental factors – the so-called wider determinants of health. “*Health is a state of complete physical, mental and social well-being and not merely the absence of disease or infirmity*” (WHO, 1948). “*The most important contributors to a life in good health, including mental health, are to have a job that provides a sufficient income, a decent and safe home and a support network*” (Public Health England Strategy 2020-25)¹.
- 1.6 The complexities of investigating health impacts are recognised by the UK government (OHID, updated 2022)² with its Wider Determinants of Health tool

¹ https://assets.publishing.service.gov.uk/media/5d7b72c8ed915d5257b5b66c/PHE_Strategy_2020-25.pdf

² Office for Health Improvement & Disparities (OHID, previously Public Health England PHE)
<https://fingertips.phe.org.uk/profile/wider-determinants>

that is an ongoing project providing resources for categories of factors that affect health, as follows:

- Built & natural environment
- Work and the labour market
- Vulnerability & income
- Crime
- Education
- Marmot³ indicators (social determinants of health, health outcomes and social inequality)

This HIA Report

- 1.7 This HIA Report has been prepared to support the planning application for the Proposed Development at Sparkle Street, Manchester. It is provided to demonstrate compliance with the requirement in the Greater Manchester Joint Development Plan (GMJDP, adopted March 2024)⁴ in Policy JP-P6 Health. New development is required, as far as practicable, to help tackle health inequality, including through “*support by a Health Impact Assessment for all developments which require to be screened for an Environmental Impact Assessment*”. The Proposed Development has been screened and subject to EIA and, therefore, a separate HIA Report is provided in accordance with Policy JP-P6 Health.

³ Fair Society, Healthy Lives (The Marmot Review, 2010) and Review (2020)

<https://www.health.org.uk/publications/reports/the-marmot-review-10-years-on>

⁴ <https://www.greatermanchester-ca.gov.uk/what-we-do/planning-and-housing/places-for-everyone/>

2.0 POLICY CONTEXT

National Planning Policy

National Planning Policy Framework (revised 2023)⁵

- 2.1 The NPPF acknowledges the importance of considering health impacts during the planning process and covers many issues that are directly related to the determinants of health. The NPPF identifies the three overarching objectives – economic, social, and environmental – that are *interdependent and need to be pursued in mutually supportive ways* in order to achieve sustainable development (paragraph 8). The social objective should support “*strong, vibrant and healthy communities... by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being.*”
- 2.2 Chapter 8 covers promoting healthy and safe communities, acknowledging that planning policies and decisions should aim to achieve healthy, inclusive, and safe places which:
- “a) *promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages.*
- “b) *are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and*
- “c) *enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.*” (paragraph 96).
- 2.3 Social, recreational, and cultural facilities and services should ‘*support the delivery of local strategies to improve health, social and cultural wellbeing for all sections of the community*’ (paragraph 97). *It is important that sufficient choice of school places is available to meet the needs of existing and new communities* (paragraph 99). Public safety should be promoted and “*take into account wider security and defence requirements*” (paragraph 101).
- 2.4 “*Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and wellbeing of*

⁵ <https://www.gov.uk/government/publications/national-planning-policy-framework--2>

communities" (paragraph 102). Sustainable transport should be promoted and this *"can help improve air quality and public health"* (paragraph 109). *"An effective use of land should be promoted in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions"* (paragraph 123). *"Developments should create places that are safe, inclusive, and accessible and which promote health and wellbeing..."* (paragraph 135). *"New development must be appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health..."* (paragraph 191).

Public Health England (PHE, now OHID) Strategy (2020-2025)⁶

- 2.5 This document sets out how PHE intends to protect and improve the public's health and reduce inequalities during 2020 to 2025. The Strategy recognises that the longer term, societal drivers of change represent the principal challenge facing the public's health. However, there are opportunities now, including *"place-based approaches"*. The ten priorities include *healthier diets, healthier weight; cleaner air; and better mental health* with the aim to incorporate the reduction of health inequalities into each of the ten priorities. The purpose of PHE is to protect and improve the nation's health and reduce health inequalities. This is guided by aims – *"to keep people safe; to prevent poor health; to narrow the health gap; and the support a strong economy"*.

Fair Society, Healthy Lives (Marmot Review 2010, and 2020)⁷

- 2.6 The review sets out a framework for action under two policy goals: to create an enabling society that maximises individual and community potential; and to ensure social justice, health and sustainability are at the heart of all policies. There are six policy objectives:

- giving every child the best start in life
- enabling all children, young people and adults to maximize their capabilities and have control over their lives
- creating fair employment and good work for all
- ensuring a healthy standard of living for all
- creating and developing sustainable places and communities
- strengthening the role and impact of ill-health prevention

- 2.7 The Marmot Review 10 Years On found that over the last decade health inequalities have widened overall. The more deprived the area, the shorter the life expectancy. There is a housing crisis and a rise in homelessness; people have insufficient money to lead a healthy life; and there are more ignored communities with poor conditions and little reason for hope.

⁶ <https://www.gov.uk/government/publications/phe-strategy-2020-to-2025>

⁷ <https://www.instituteofhealthequity.org/resources-reports/marmot-review-10-years-on>

Sub-Regional Planning Policy

Greater Manchester Joint Development Plan (adopted March 2024)⁸

- 2.8 The Vision for Greater Manchester (GM) includes to make Greater Manchester as “a place where people live healthy lives”; and Strategic Objectives include No 10 “Promote the health and wellbeing of communities”:
- Ensure new development is properly served by health care services that meet the needs of communities
 - Improve access to healthy food options for all communities
 - Reduce the health impacts of air pollution through accessibility of sustainable travel such as public transport, cycling and walking
 - Maximise the health benefits of access to the natural environment and green spaces;
 - Coordinate with and support the delivery of local and Greater Manchester wide health strategies
- 2.9 The overall Strategy and many of the policies in the plan support improvements in health and wellbeing, and reductions in health inequalities, such as by “promoting a successful economy; increasing supply of high quality and affordable homes; enabling people to adopt healthier lifestyles; and reducing risks to human health”. The JDP recognises that addressing health inequalities will require a diverse range of coordinated measures. The JDP supports improvements in health and wellbeing including through promoting a successful economy, enabling people to adopt healthier lifestyles, and reducing the risks to human health.
- 2.10 **Policy JP-P6 Health** – To help tackle health inequality new development will be required, as far as practicable, to:
- A. Maximise its positive contribution to health and wellbeing, whilst avoiding any potential negative impacts of new development;
 - B. Support healthy lifestyles, including through the use of active design principles making physical activity an easy, practical and attractive choice; and
 - C. Be supported by a Health Impact Assessment for all developments which require to be screened for an Environmental Impact Assessment...
- 2.11 The Policy supporting text advises that as well as being of great importance in its own right, “health also has a significant impact on the ability of people to enjoy the immense range of opportunities across Greater Manchester and to make a positive economic contribution”. The text recognises that improvements in health require a range of coordinated measures, many of which are beyond the scope of the GMJDP. The JDP supports improvements in health & wellbeing, and reductions in health inequalities throughout its policies and proposals, such as by:

