

Hotspur Press, Manchester
Volume 4: Non-Technical Summary
(NTS)

December 2023

Turley

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November 2023

1. Introduction

What is an Environmental Statement and Non-Technical Summary?

- 1.1 This document, the Non-Technical Summary (NTS), is part of the Environmental Statement (ES) that has been prepared and submitted in support of the detailed planning application for the proposed Purpose-Built Student Accommodation (PBSA) development at Hotspur Press in Manchester (the 'Proposed Scheme'). The planning application has been submitted on behalf of Manner, who are the 'Applicant'.
- 1.2 A previous planning application was submitted for the Site in 2018 for a similar project. However, this planning application is for a new project which will replace the previous planning permission on Site.
- 1.3 Details of the Proposed Scheme are provided in **Section 2**.
- 1.1 The ES, comprising of **Volumes 1 – 4**¹, submitted in support of the planning application, has the status of a 'material consideration' during the determination of the planning application by Manchester City Council (MCC), who are the determining authority² of the planning application. The ES is the

output of the Environmental Impact Assessment (EIA) process undertaken in accordance with the 'EIA Regulations'³.

- 1.2 The purpose of EIA and the ES is to assess and report the 'likely significant effects' of the Proposed Scheme on the environment, so that they can be taken into account by MCC when deciding whether to grant permission for the planning application.
- 1.3 In line with the EIA Regulations, the ES should include a non-technical summary of the information presented within the ES. As defined in the Planning Practice Guidance (PPG)⁴, the non-technical summary should be written in '*plain English*', so as to ensure that the findings reported in **Volume 1: Primary Report and Supporting Graphics** (and where applicable **Volume 2: Technical Appendices**) can be easily understood by non-experts (i.e., the general public).
- 1.4 The EIA Regulations have various requirements of what needs to be reported in the ES (and thus summarised in the NTS), which are set out in **Appendix 1**, alongside where that information is located in this document to ensure clarity that regulatory requirements have been met.

¹ Volume 1: Primary Report and Supporting Graphics; Volume 2: Technical Appendices; Volume 3: Environmental Management Plan; and Volume 4: Non-Technical Summary.

² This is the local planning authority who the Application is submitted to. They decide whether or not to grant planning permission.

³ The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (SI 2017/571).

⁴ PPG, Paragraph 035, Reference ID: 4-035-20170728.

What does this NTS include?

1.5 As mentioned above, the NTS provides the summary of the EIA process and outputs of assessments, specifically covering the following key aspects:

- An overview of the Proposed Scheme and what it includes (**Section 2**);
- Outline of the 'EIA Process' and the approach taken for this specific project (**Section 3**);
- The existing relevant baseline conditions of the Site and surrounding area (**Section 4**), as EIA is focused on the 'changes' caused by the Proposed Scheme;
- A summary of the outputs of the technical assessments undertaken to determine the 'effects' of the Proposed Scheme and if they are significant (**Section 5**); and
- Synopsis of the evaluation of 'cumulative effects' of the Proposed Scheme and with other projects (**Section 6**).

What Happens Next

1.6 The ES has been submitted to MCC in support of the planning application and is now with MCC for determination, which follows the general process outlined within **Extract 1**. The process of determination of the planning application (once validated) is 16 weeks. MCC can request an extension to this period, if agreed in writing with the Applicant.

1.7 The ES (**Volumes 1 – 4**) has been submitted in digital format and is available on the MCC planning portal website (**Box 1**). Hard copies of the ES will be made available by MCC, with their locations advertised. Further details on the location and accessibility of these hard copies can be obtained from MCC (**Box 1**).

1.8 Electronic copies of the ES can be requested from Turley at a fee of £15 (digital file) using the contact details within **Box 1**.

Box 1: Contact Details

Manchester City Council

Address:

Town Hall Extension
Albert Square
Manchester
M2 5DB

Tel: 0161 234 4490

Email: building.control@manchester.gov.uk

Planning Portal Website: <https://pa.manchester.gov.uk/online-applications/>

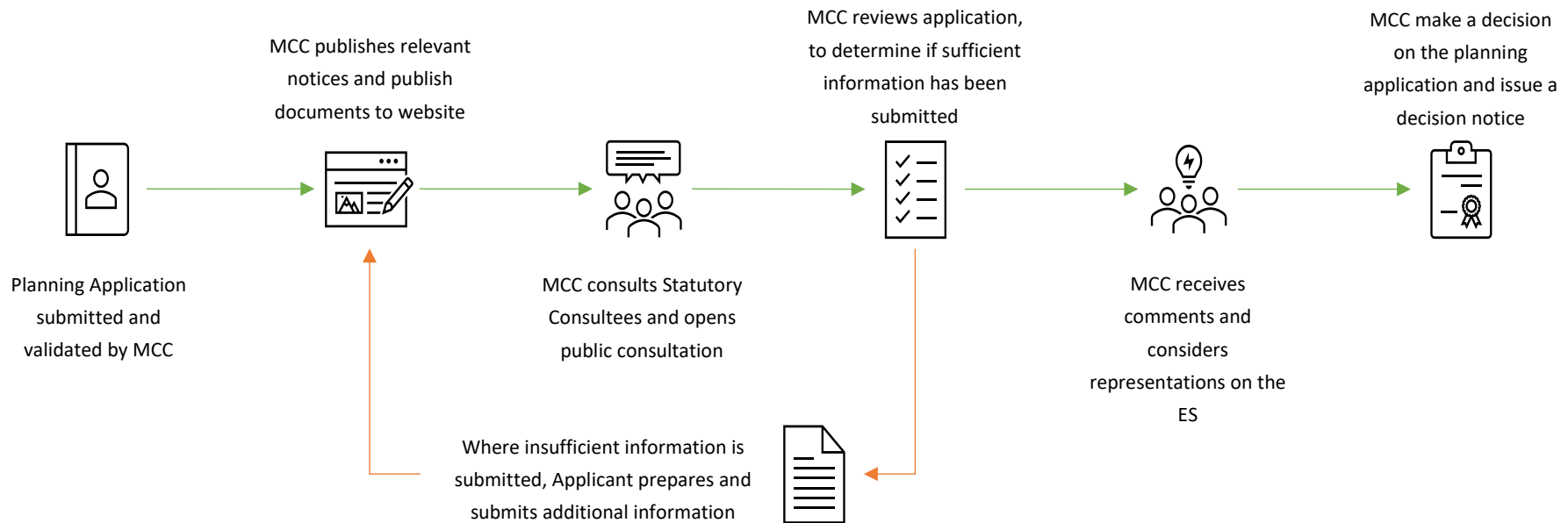
Turley (EIA Team)