⁸ <https://www.greatermanchester-ca.gov.uk/what-we-do/planning-and-housing/places-for-everyone/>

- Promoting a successful economy
- Increasing the supply of high quality & affordable homes
- Enabling people to adopt healthier lifestyles, including through development of a high-quality green infrastructure; encouraging provision of wide range of recreation & sports facilities; food growing opportunities; and increasing the proportion of trips made by walking & cycling
- Reducing the risks to human health, including flood risk; reducing air pollution; providing cooling & shading to combat high temperatures; promoting high levels of fire safety; and designing places to minimise opportunities for crime, terrorism, and anti-social behaviour

2.12 The policy supporting text does not suggest any particular kind of HIA but rather advises that HIAs *"should aim to enhance the positive aspects of a proposal while avoiding or minimising any negative impacts, with particular emphasis on disadvantaged sections of communities that may be affected."*

Local Planning Policy

Manchester City Council (MCC) Core Strategy (adopted 2012)⁹

2.13 MCC's Core Strategy is the key document in Manchester's Local Development Plan. It is founded on a Vision to 2027 that includes *"an increased and sustainable healthy population..."*. Policies relevant to health are as follows:

- Policy SP1 Spatial Principles includes requirement that development should make a positive contribution to neighbourhoods including *"making a positive contribution to the health, safety and wellbeing of residents"*
- Policy EC1 Employment and Economic Growth in Manchester requires development proposals to make the best possible use of a site in terms of efficient use of space and including application of best practice in security design.
- Policy EN4 seeks to reduce CO₂ emission and reduce fuel poverty by enabling low and zero carbon development.
- Policy EN8 Adaptation to Climate Change includes requirements to minimise flood risk and reduce urban overheating.
- Policy EN9 Green Infrastructure provides guidance on provision of new, and improvements to, the quality and accessibility of existing green infrastructure assets.
- Policies EN10 and EN11 safeguard and create new open space, sport and recreation facilities.

⁹ https://www.manchester.gov.uk/info/200074/planning/6573/core_strategy_2012-2027

- Health is further protected through Policies EN14 Flood Risk, EN16 Air Quality, EN17 Water Quality, and EN18 Contaminated Land & Ground Stability
- Policy T1 Sustainable Transport requires *“delivery of a sustainable, high quality, integrated transport system to encourage modal shift away from car travel... and to prepare for carbon free modes of transport”*.
- Policy T2 will actively manage the pattern of development to ensure that there are accessible areas of opportunity and need.
- Policy T3 supports proposals that contribute to an economically and environmentally sustainable transport network through strategic integration of strategic transport projects. Progression towards sustainable transport will promote healthier living and well-being.
- Policy DM1 Development Management requires that all development should have regard to specific issues including *“Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation”*; Accessibility: *buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes*; *“Community safety & crime prevention”*; and *“Design for Health”*.

Our Manchester Strategy, Forward to 2025¹⁰

- 2.14 The Strategy sets out the future envisaged for the city and the priorities were reset following wide consultation during 2020. Communities want to see a renewed focus on the six themes, including *“Health – tackling physical and mental inequalities and ensuring fair access to integrated services”*.

Manchester's Building Back Fairer (Marmot) Framework (2022-2027)¹¹

- 2.15 The Framework sets out the interactivities between the eight identified themes and the four ways that community groups and trusted organisations need to be involved. The eight themes are:

- Communities & power
- Early years, children & young people
- Poverty, income & debt
- Work & employment
- Prevention of ill health & preventable deaths
- Homes & housing
- Places, transport & climate change
- Systematic & structural racism & discrimination

¹⁰

https://www.manchester.gov.uk/info/100004/the_council_and_democracy/8148/our_manchester_strategy_%E2%80%93_forward_to_2025

¹¹ <https://www.instituteofthehealthequity.org/resources-reports/build-back-fairer-in-greater-manchester-health-equity-and-dignified-lives>

Other Relevant Policy & Strategy

Public Health England (PHE) Spatial Planning for Health (2017)¹²

- 2.12 This report provides evidence of links between spatial planning and health, focusing on five key built environment topics – neighbourhood design, housing, healthier food, natural and sustainable environment, and transport.

Public Health England (PHE) Health Impact Assessment in Spatial Planning (2020)¹³

- 2.13 This document provides a guide for local authority public health and planning teams setting out process and practice with regard to the wider determinants of health and wellbeing for plan-making and the planning application process. It identifies eight categories of health and wellbeing outcomes in planning: reduce health inequalities; improve mental health and wellbeing; improve diet and weight; improve musculoskeletal health; improve respiratory health; improve cardiovascular health; protect environmental health; and provide access to health and care infrastructure and services. The guide is mostly associated with the plan-making and associated strategic environmental assessment processes. It does include an annex on integrating HIA in EIA and this does confirm the importance of a “*proportionate and justified approach*”.

Greater Manchester (GM) Population Health Plan (2017-21)¹⁴

- 2.14 Sets out the approach by the GM Health & Social Care Partnerships to delivery of a radical upgrade in population health across the city region. This strategic framework has been developed with Plan Objectives, as follows:
- Person & community centred approaches
 - Start well
 - Live well
 - Age well
 - System reform

¹²

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/729727/spatial_planning_for_health.pdf

¹³

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/929230/HIA_in_Planning_Guide_Sept2020.pdf

¹⁴ <https://gmintegratedcare.org.uk/wp-content/uploads/2022/06/population-health-plan-2017-2021.pdf>

Manchester City Council Population Health Plan (2018-2027)¹⁵

2.15 The plan focuses on getting results in five crucial aspects of life:

- The first 1,000 days of a child's life
- Work and its positive impact on health
- Making social connections and changes that matter
- An age-friendly Manchester y
- Action on preventable early deaths

2.16 An 11-point plan covers key factors – including the impact of housing. The plan recognises that *“Better housing can help to prevent physical illness and reduce stress, and good heating and insulation helps to keep people well in winter. A good physical environment makes us more active and helps us access the services we need. Good-quality air prevents chest conditions getting worse, and reducing long-term exposure to pollution has many positive health benefits”*. It also recognises the harm that social isolation can have on mental health and wellbeing.

¹⁵ https://www.manchester.gov.uk/downloads/download/6926/manchester_population_health_plan_2018-2027_-_summary_version

3.0 GUIDANCE & ASSESSMENT METHOD

Guidance

- 3.1 There is no standard method for assessing health impacts from proposed development. *Shaping Neighbourhoods: For Local Health and Global Sustainability* (2003, 2010 & 2021)¹⁶ sets out the complexities of planning for health due to the multiple determinants and the need for cross-sectoral understanding and collaboration. This guide established a health map demonstrating the linkages between the global ecosystem, the natural and built environments, the local economy with communities, people, and their lifestyles. It explains the likely interactions between different sectors and seeks a common language for spatial planning and public health practitioners.
- 3.2 The complexities of investigating health impacts are recognised by Government and the Wider Determinants of Health tool¹⁷ is an ongoing project that provides resources for categories of factors that affect health.
- 3.3 The Institute of Environmental Management & Assessment (IEMA) paper on Health in EIA (2017)¹⁸ explains the complexities associated with defining significance for population and human health. This guidance notes that there is an absence of specific significance criteria or defined thresholds for determining significance for population and health in UK EIA practice. Given the multitude of factors that contribute to an individual's health outcomes, it is difficult to draw a quantified conclusion regarding the contribution of a particular development to an increase or decrease in the number of additional cases of a particular physical or mental health outcome. The subsequently published IEMA guidance (November 2022)¹⁹ on scoping and assessing significance for health in EIA, sets out further details and confirms the importance of a proportionate approach.
- 3.4 The London Healthy Urban Development Unit (HUDU) 'Healthy Urban Planning Checklist' (2017)²⁰ provides a useful checklist that was developed for London but is applicable to development proposals in urban areas elsewhere in the UK. The checklist aims to promote healthy urban planning by ensuring that the health and wellbeing implications of major planning applications are consistently taken into account, through providing a set of themes and planning issues that can be used to assess development proposals.
- 3.5 This checklist recognises that health and wellbeing can be affected by multiple determinants as shown in the following figure:

¹⁶ Barton, Grant & Guise (3rd edition, 2021) *Shaping Neighbourhoods: For Local Health and Global Sustainability*

¹⁷ <https://www.gov.uk/government/statistics/wider-determinants-of-health-may-2021-update>

¹⁸ <https://www.iema.net/resources/reading-room/2017/05/01/get-primed-for-health-in-eia>

¹⁹ <https://www.iema.net/resources/blog/2022/11/17/launch-of-the-eia-guidance-for-considering-impacts-on-human-health>

²⁰ <https://www.healthyurbandevelopment.nhs.uk/hudu-publications-2017/>

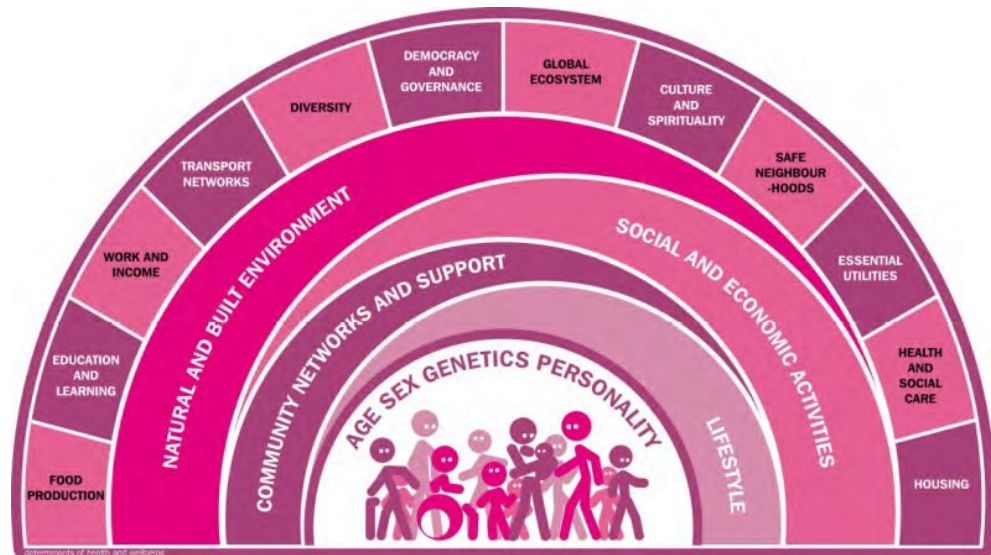


Figure 1: The Determinants of Health and Wellbeing (London HUDU developed from Barton & Grant 2007)

3.6 Changes in certain determinants affected by proposed development may impact the health and wellbeing of existing and new residents, workers, and visitors. The HUDU checklist also interprets these determinants into a set of four themes for healthy urban living that recognises the interconnectedness and multifunctionalities, as follows:

- Healthy Housing
- Active Travel
- Healthy Environment
- Vibrant Neighbourhoods

3.7 The HUDU has further developed a rapid Health Impact Assessment (HIA) tool (2019)²¹ that uses existing evidence to assess the impacts of a plan or proposal and recommend measures to address any potential negative impacts and maximise benefits. This HIA tool focuses on the built environment and issues directly or indirectly influenced by planning decisions. The HIA tool sets out the HIA process and suggests eleven topics or broad determinants for health and wellbeing. For each topic there are a number of criteria or questions that may be used to scope the extent of an HIA and then to form the basis of the assessment using existing information.

3.8 The HUDU checklist tool sets out the considerations and potential health impacts (negative and positive) that might be associated with the design of a proposed development. These are organised into eleven categories of broad determinants, as follows: Housing quality and design; Access to healthcare services and other social infrastructure; Access to open space and nature; Air quality, Noise and neighbourhood amenity; Accessibility and active travel; Crime reduction and community safety; Access to healthy food; Access to work and training; Social cohesion and lifetime neighbourhoods; Minimising the use of resources; and Climate change. For each topic there

²¹ <https://www.healthyrbandevelopment.nhs.uk/our-services/delivering-healthy-urban-development/health-impact-assessment/>

are a number of criteria or questions that may be used to scope the extent of an HIA and then to form the basis of the assessment using existing information.