Address:

1 New York Street
Manchester
M1 4HD

Tel: 0161 233 7676

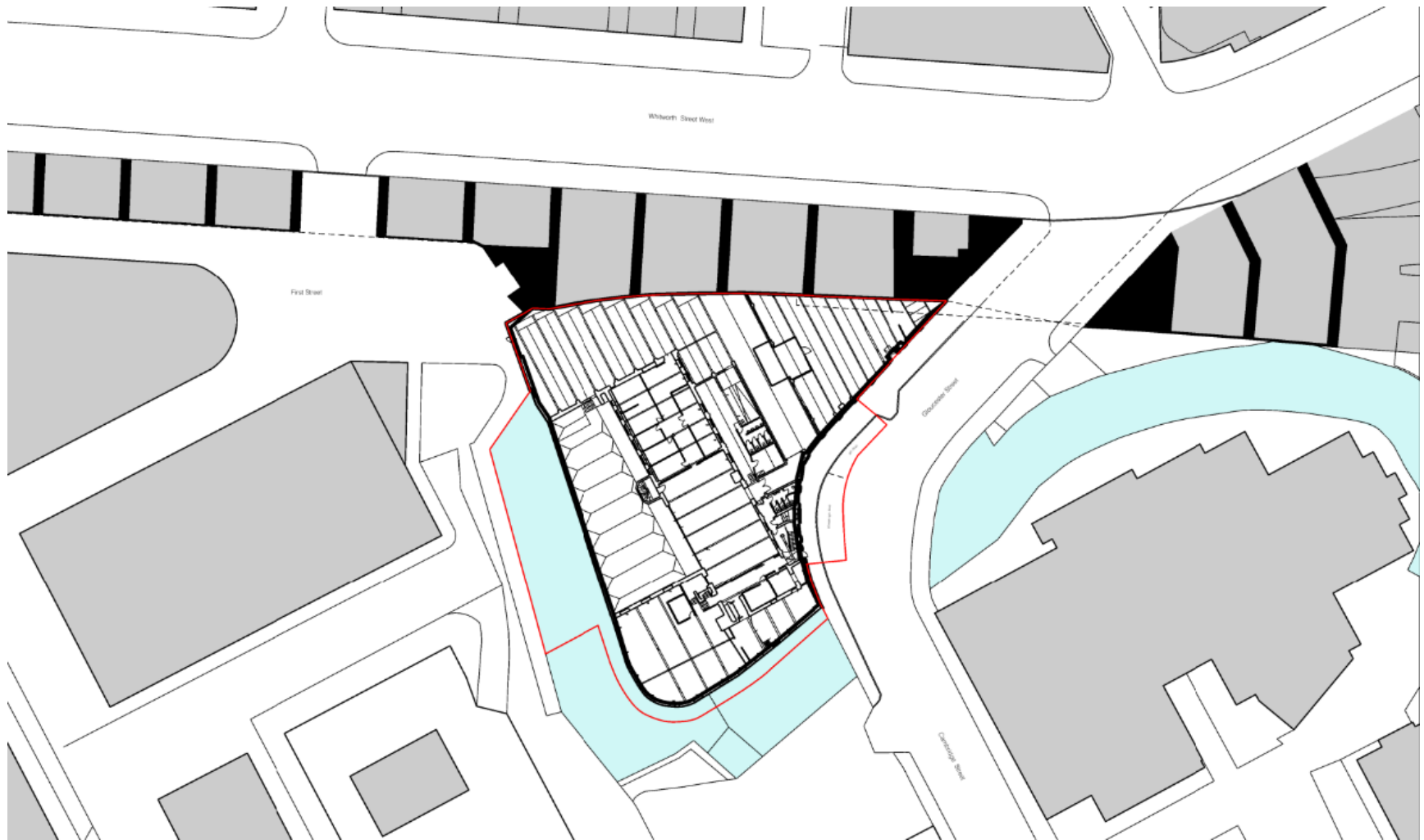
- 1.9 During the determination of the planning application members of the public have an opportunity to comment on the planning application via the MCC planning portal website (**Box 1**).



Extract 1: Overview of the determination of planning application process

2. The Proposed Scheme

- 2.1 The Applicant is seeking planning permission for a new student accommodation development.
- 2.2 The Site of the Proposed Scheme is shown on **Extract 2**. The Site is approximately 0.3 hectares and is currently occupied by the former Hotspur Press complex which now stands vacant.
- 2.3 Further details on the Site and surrounding area are presented in **Section 4**.
- 2.4 As shown on **Extract 2**, the Site is bound by Cambridge Street / Gloucester Street to the east, to the north by a railway viaduct (carrying the Manchester Deansgate to Manchester Oxford Road railway line) and to the west and south by the River Medlock and the Home Complex.
- 2.5 The planning application submitted is termed a 'detailed' planning application. Therefore, the assessments were based on a series of 'detailed' drawings of the Proposed Scheme considered across all technical assessments within the ES. This approach to the environmental assessment is discussed further in **Section 3**.