Assessment Method

- 3.9 For the purposes of this health impact assessment, we have applied the HUDU checklist and eleven topics to the proposals in order to help determine the scope of the assessment by identifying the relevant topics. Applicable criteria/questions for each of the scoped topics were considered at the assessment stage in order to identify potential health impacts and the need for any mitigation or enhancement. Existing information and evidence were used, and impact assessment undertaken using professional judgment.
- 3.10 **Housing design and affordability** are key factors – provision of good quality residential development is known to have positive effects on health and wellbeing. Does the proposal meet with the design criteria of the Lifetime Homes Standard or meet with Building Regulation requirement M4 (2)? Does the proposal promote good design through layout & orientation, meeting internal space standards? Does the proposal contain homes that are highly energy efficient? This HIA will consider the findings from the EIA chapter on Townscape & Visual Impact (TVIA). The interaction with heritage and the historic environment can be a positive factor in supporting individual and community wellbeing – summary findings of studies will be considered with regard to human wellbeing.
- 3.11 **Access to health and social care services and other social infrastructure** is directly important for health. This health assessment considers the proximity, accessibility, and capacity (where possible) of health and medical centres and dentists in the vicinity of the Proposed Development. It considers the proximity and accessibility of gyms, leisure centres, sports/recreational and cultural facilities nearby since such activities are important contributors to health and wellbeing. Searches were made through web-based sources and using Google Maps to measure approximate distances by walking and/or public transport from the centre of the development area to the facility. The walkable zone was defined as a distance of about 1 mile from the site and equivalent to about 10-20 minutes' walk.
- 3.12 **Access to open space and nature** is a key factor. The proximity of open spaces and walking/cycling routes is investigated since access to open space and healthy modes of transport strongly contributes to healthier lifestyles and wellbeing. Does the proposal provide links between open and natural spaces and the public realm? Are the open spaces safe and accessible? Does the proposal set out how any new space will be managed and maintained?
- 3.13 **Air quality, noise and neighbourhood amenity** are important factors for health and wellbeing. Summary findings from the technical studies for air quality and noise are considered and their implications for health and wellbeing incorporated into this HIA.

- 3.14 **Accessibility and active travel** is well established as a major factor in health and wellbeing. Summary findings from the transport & traffic assessment technical study are considered and their implications for health and wellbeing incorporated into this HIA. Also, the Interim Travel Plan. The Proposed Development is located in the Manchester City Centre and richly served by a range of sustainable transport modes. Does the proposal connect public realm to local cycle & walking networks? Does the proposal encourage walking & cycling? Does the proposal seek to reduce car use by reducing carparking provision? Does the proposal allow people with mobility problems or a disability to access the building?
- 3.15 **Crime reduction and community safety** is a key factor in health and wellbeing for communities and this HIA considers those elements of the development proposals that contribute to safety. Does the proposal incorporate design to help people feel secure. Does the proposal include attractive spaces & buildings? Has engagement been undertaken with the local community? The HIA will take into account the Crime & Security Statement supporting the planning application.
- 3.16 **Access to healthy food** is another direct factor in health, such as accessibility to a range of retail and smaller food shops, including for affordability. Provision of allotments and encouragement of community gardens for food is not often within the scope or viability of proposed development. The location of new homes within the city centre and a range of food shops and services are considered in this HIA.
- 3.17 **Access to work and training** is known to affect health and wellbeing. Whilst provision of training is beyond the scope of the Proposed Development, the location of the new homes close to a wide range of employment opportunities are considered within this HIA.
- 3.18 **Social cohesion and inclusive design** are key factors for health and wellbeing. This HIA considers the implications of the design and project proposals in this respect for the new communities; it also considers connectivity with the nearby existing residents and communities.
- 3.19 **Minimising use of resources** – does the proposal make best use of existing land? Does the proposal encourage recycling, including building materials? Does the proposal incorporate sustainable design and construction techniques?
- 3.20 **Climate change** is an increasingly vital factor in considering environmental sustainability and a healthy environment – and consequently, health and wellbeing for people and communities. Does the proposal incorporate renewable energy? Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures? This is a concern for tall buildings and city centre locations - such risks were considered to be of likely significance and scoped into the supporting EIA. This HIA will consider the findings from the EIA chapters on climate change; daylight, sunlight & overshadowing; and wind microclimate. Risks associated

with flooding and ground contamination were identified as not significant for the EIA and these findings are noted within this HIA.

- 3.21 Overall, the HIA aims to consider impacts associated with the construction and the occupational phases. It considers embedded mitigation provided through the design of the project – such as layout, together with specific mitigation for potential negative effects – such as the commitment to a Construction Environmental Management Plan (CEMP) to control and minimise any effects associated with nuisance noise and dust.
- 3.22 The HIA aims to identify any sensitive receptors, such as nearby schools and care homes. The complexities of investigating health impacts are appreciated, including the multifunctionalities and interconnectedness of factors. Therefore, the key findings are then considered within the four themes for healthy urban living - Healthy Housing; Active Travel; Healthy Environment; and Vibrant Neighbourhoods.
- 3.23 The baseline informing the assessment draws upon local health and wellbeing information and priorities, such as those set out in the Manchester Intelligence Hub²², and as reported through Public Health England²³ and the Office for National Statistics (ONS)²⁴. The key baseline from relevant technical studies undertaken for the EIA, and other planning support studies, is considered, including risks to health/wellbeing such as from air quality, noise, climate change, daylight/sunlight/overshadowing, and the wind microclimate.
- 3.24 Further information on environmental sensitivity that might affect human health and wellbeing has been taken from Defra Magic Mapping²⁵. It has not been necessary for this assessment to undertake primary research or surveys and this desk-based approach using published information and professional judgment provides an appropriate level of detail to demonstrate that the requirements of Policy JP-P6 Health have been addressed.

²² https://www.manchester.gov.uk/info/200088/statistics_and_intelligence/7611/intelligence_hub

²³ <https://fingertips.phe.org.uk/profile/health-profiles/data#page/1/ati/302/are/E08000003>

²⁴ <https://www.ons.gov.uk/>

²⁵ <https://magic.defra.gov.uk/MagicMap.aspx>

4.0 BASELINE CHARACTERISATION

Context

- 4.1 The Proposed Development is located within the Piccadilly Ward in Manchester City Centre. The Site relates to land bounded by Store Street to the north, vacant land to the east, residential buildings to the south, and Sparkle Street to the west. The Site is approximately 0.39ha in size and some 100m north of Piccadilly railway station. The Site is largely unoccupied, with its former use being a telephone exchange along with surface car parking and two buildings that are partly used for storage and distribution.

Health Profiles

- 4.2 **Population & Life Expectancies:** There are approximately 14,000 people living in Piccadilly Ward according to the ONS Census population estimates. The working age population in the Ward is 13,436 and this is within the second highest range for all Wards of 12,650 – 13,643, and compares to 16,400 for the adjacent Deansgate Ward in the City Centre. The proportion of the population represented by children under 16 years age is very low at 297 for Piccadilly and similar for the adjacent Deansgate Ward at 280. The proportion of older persons at 65+ years is similarly very low at 2 and compares with adjacent Deansgate at 1. According to OHID (previously PHE) data (2016-2020), life expectancy at birth for Manchester is 75.6 (males) & 79.7 (females) compared with 79.5 (males) & 83.2 (females) averaged for England. Provisional estimates of life expectancy at birth show the impact of the Covid-19 pandemic. Life expectancy at birth for females is 87.7 years in the Piccadilly Ward and this is the highest of all the wards in Manchester. No data are available for males in the Piccadilly Ward²⁶.
- 4.3 The size of the fall in life expectancy in Manchester is more than that seen in England overall, widening inequalities in life expectancies between Manchester and the national average. Physically active adults (2019-20) are recorded at 62.4% for Manchester, lower than that averaged for England at 66.4%. Percentage of adults classified as overweight or obese are recorded at 61.0%, slightly lower than the 62.8% averaged for England. The excess winter deaths index (2019-20) at 18.3% was slightly higher than the averaged value of 17.4% for England.

²⁶ <https://dashboards.instantatlas.com/viewer/report?appid=0d1fdf43ebbd4727ac9be5d71e77e878>

- 4.3 **Health & Inequalities:** The Manchester State of the City Report (2022) reports on progress with various matters including reducing health inequalities. It reports that people with higher levels of wellbeing have lower rates of illness, recover more quickly (and for longer), and generally have better physical and mental health. Individuals in Manchester have overall poorer scores on self-reported life satisfaction than England as a whole. In 2019/20, 5.4% of adults in Manchester had a low life-satisfaction score compared with 4.7% of adults across England as a whole – a difference of 0.7 percentage points.
- 4.4 In 2021, 13.3% of respondents in Manchester said they had a long-term mental health problem compared with 11% of respondents across England as a whole. Infant deaths (deaths to children aged under one year of age) are an indicator of the general health of the entire population. They reflect the relationship between causes of infant mortality and other determinants of population health, such as economic, social, and environmental conditions. The infant mortality rate in Manchester has improved substantially in recent years. Between the periods 2001–03 and 2011–13, the rate fell by 87%.
- 4.5 Physical inactivity is the fourth-leading risk factor for global mortality. Data from the Sport England Active Lives Adult Survey for 2020/21 shows that the proportion of adults aged 19 and over in Manchester classed as 'inactive' has fallen slightly from 26.5% in 2019/20 to 24.6% in 2020/21. In contrast, the proportion of adults across England as a whole classed as 'inactive' has increased over the same time period (from 22.9% in 2019/20 to 23.4% in 2020/21). However, the proportion of adults in Manchester classed as 'inactive' remains higher than the England average.
- 4.6 The Proposed Development is located in Piccadilly Ward. According to MCC Intelligence Hub information using Ward profiles, the Piccadilly Ward has very good health (2011 self-assessment from residents of the state of their general health), within the medium range for the City. Emergency hospital admissions for all causes are low at 36.3, compared with other Wards, and at the lowest of the range 36.3-186.7 for all Wards – indicating less poor health. The Index of Multiple deprivation (IMD) is an overall relative measure of deprivation constructed by combining seven domains of deprivation – Income; Employment; Education; Skills & Training; Health & Disability; Crime; Barriers to Housing Services and Living Environment. The Piccadilly Ward has a IMD score (2019) of 26.83, (the least deprived is in the range 15.5-31.1 with 48.4-62.7 indicating the most deprived) indicating that Piccadilly is one of the least deprived Wards in the City.
- 4.7 The Piccadilly Ward also shows good health when other indicators are considered. The number of estimated households in fuel poverty (2020) was 426 which is within the lowest range for the City. The number of residents claiming benefits (Feb 2022) is the amongst the lowest in the City at 781 for a range of 540 – 6,727 for all Wards. The total reported street crimes for 2018 was 16,552, similar to adjacent Wards, and at the higher end of the range from 1,343 – 16,552 for all Wards.

Housing

- 4.8 Data from the 2021 Census²⁷ shows that there are around 11,663 usual residents in the Piccadilly Ward and that most (10,313) live in a household, with 1,350 living in communal establishments. The GM Housing Strategy and the GMJDP objectives include delivery of just over new 175,000 homes over the plan period (2022 -2039).²⁸ The Boroughs will need to deliver their share of affordable housing, as well as a requirement for all homes to meet the nationally described space standards and the 'accessible and adaptable' standard as set out in Part M of the Building regulations.

Health Services & Other Societal Infrastructure

- 4.9 There is a range of services and community facilities within close proximity (10-20 minute walk, a 1 mile radius)²⁹ of the site. There are ten GP practices/medical centres within the local level of around 1 mile (20-25 minute walk) of the Site. As of January 2024, there are 2,294 patients per GP in England – an average that has increased by 7% since 2019³⁰. As at July 2021, there were 85 GP practices in Manchester with large variation in the number of patients registered at the practices. This ranges from 1,820 for the smallest through to 23,096 for the largest practice with a citywide total of 679,284 patients registered at Manchester GP practices³¹. According to the BMA³², GP practices across England are experiencing significant and growing strain with declining GP numbers, rising demand, struggles to recruit and retain staff – with knock-on effects for patients.
- 4.10 Thus, there is a national and fast-changing situation relating to GP practices, capacities, services and meaningful ratios of GP to patients. The precise numbers of patients and capacities for new patients at GP practices in the vicinity of the Site are not known, although an initial web-based search indicated that some of the GPs appear to be taking on new patients. The Piccadilly Ward populations³³ comprise almost entirely of people aged 16-64 (97%) of which the vast majority are under the age of 40 (92% aged between 16-39). On the reasonable assumption that a more elderly patient profile is likely to generate higher demand for primary healthcare services, it is therefore more likely that practices operating locally can sustainably support higher patient to GP ratios.
- 4.11 There are 16 dental practices within around 1 mile radius of the Site. It is not known how many of these dental practices are taking on new patients nor how many of these will take NHS patients. Studies by the BBC and the British Dental Association (BDA) in 2022, found that 9 in 10 practices in England are reporting that they are unable to take on new adult patients on the NHS³⁴.

²⁷ https://www.manchester.gov.uk/directory_record/456600/piccadilly

²⁸ <https://www.greatermanchester-ca.gov.uk/media/9578/places-for-everyone-joint-development-plan-document.pdf>

²⁹ Estimated through use of Google maps <https://www.google.co.uk/maps/>

³⁰ Royal College of General Practitioners <https://www.rcgp.org.uk/representing-you/key-statistics-insights>

³¹ <https://democracy.manchester.gov.uk/documents/s25985/GP%20Access.pdf>

³² BMA (April 2024) <https://www.bma.org.uk/advice-and-support/nhs-delivery-and-workforce/pressures/pressures-in-general-practice-data-analysis>

³³ https://www.manchester.gov.uk/info/200088/statistics_and_intelligence/7611/intelligence_hub

³⁴ <https://www.bda.org/news-and-opinion/news/nhs-dental-statistics-show-a-service-on-its-last-legs/>

The BDA continues to lobby for reform and fair funding for NHS dentistry, and as with GPs, this situation with dentists is national and appears to be somewhat changeable. Again, the likely demographics for working age residents in the Piccadilly Ward indicate that the current dental practices may be able to accommodate demand from the increased number of residents.