Extract 2: Site Location Plan

- 2.6 The key characteristics of the Proposed Scheme, specifically the details assessed within the ES, are set out below.

Proposed Land Use and Quantum

- 2.7 The Proposed Scheme is for the following use classes and quantum:
- Purpose built student accommodation (Use Class Sui Generis) – up to 578 units.
- 2.8 A mixture of cluster (49%) and studio (51%) bedrooms will be provided across Levels 01 up to Level 35.
- 2.9 Supporting community and commercial uses will be located at Ground Level, including mezzanine. This will equate to 1,483m² of community / commercial use.

Layout / General Arrangement and Amenity Space

- 2.10 The Proposed Scheme will incorporate the retention of the existing Hotspur Press façade, with a tower extending out of this.
- 2.11 A new public square and public realm will be provided to the north of the tower. The new public square, 'Hotspur Yard', will connect First Street through to Cambridge Road enhancing pedestrian movement through this part of the city.
- 2.12 Outdoor amenity space will be provided on a terrace at Ground Level and Level 03. No amenity will be provided at roof level.

Building Materials

- 2.13 The brick façade of Hotspur Press will be retained.

- 2.14 The proposed tower will be constructed using concrete to create the superstructure and provide the necessary structural stability of the building.

- 2.15 The external façade of the tower will comprise complimentary brick peers with infill glazed panels of anodised aluminium.

Operational Access Arrangements

- 2.16 There will be no vehicular access to the Site (except for emergency services, loading bays and disabled parking).
- 2.17 Appropriate loading and unloading space will be provided adjacent to Cambridge Street, which will also be used for refuse collection.
- 2.18 Pedestrian and cyclist access will be from Cambridge Street / Gloucester Street.
- 2.19 There may be additional traffic movements on specific days of the year when students arrive / depart at the beginning and end of term. The Applicant will implement a management plan in place on these days to help control the movement of vehicles to minimise disruption.

Parking Provision

- 2.20 The Proposed Scheme does not include any vehicular parking provisions. However, there will be one disabled bay and one loading bay.
- 2.21 Cycle parking will be provided for 124 cycles within the basement level.

Operational Hours

- 2.22 Residential elements of the Proposed Scheme will be in use 24 hours a day / 7 days a week.
- 2.23 Commercial elements of the Proposed Scheme will be operational 07:00 – 23:00 daily.

Lighting Strategy

- 2.24 Lighting is assumed to be operational 24 hours a day to provide a safe place for pedestrians, members of the public and future users of the Site.
- 2.25 All external lighting will be provided with a photocell override which will ensure that lights are turned off while natural daylight is sufficient.

Building Safety

- 2.26 The required emergency procedures / practices required by law will be in place.
- 2.27 The design of the Proposed Scheme will be informed by 'Secure by Design' principles and appropriate design and site management measures (including appropriate lighting and digital entry systems at each building).
- 2.28 The Proposed Scheme will have on-Site security staff, with staff present 24 hours a day. Whilst the majority of the Site has been purposely developed to be publicly accessible, there will be areas where controlled access is required (i.e. entry to the accommodation blocks), and this will be controlled through

means of managed control such as intercom, fob, bollards, or a keypad locking system (to be agreed).

Surface Water Drainage Strategy

- 2.29 The Proposed Scheme will reduce the discharge rate of water off-site by 50%, including for all storms up to the 1 in 100 year + climate change allowance event.

Foul Water Strategy

- 2.30 An independent foul water drainage system, separate to the surface water drainage system, will be provided and will discharge solely to public sewers within the adjacent highway.

Potable Water Strategy

- 2.31 Measures to reduce water consumption, including the provision of water efficient fixtures and fittings, i.e. low flow taps and low water use WCs will be implemented.

Energy Strategy

- 2.32 A BREEAM rating of 'Excellent' is being targeted.
- 2.33 The key sustainability principals will be:
- Air Source Heat Pump for efficient generation of hot water feeding an Energy Centre;
 - Air Source Heat Pumps for heating and cooling to amenity spaces;
 - Low use water equipment;

- LED lighting throughout;
- Mechanical Ventilation Heat Recovery (MVHR) on ventilation systems; and
- Photovoltaic panels for electricity generation.

Waste Arisings and Strategy

2.34 The Proposed Scheme has been designed in order to take account of appropriate provision for waste storage and handling facilities/areas, inclusive of areas for segregation of waste and recycling.

Resilience to Climate Change

2.35 The following key climate resilience measures are integral to the Proposed Scheme:

- The Building Regulations will be met in relation to the impact of ground movement in foundation design;
- Climate change tolerant native floral species will be included as part of the projects biodiversity strategy;
- The Flood Risk Assessment will take into account the potential effects of climate change to minimise risk of flooding;
- Where measures are required to reduce the risk of overheating this will be done in accordance with the cooling hierarchy; and

- Provision of water efficient fixtures and fittings, i.e. low flow taps and low water use WCs.