- 4.12 Hospitals are located to the south-east and around 1.8 miles distance – with good sustainable transport possibilities. There are 2 care/retirement/nursing homes within the vicinity – about 0.9 miles distance from the Site. There are 2 nursery schools located Store Street/Sheffield Street and less than 0.1 mile from the Site. There are 4 primary schools located around at some 0.9 mile distance from the Site. Secondary schools are further away and accessible through good sustainable transport options. There are 2 community centres within 1 mile of the Site.
- 4.13 The Site is located within the Manchester City Centre where there is a rich variety of cultural, health & wellbeing services and facilities available. This includes museums and art galleries, theatres and cinemas, cafes/bars and restaurants. There are some 15 gyms/sports centres within a 1 mile radius of the Site, including 3 centres with swimming pools. There are some 6 yoga studios/wellness centres and 2 pilates studios within a 1 mile radius of the Site.

Access to Open Space & Nature

- 4.14 There a number of open/amenity spaces in proximity to the Site (less than 1 mile) including Piccadilly Gardens, Sackville Gardens, Mayfield Park, Gartside Gardens and All Saints Park. Within less than 0.25 miles, there is walking and cycling access to wider networks of open/green space, for example, the Rochdale Canal and Ashton Canal towpaths, and beyond – such as the Beeway³⁵ cycle & walking routes, the Manchester Green Trail³⁶, the Bridgewater Way³⁷, and the GM Ringway³⁸. The Ashton Canal Site of Biological Importance (SBI) is located close to the north of the Site, above ground within the Store Street Viaduct. Currently, the Site contains various trees, hedges and shrubs (ecological studies and as reported in the Environmental Statement).

Local Environmental Quality – Air, Noise, Neighbourhood Amenity

- 4.15 **Townscape & Visual Impact; Heritage:** The Site is located within the Piccadilly area of the Manchester City Centre, approximately 170m north east of Piccadilly railway station. This area of Piccadilly is currently undergoing significant urban regeneration and comprises several modern apartment and office buildings and construction sites. The Site is not located in any designated Conservation Area and there are no nationally listed heritage

³⁵ For example, see GM Interim Active Travel Design Guide (2020)

³⁶ <https://www.visitmanchester.com/things-to-see-and-do/activities/walking/>

³⁷ <https://bridgewatercanal.co.uk/things-to-do/the-bridgewater-way/>

³⁸ <https://www.visitmanchester.com/listing/gm-ringway-greater-manchester%e2%80%99s-walking-trail/74338101/>

assets on the Site, although there are a number of nearby listed assets. The site is a negative contributor to the local environment and street scene in terms of its visual appearance.

- 4.16 **Air Quality:** As with the majority of Manchester City Centre, the Site is located within the Greater Manchester Air Quality Management Area (AQMA). Local air quality at the Site is and will be affected by local traffic flows. **Noise & Vibration:** The general noise environment at and around the Site is principally determined by road traffic. **Flood Risk:** The site is within Flood Zone 1 and, therefore, at low risk of flooding.

Accessibility & Active Travel

- 4.17 The Site is one of the most accessible in the city, being adjacent to Manchester Piccadilly. This provides local, regional, and national train services, as well as access to all Metrolink lines to offer onward journeys across destinations in Greater Manchester. The Site is also near several bus stops on Great Ancoats Street and London Road, providing services across Greater Manchester, including the free shuttle bus services located adjacent to the railway station that run in a circular route in and around Manchester City Centre. As such the Site is well serviced by a variety of public transport options and scores highly on the GM Accessibility Levels (GMAL Score 8/8)³⁹. The surrounding area has excellent levels of pedestrian and cycling infrastructure.

Crime Reduction & Community Safety

- 4.18 The total reported street crimes for 2018 in the Piccadilly Ward was 16,552, similar to adjacent Wards, and at the highest end of the range from 1,343 – 16,552 reported within Manchester.

Access to Healthy Food

- 4.19 The Site is within the City Centre and access to a wide range of types and costs of healthy food.

Access to Work & Training

- 4.20 **Employment & Economy:** Total number of people in employment within the Piccadilly Ward in central Manchester was 85,000 in 2022, accounting for some 20% of Manchester's total employment (432,000). Though high at the district level, the claimant count is far lower (1.1%) at a more localised level (Deansgate and Piccadilly Wards). Similarly, Manchester's unemployment rate (5.5%) is higher compared to Greater Manchester (4.4%), regionally (3.9%) and nationally (3.8%).

³⁹ <https://www.data.gov.uk/dataset/d9dfbf0a-3cd7-4b12-a39f-0ec717423ee4/gm-accessibility-levels-gmal>

Social Cohesion & Inclusive Design

- 4.21 There are existing residential communities to the east of the Site – adjacent to the canal and Chapeltown Street.

Minimising the Use of Resources

- 4.22 The existing land use could be considered to not be making the best use of the land – surface car parking and fragmented undeveloped plots of land.

Climate Change

- 4.23 **Climate Change:** Greenhouse gas (GHG) emissions occur constantly and widely as a result of human and natural activity. As the site is currently vacant, there are no significant GHG emissions associated with the site in the baseline. **Daylight, Sunlight & Overshadowing:** The Site is currently undeveloped and is located in a city centre, dense urban location. **Wind Microclimate:** The microclimate of any development is the distinctive climate of a small-scale area. The weather variables in a microclimate, such as wind, may be different to the conditions prevailing over the area as a whole. The baseline studies identified that winter conditions are suitable for sitting and standing; summer conditions are suitable for seating; and there are no safety exceedances at ground or elevated levels.

5.0 HEALTH IMPACT ASSESSMENT (HIA)

Healthy Housing

- 5.1 **Housing Design & Affordability:** The Proposed Development includes 359 residential apartments and 5 townhouses (1, 2 & 3 bed types), thus offering a range of housing types to contribute to the identified housing need with major positive effects towards housing objectives. Good quality housing is associated with better health and wellbeing. Improvements in the stock of housing types will also contribute towards objectives for reducing health inequalities. It may be noted that the quality of the new homes will be in accord with relevant building regulations and legislation that is established to protect people's health. The design process has had regard to the Equality Act (2010), Building Regulations (Part M), and Design for Access (MCC).
- 5.2 The apartment layouts have been designed, wherever possible, to conform to optional requirements for accessible and adaptable dwellings (AD M4 2) – and thus exceeding statutory minimum requirements. This demonstrates enhancement of potential positive aspects – adaptable and accessible homes can accommodate changing needs, thus continuing to support independent living that contributes to good health and wellbeing.
- 5.3 The ground floor level has been set to allow level access at the reception entrance on the corner of Sparkle Street and Store Street. Pedestrian routes within the Site will be even and slip resistant when wet or dry – thus, avoiding potential risk of falls with negative impacts for health. External lighting will be developed to ensure that the entrance area is adequately lit during daylight and after dark. Residents will be able to enjoy a significant amount of private residential outdoor amenity space on level 1 and level 10 of the development.
- 5.4 **Access to Health & Social Infrastructure:** There appears to be a national and fast-changing situation relating to GP provision – staffing, capacities, services – and meaningful ratios of GPs and other health professionals to patients; also, for dentists and particularly provision of NHS dentists. Needs and demands are changing. There are a variety of healthcare services and facilities within good accessibility of the Site. Most of the residents in this City Centre Ward are young and under the age of 40. It seems reasonable to assume that this demographic are less likely to need health and social infrastructure than other groups, such as the young, parents/carers and the elderly. The proposals will provide new homes for 359 residents, some of whom will have already been living in and around GM, and some staying on after university. Therefore, it is considered that the existing services and facilities can support the additional number of residents.
- 5.5 There are 4 primary schools located around at some 0.9 mile distance from the Site. Secondary schools are further away and accessible through good

sustainable transport options. The Site is located within the Manchester City Centre where there is a rich variety of cultural, leisure, recreation, sports, health and wellbeing services and facilities available. Thus, the location of the Proposed Development enables access to an extensive range of health and social services that will support and encourage healthy lifestyles.