Construction and Demolition

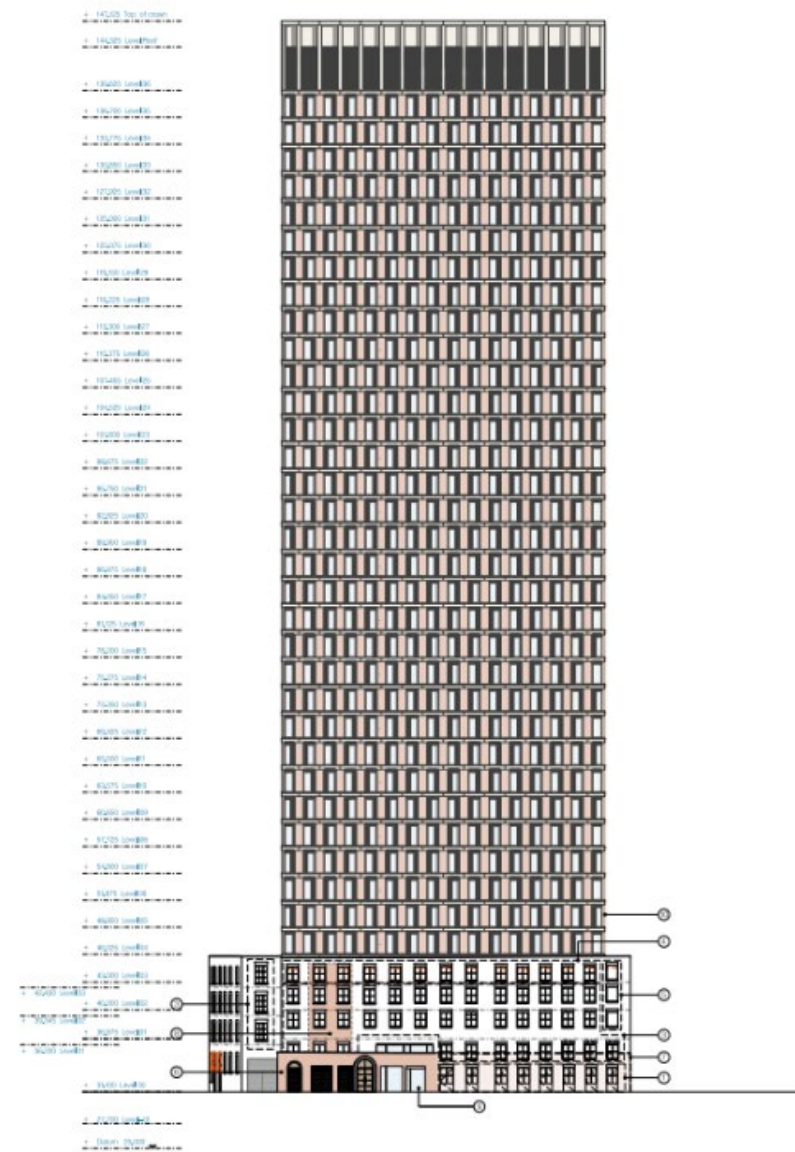
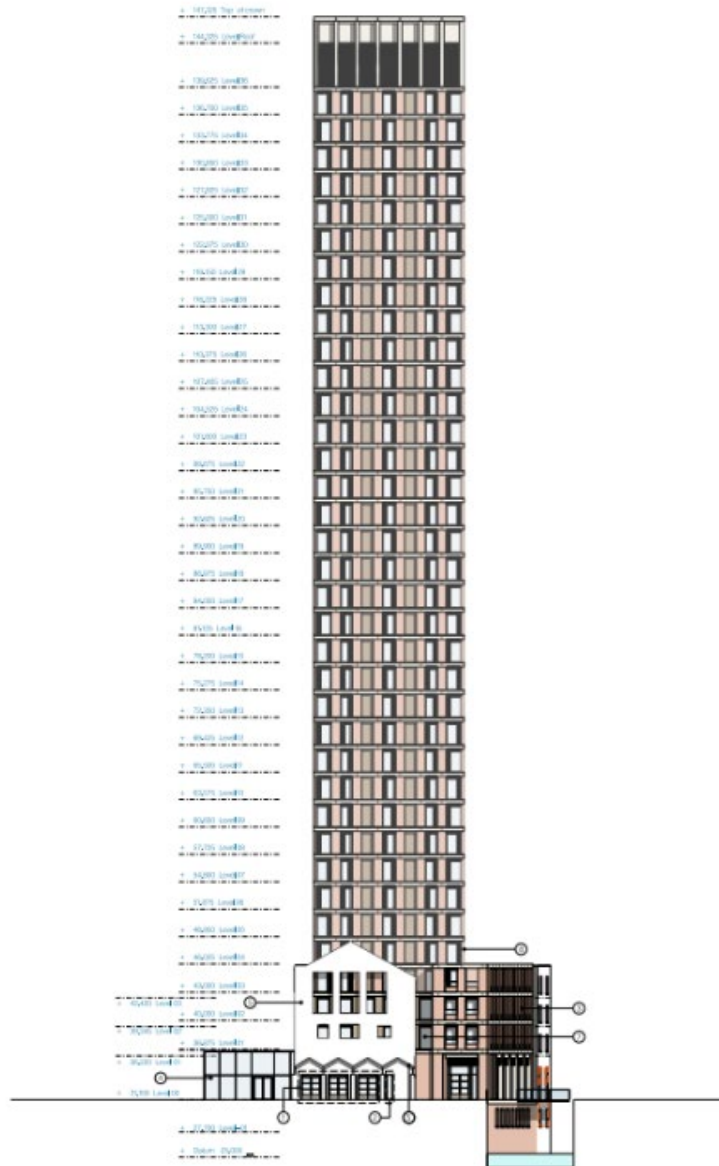
2.36 Site preparation and construction of the Proposed Scheme is anticipated to commence in 2024, with the construction being completed over approximately 3 years. The Proposed Scheme is anticipated to be fully operational in 2027.

2.37 Construction works are anticipated to comprise the following key stages, broadly in chronological order:

- Site securement;
- Formation of construction access(s) and temporary construction compound (within the Site);
- Site preparation works, including clearance works, utilities diversions (where appropriate), provision of retained features, etc.;
- Construction of new access junctions, including temporary closures/diversions (where required);
- Demolition and Site clearance works, including the existing Hotspur Press Timber Structure (with the exception of the façade) and other features to be removed, utilities (where applicable) and below-ground services / structures (where applicable);
- Excavation, earthworks, levels and material management;

- Temporary works to retain the integrity of the historic brick façade;
- Construction of buildings and associated infrastructure (i.e. services and plant); and
- Implementation of proposed landscaping, lighting, internal and external finishing.