- 5.6 **Access to Open Space & Nature:** There are several open/amenity spaces in proximity to the Site (less than 1 mile), and within less than 0.25 miles, there is walking and cycling access to wider networks of open/green space that extend beyond the City Centre. The Proposed Development includes soft landscaping and street trees that will enhance the public realm and local environmental quality. Thus, the location encourages and supports healthy lifestyles through proximity and linkages to wider networks of open space and nature. The Proposed Development includes a residents' garden at level 1 and a residents terrace at level 10. Both of these spaces will provide access to safe and attractive open/green spaces that will directly contribute to health and wellbeing, and also, through facilitating social interactions between residents.

Active Travel

- 5.7 **Accessibility & Active Travel:** The Site is adjacent to Manchester Piccadilly with access to rail services (local – national) and Metrolink; also, several bus routes nearby. Overall, this is one of the most accessible in the city and scores highly 8/8 on the GMAL score. The proposals will improve the public realm with soft landscaping, street trees and street furniture. This creation of an attractive, safe and welcoming public realm helps make Store Street a more inviting safe and pleasant pedestrian connection between New Islington and Piccadilly Station. The Proposed Development includes 100% secure cycle parking provision (359 spaces) and this will encourage cycling with a healthier lifestyle. Thus, the proposals have enhanced the potential positive aspects associated with the Site and the improvements will help to encourage residents and others for more active travel.
- 5.8 As part of the proposals, a loading bay, two accessible bays, and car club space will be provided in the vicinity of the site. This will require the relocation of four existing Pay & Display (P&D) on-street parking bays. Under the current proposals, one space will be relocated further along Store Street whilst the remaining three will be relocated to Sparkle Street. Thus, the proposals have mitigated for any potential negative effects associated with transport/parking. Two bays are accessible, supporting inclusive design, and the car club bay encourages a more sustainable approach to car use.

Healthy Environment

- 5.9 The **ground conditions** studies concluded that the Site is suitable for the Proposed Development and will not pose any risk to the users subject to mitigation measures being undertaken at later stages of design.

- 5.10 **Air Quality** studies have assessed the conditions and likely effects during the construction and operational phases. Air quality in the vicinity is primarily influenced by vehicle emissions along adjacent streets and local road network. The assessment concluded that with suitable mitigation measures, including a Construction Environmental Management Plan (CEMP), during construction, the overall effect of the Proposed Development is not significant with regard to air quality. The low levels of car parking spaces, the provision of cycle spaces for all residents, and the excellent location for accessibility to sustainable transport will minimise emissions by cars.
- 5.11 **Noise** studies have assessed the conditions and likely effects during the construction and operational phases. Noise levels currently are dictated by road traffic noise emissions from Store Street, and to some extent, Sparkle Street. Noise and vibration will be mitigated during construction through implementation of the CEMP. The design of the will include acceptable internal noise levels subject to specification of suitable glazing and ventilation systems at the detailed design stage. Thus, the potential for negative effects from noise and vibration have been assessed and mitigated.
- 5.12 **Waste** management and servicing has been investigated for the proposals. Waste creation has been forecast enabling requirements for bin capacity, including waste recycling proportions. The bins will be stored within a single waste storeroom. The building management company will be responsible for moving them to the collection point. For deliveries, it is envisaged that delivery vehicles would utilise the proposed loading bay located along Store Street to the north of the Site. Thus, the proposals have mitigated for any potential negative effects on neighbourhood amenity.
- 5.13 The **Wind Microclimate** of the Proposed Development and surrounding area has been assessed and details are reported in the specialist technical chapter of the Environmental Statement (ES) supporting the planning application. Conditions have been assessed on local thoroughfares, building entrances (both for the Proposed Development and surrounding buildings), existing ground floor amenity spaces and elevated level balconies, proposed amenity spaces (both at ground and elevated levels) and proposed private terraces (both at ground and elevated levels). With mitigation provided by screening at one ground level location, there are no wind safety risks – conditions are suitable for planned uses. Therefore, the proposals have mitigated for any likely negative impacts for health and wellbeing associated with the local wind microclimate.
- 5.14 **Minimising the Use of Resources:** The proposals make best use of **existing land** by developing a vacant site into high quality housing and amenity with improved public realm. The sustainability of the Proposed Development and measures to reduce its energy consumption have been considered from the initial phases of the development, and at each stage of the build process. Measures to reduce the energy consumption of the building during the construction phase, when making materials choices, and when operational have also been incorporated.

- 5.15 **Climate Change** studies were undertaken as part of the EIA and reported in the climate change chapter of the ES supporting the planning application. This demonstrates how the Proposed Development in design, as far as reasonably practicable, minimises GHG emissions throughout the life cycle of the development climate change, maximises the potential for adaptation to climate change in the future, and minimises the risk of loss of operational performance due to the impacts of climate change on interdependent infrastructure. An Energy Statement and Environmental Standards Statement has been submitted as part of the application, which sets out the planned energy reduction measures for the Proposed Development. The proposed tree planting will comprise a mix of native and ornamental tree and including for their adaptability to climate change. Thus, the proposals have addressed potential climate change impacts and provided mitigation measures, as far as practicable, and this will contribute to health and wellbeing by reducing the risks associated with climate change effects.
- 5.16 **Daylight, Sunlight & Overshadowing** studies were undertaken and the findings reported in the chapter of the ES supporting the planning application. The city centre location of the Site and its surroundings were taken into account in assessing such amenity impacts. With regard to sunlight and daylight, effects were found to be negligible to moderate adverse and these are considered to be not significant in the context of a city centre and regeneration. The Proposed Development has been carefully designed to minimise the potential for overlooking into surrounding properties.
- 5.17 A **Ventilation Strategy** is proposed and has been designed in accordance with Building Regulations and associated guidance documents. A Whole House Mechanical Ventilation system with Heat Recovery (MVHR) system will be provided in each apartment to provide supply and extract to habitable spaces, wet rooms, kitchen and utility cupboard. To mitigate potential overheating, where windows cannot be opened for noise restrictions the system will need to be boosted. Background ventilation to provide a continuous supply of fresh air to occupants will be achieved with the MVHR unit. Mechanical ventilation will be provided to areas including the refuse store, lobby, cleaners store, management office and comms room. Appropriate levels of natural ventilation via louvres or louvred doors can be achieved within the proposed cycle store, generator room, substation, and plant rooms and will be provided. Thus, the proposals have mitigated for any potential negative impacts for health and wellbeing associated with
- 5.18 **Flood Risk & Sustainable Drainage:** The Site has been identified to be at very low risk of flooding from all sources except for canal and surface water. These risks have been suitably mitigated by the finished floor levels of the Proposed Development as well as the proposed surface water drainage strategy. The proposed drainage has been designed as a separate foul and surface water drainage system. The development is also proposing to include permeable paving and rain gardens/drained soft landscaping sustainable drainage features. Thus, the proposals have mitigated for any potential negative impacts on health and wellbeing associated with flood risk, drainage and climate change.