Extract 3: Site Elevations (North and East)



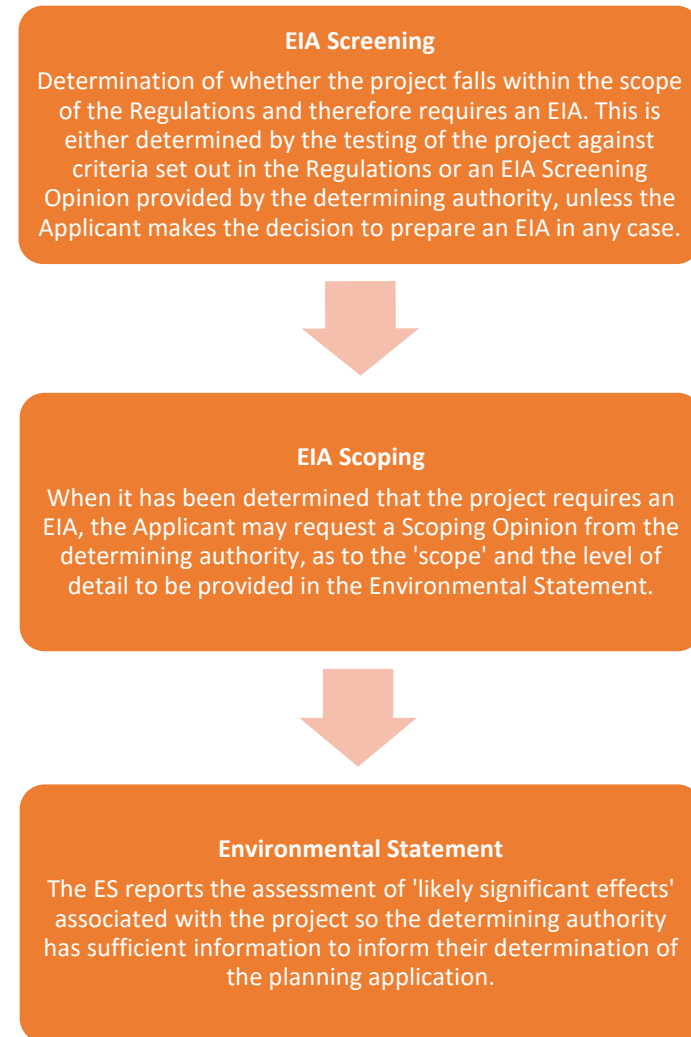
3. The EIA Process and Approach

The EIA Process

- 3.1 The aim of EIA is to protect the environment by ensuring that a determining authority (in this case MCC) when deciding whether to grant planning permission for a project, does so in the full knowledge of the likely significant environmental effects of the project and takes them into account in the decision-making process.
- 3.2 As such, EIA is a tool to assess and report likely significant environmental effects.
- 3.3 The EIA process generally comprises a series of steps, which are summarised in **Extract 4**. It should be noted that the first step (Screening) is not mandatory, and the second stage (Scoping) is voluntary. For this project, only the Environmental Statement stage of the EIA process was completed.
- 3.4 The EIA Regulations specify that EIA must “*identify, describe and assess the direct and indirect significant effects*” of the Proposed Scheme on a number of ‘factors’. These factors, generally broken down into specific sensitive receptors, have been considered/assessed within a number of technical topics and appraised at each stage of the EIA process.

EIA Screening

- 3.5 EIA Screening was not undertaken for the Proposed Scheme as it was considered an EIA would be required due to the massing and



Extract 4: Steps in EIA process

location, and the existence of an ES for a previous application on-site for similar scheme.

EIA Scoping

- 3.6 EIA Scoping is normally undertaken in advance of the preparation of an Environmental Statement, in order to secure agreement from the relevant local planning authority as to the scope of technical assessments to be included within the ES. However, in line with PPG, requesting an EIA Scoping Opinion is not a legal requirement, instead, it is up to the applicant to seek an opinion from the relevant planning authority if they wish. The Applicant elected not to seek a formal EIA Scoping Opinion from MCC.
- 3.7 Instead, the scope of the ES, in terms of the technical topics requiring assessment as part of the EIA and reporting in this ES, has been informed by the 'scope' of the previous ES submitted in support of the 2018 application.
- 3.8 It was considered appropriate to utilise the scope of the 2018 ES given it's similarity with the Proposed Scheme and being located on the same Site, as well as the fact that the baseline environment and receptors were generally similar.
- 3.9 The only change to the scope from the previous 2018 ES to the ES prepared for this Application is the inclusion of Socio-Economics and Human Health and Climate Change as ES chapters (due to concerns around provision of PBSA and MCC declaring a climate emergency).
- 3.10 The following technical topics were scoped out of the ES as no likely significant effects were anticipated:

- Air Quality;
- Archaeology;
- Biodiversity;
- Ground Conditions and Contamination;
- Lighting;
- Major Accidents and / or Disasters;
- Waste; and
- Transport and Access.