- 5.19 **Access to Healthy Food:** The Site is within the Manchester City Centre and within easy access of a wide range and affordability of food supplies and cafes/restaurants/takeaways, ranging from major national stores through local shops, specialist places, together with a range of delivery options. Thus, the proposals are located within a highly sustainable access to healthy food.

Vibrant Neighbourhoods

- 5.20 **Townscape & Visual Impact** studies were undertaken and findings are reported in the specialist technical chapter of the ES supporting the planning application. The predicted townscape effects on Character Areas are Minor-Moderate Beneficial and Minor – Moderate Neutral; none are considered to be significant. The level of predicted townscape effects as a result of the Site development proposals are considered to range from Negligible to Major Neutral. The magnitude of change and resulting predicted cumulative visual effects are similar. The **historic environment** is an important factor in the cultural wellbeing of people and their communities. The Heritage Assessment undertaken to accompany the planning application for the proposals concluded that there are no predicted significant adverse townscape, heritage, or visual effects.
- 5.21 The design includes active frontage onto all streets, pedestrian routes and open spaces and this will further encourage social cohesion, including reducing the likelihood of crime and fear of crime. Thus, potential negative effects on community safety have been reduced through mitigation measures developed during the iterative design process.
- 5.20 **Crime reduction & Community Safety:** The design of the development has been developed with an inclusive approach to allow easy, safe, and secure access to all areas of the landscape and building. External lighting will be developed to ensure that the entrance area is adequately lit during daylight and after dark – and, thus contributing to feelings of safety and security, discouragement of crime. The improved public realm and routes along Store Street and Sparkle Street will improve community safety – with positive effects for health and wellbeing.
- 5.22 **Access to Work & Training:** The Proposed Development is anticipated to generate 105 full-time equivalent (FTE) per annum jobs during the construction phase, contributing c.£22.3m GVA to the economy. The Applicant is also committed into entering into local labour agreements with MCC to ensure the jobs created are for the people of Manchester. The introduction of new residents because of the Proposed Development will help to secure an estimated c. £600,000 per annum in Council Tax Receipts which will be reinvested back into the local community on key services and infrastructure. The new residents will also spend through local expenditure into local businesses. A small number(c. 5 FTEs) of positions will be supported in relation to the operation of the Proposed Development.

- 5.23 The location within the city centre and other employment possibilities is likely to have positive effects with regard to accessibility and active travel for nearby employment – and overall, progression of objectives for vibrant neighbourhoods to support health and wellbeing.
- 5.24 **Social Cohesion & Inclusive Design:** The design was developed as part of detailed analysis of the Site's immediate physical context, technical assessments, and feedback received from a range of stakeholders, including local community engagement. All amenity spaces (internal and external) are level access from the lift lobby – thus, enabling inclusive accessibility and promoting social cohesion with positive effects for health and mental wellbeing. Residents will be able to enjoy a significant amount of private residential outdoor amenity space on level 1 and level 10 of the development- and thus, contributing to social interaction with positive effects for health and wellbeing.
- 5.25 The Site is currently poor-quality infrastructure that offers no contribution to strategic objectives for the area. It represents a missed opportunity to support a key linkage between Piccadilly Station and communities to the north east of the City Centre, including the leisure hub at Etihad. The Proposed Development can deliver a new community with opportunities for social cohesion. The provision of enhanced public realm creating a much-improved route along Store Street and Sparkle Street avoids barriers and provides spaces that encourage social interaction – thus, resolving the current problem of a disused and unattractive space that constituted a barrier to social interaction. Overall, enhancing positive aspects for health and wellbeing through enabling safe, social interaction.

6.0 SUMMARY & CONCLUSION

- 6.1 This HIA Report is provided to support the planning application for the proposed development at Sparkle Street, Manchester. It is provided to demonstrate compliance with the requirement in the GMJDP Policy JP-P6 Health. A Health Impact Assessment (HIA) is required to help ensure that the effects of development on both health and wellbeing are considered and responded to during the planning process.
- 6.2 This HIA aligns with the approach detailed in the Healthy Urban Development Unity (HUDU) toolkit, recognising that health and wellbeing can be affected by multiple and interacting determinants - built and natural environment; work and the labour market; vulnerability & income; crime; education, and the Marmot indicators for addressing health inequalities. The HIA tool sets out the HIA process and includes eleven topics or broad determinants for health and wellbeing that are relevant to development proposals.
- 6.3 The national and local policy context has been investigated to identify the key objectives for health and wellbeing in the Piccadilly area and for Manchester. These include reducing health inequalities, improving mental health and wellbeing and reducing social isolation. The current baseline conditions were investigated and there are still concerns for healthy life expectancies, deprivation, and health inequalities.
- 6.4 Various specialist technical studies have considered the likely impacts from the proposed development on topics including traffic & transport, flood risk, air quality, noise, townscape & visual impact, heritage, climate change, daylight/sunlight, and the wind microclimate. These studies detailed any necessary mitigation measures and concluded that there would be no residual negative effects. Potential risks to the health and wellbeing of construction workers, residents and visitors were thus identified and it has been ensured that any potential negative impacts have been avoided or minimised through mitigation measures to be not significant.
- 6.5 The design of the proposed development has been founded upon sustainability principles such that objectives for health housing, active travel, healthy environmental quality and vibrant neighbourhoods are progressed. The provision of good quality housing within the Manchester city centre with such good access to services and facilities – by very good sustainable transport modes and with good linkages to green infrastructure networks will have positive effects for the health and wellbeing of residents, and encourage healthier lifestyles.
- 6.6 Overall, the proposals have aimed to enhance potential positive aspects, and avoid or minimise any negative impacts – thus objectives for health and wellbeing have been progressed, as far as practicable.