3.11 Topics scoped into the ES are as follows:

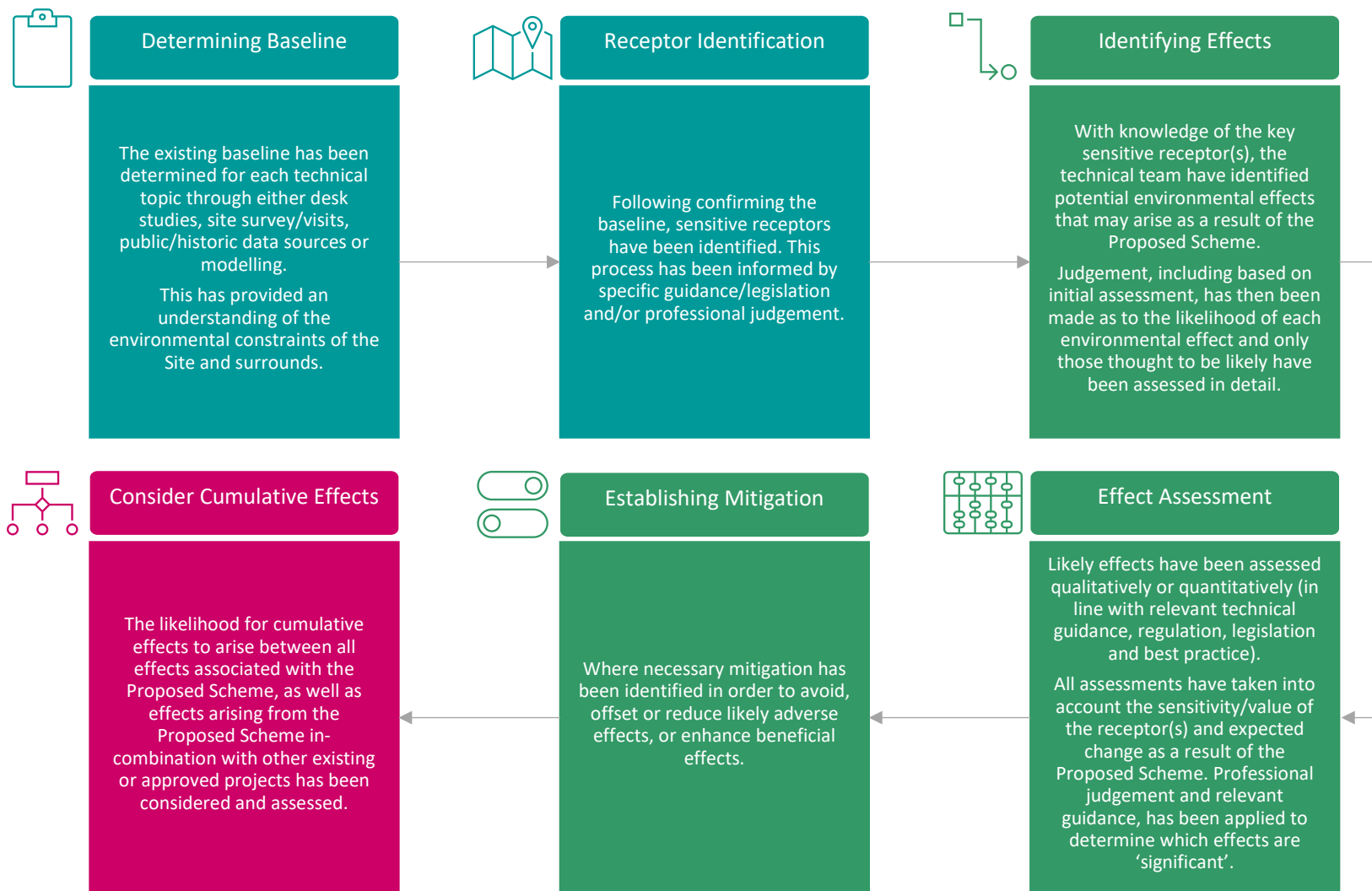
- Townscape and Visual;
- Built Heritage;
- Climate change;
- Socio-Economics and Human Health;
- Noise and Vibration;
- Wind Microclimate;
- Daylight, Sunlight and Overshadowing; and

- Flood Risk and Drainage.

- 3.12 The precise approach to the assessment of likely significant effects varies somewhat between the various technical topics, reflecting relevant industry and technical guidance/regulations. The methodologies adopted are clearly outlined for each technical topic within **Volume 1** of the ES.
- 3.13 Nonetheless an overarching approach, required by the EIA Regulations that covers all technical topics is set out in **Extract 5**.

Environmental Statement

- 3.14 As set out within **Section 1** the purpose of EIA and the ES is to assess and report the 'likely significant effects' of the Proposed Scheme on the environment. On this basis the summary of the technical assessments presented within this NTS (**Section 5**) concludes with respect to if an effect was considered 'significant' or 'not significant'.
- 3.15 Furthermore, where the determination of 'significant' or 'not significant' is linked to the implementation of specific mitigation, this proposed mitigation has been noted as part of the summary within **Section 5**.



Extract 5: Overview of EIA process

4. Determining the Baseline

- 4.1 As set out within **Extract 5**, in order to determine the environmental effects of the Proposed Scheme it was necessary to establish the existing characteristics of the Site and surrounding area (i.e., the existing baseline conditions).
- 4.2 As such, a summary of relevant baseline information for the various technical topics scoped into the assessment are provided below.

Context

- The Site is located within the administrative area of Manchester City Council (MCC);
- The Site is bound by Cambridge Street / Gloucester Street to the east, to the north by a railway viaduct (carrying the Manchester Deansgate to Manchester Oxford Road railway line) and to the west and south by the River Medlock and Home Complex;
- The former Hotspur Press complex currently stands on Site in a derelict state.

Townscape and Visual

- The Site is located on land comprising of an existing red brick mill building and single storey periphery;
- In general, the surrounding area is made up of a collection of inner-city development and built form consisting of

residential apartments, office blocks and commercial properties.

Built Heritage

- The Hotspur Press Building, also referred to as Hotspur House (former Medlock Mills) is not located within a conservation area, nor does it contain any listed buildings;
- Hotspur House is a non-designated heritage asset (NDHA);
- There are no world heritage sites, scheduled monuments, registered parks and gardens, registered battlefields, or protected wreck sites within the Study Area;
- The assessment has identified 15 no. designated heritage assets (heritage receptors) within the 250m study area, and 2 conservation areas immediately outside of the 250m radius.

Climate Change

- The current emissions from the Site have been assumed to be zero as a result of the buildings vacant nature.

Socio-Economics and Human Health

- In the MCC in August 2023, 405 people were recorded as specifically seeking employment in construction-related trades, with this rising to around 2,290 in the wider impact area;
- There are currently 29,941 PBSA bedspaces available in Manchester (including 16,058 within one mile of the Site),

which accounts for 31% of the total demand pool at c.99,100 full-time students across Manchester.

Noise and Vibration

- Noise sources in the area include road traffic, trains, mechanical plant, pedestrian noise, and to a lesser extent, entertainment;
- Noise levels measured within the Site are typical of a city centre location;
- The Manchester to Preston and Liverpool to Manchester railway line runs on a viaduct directly north of the Site which may cause vibration.

Wind Microclimate

- The most common winds currently experienced on-site are light to moderate winds from the south and south-south-east, whilst stronger winds more frequently blow in from the south-south-west;
- The existing building on-site is largely sheltered from winds, creating a pedestrian level wind environment.

Daylight, Sunlight and Overshadowing

- There is a reasonable level of baseline daylight and sunlight compliance considering the city centre context of the Site and the height and density in the immediate locality.

Flood Risk and Drainage

- Geology at the Site comprises of made ground overlaying clay and soft red sandstone;
- Onsite sources of volatile contamination identified (hydrocarbons or solvents) – moderate risk assumed due to the extensive industrial heritage;
- The Site falls within Flood Zone 2, there are no known cases of flooding from surcharging of the adjacent sewer network or any other sources;
- The Site sits slightly higher than Gloucester Street and is not deemed to be susceptible to flooding from overland flow;
- The existing site is predominantly served by a combined foul and surface water drainage system which discharges into the public sewer in Gloucester Street, whilst a portion of the existing roof drains into the River Medlock.

5. Effects of the Proposed Scheme

- 5.1 A summary of the assessment in the ES and the identified 'likely significant effects' reported within **Volume 1: Main Text and Figures**, taking each topic in turn, is provided below.
- 5.2 The summary is reflective of the scope of assessments, as discussed within **Section 3** and therefore technical topics or effects 'scoped out' have not been discussed. Assessments within **Volume 1** have considered effects arising from the construction and operational stages of the Proposed Scheme, however, where the text only considers a single stage this is due to that fact that effects associated with the other stage where also 'scoped out'.
- 5.3 As with the requirements of the Non-Technical Summary, to be written in plain English, the summaries of assessment presented below are not overly detailed and parties interested in understanding the specifics of an assessment process or output are directed to **Volume 1**.
- 5.4 A summary of the technical topics is provided in the table, where:
- No significant effects were identified – denoted by ✕;
 - Significant adverse effects were identified – denoted by ✓;
 - Significant beneficial effects were identified – denoted by ✓; and

- A mixture of significant adverse and beneficial effects were identified – denoted by ✓.

Technical topic	Significant effects?
Townscape and Visual	✓*
Built Heritage	✓
Climate Change	✕
Socio-economics and Human Health	✓
Noise and Vibration	✓
Wind Microclimate	✕
Daylight, Sunlight and Overshadowing	✕
Flood Risk and Drainage	✕

* Significant beneficial and significant neutral effects were identified for townscape and visual.

Townscape and Visual

What effects were considered?

- 5.5 The following effects were considered in **Chapter 7: Townscape and Visual**:
- Visual effects within the Zone of Theoretical Visibility; and
 - Townscape effects.

What receptors were considered?

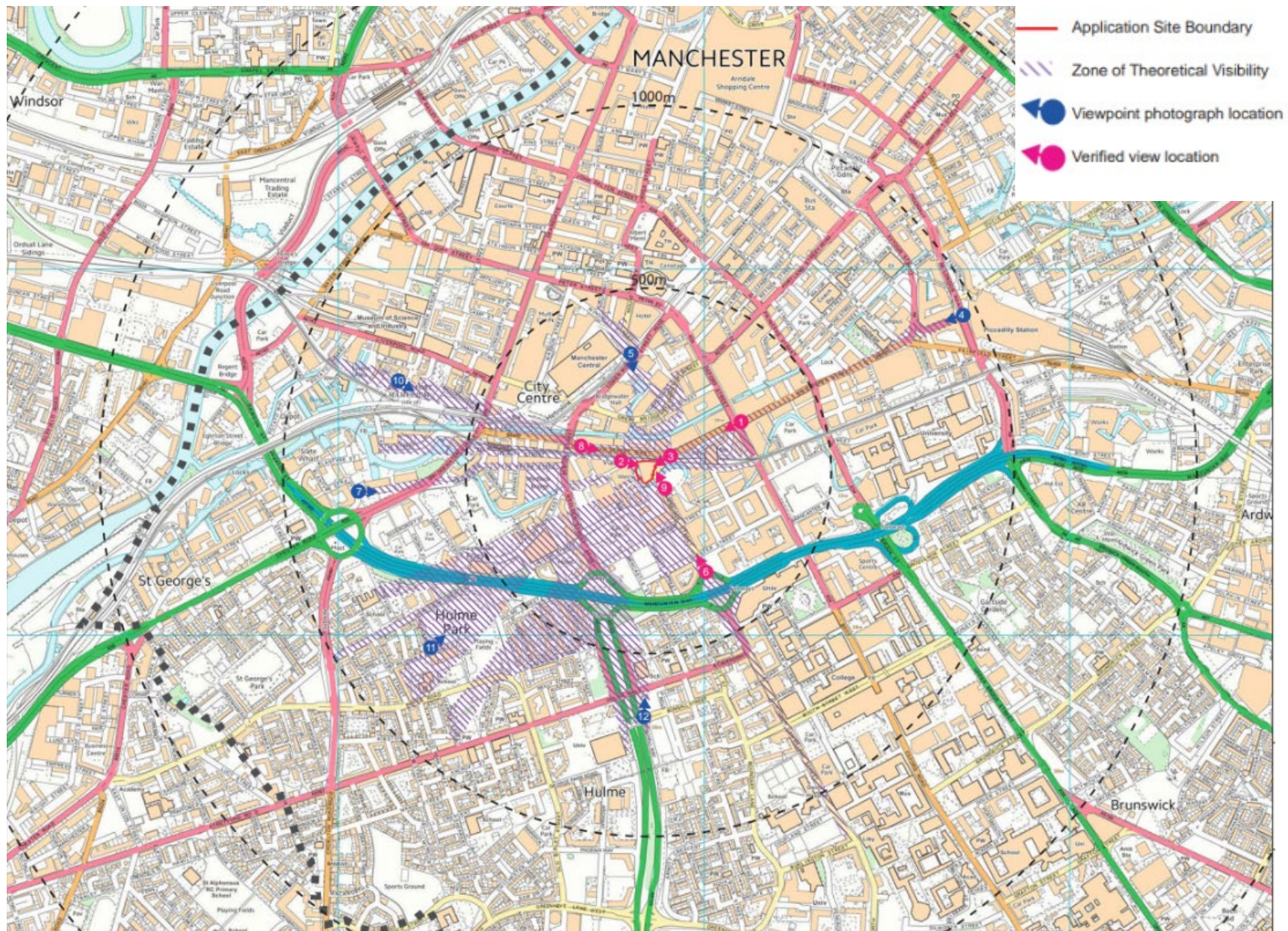
- 5.6 In terms of the visual effects, this considered various receptors, including residents, members of the public and workers travelling through the city centre, where they have intervisibility with the Site.
- 5.7 In terms of townscape effects, the assessment considered relevant 'elements' of the surrounding townscape that contribute to the overall perceived 'townscape' (i.e. listed buildings, conservation areas, national cycle routes, etc.).

What did the assessments identify?

- 5.8 During the construction stage, an adverse effect will be experienced by city centre visitors, travelling members of the public and workers as a result of a change to the character and amenity of views. This is not anticipated to be significant due to the predominantly temporary nature of the effect.
- 5.9 Changes to townscape character experienced by local townscape features and townscape character during the construction stage are also anticipated to be adverse but not significant as a result of the predominantly temporary nature of the effect.
- 5.10 Change to the character and amenity of views, with intervisibility with the Site, during operation is experienced by different receptors as either neutral or beneficial. Beneficial effects will be experienced at Viewpoint 2 (Jack Rosenthal Street), Viewpoint 3 (Gloucester Street at Whitworth Street West), and Viewpoint 9 (Cambridge Street at River Street), as shown in **Extract 6**. The beneficial effect is anticipated to be significant for city centre

visitors at Viewpoint 2 (Jack Rosenthal Street) and residents and travelling members of the public at Viewpoint 9 (Cambridge Street and River Street). Furthermore, a neutral effect which is considered to be significant is anticipated to be experienced at Viewpoint 8 (Hacienda, Whitworth Street West).

- 5.11 In operation, beneficial townscape effects are considered to be experienced by National Cycle Route 6 and the Historic Urban Character Assessment of Manchester, whilst neutral effects will be experienced by conservation areas and listed buildings. No townscape effect is anticipated to be significant.



Extract 6: Viewpoint Location Plan

Built Heritage

What effects were considered?

5.12 The following effects were considered in **Chapter 8: Built Heritage**:

- Change to the setting and significance of a non-designated heritage asset (NDHA).

What receptors were considered?

- Hotspur Press Building (NDHA), also referred to as Hotspur House.

What did the assessments identify?

5.13 During construction, an adverse effect is anticipated to be experienced by Hotspur Press Building (NDHA) as a result of a change to the setting and significance of the NDHA through the loss of the main mill building component of the complex. This effect is anticipated to be significant. This effect will extend into the operational stage as the loss is permanent.

Climate Change

What effects were considered?

5.14 The following effects were considered in **Chapter 9: Climate Change**:

- Upfront carbon emissions of buildings (effectively emissions associated with the construction of the Proposed Scheme);

- Regulated and unregulated carbon emissions generated by buildings (effectively emissions associated with the operation of the Proposed Scheme); and
- Embodied carbon emissions of buildings (effectively emission associated with ongoing refurbishment, maintenance or replacement of building elements through the operational life time of the Proposed Scheme).

What receptors were considered?

- The atmosphere.

What did the assessments identify?

5.15 For all effects considered, the assessments contextualised the emissions against carbon budgets for Manchester, the North West and England, in order to understand the contribution made to these budgets by the Proposed Scheme. This contextualisation was used to understand if effects from emissions would be significant. Overall, the calculations identified that adverse effects will be experienced at the local scale (Manchester), and nominally at the regional (North West) and national scale (England). Nonetheless, effect experienced by the atmosphere as a result of the construction or operation of the Proposed Scheme were all not considered to be significant due to the limited emissions from the Proposed Scheme in the context of the local, regional and national emissions.

Socio-economics and Human Health

What effects were considered?

5.16 The following effects were considered in **Chapter 10: Socio-economics and Human Health**:

- Employment generated during the construction stage; and
- Provision PBSA.

What receptors were considered?

- Local labour force; and
- Students requiring accommodation.

What did the assessments identify?

- 5.17 A beneficial effect will be experienced by the local labour force due to employment generated as a result of the construction stage of the Proposed Scheme, with the Proposed Scheme generating 115 addition full-time equivalent positions in the Greater Manchester Combined Authority (inclusive of 45 positions in MCC). Whilst beneficial, this is not considered to be significant due to the scale of the Proposed Scheme.
- 5.18 A significant beneficial effect will be experienced by students requiring accommodation as a result of the provision of PBSA by the Proposed Scheme, with the Proposed Scheme ensuring that 578 students are accommodated within housing of high environmental and accessibility standards.

Noise and Vibration

What effects were considered?

5.19 The following effects were considered in **Chapter 11: Noise and Vibration**:

- Nuisance and disturbance as a result of noise from construction activities including traffic; and
- Nuisance and disturbance as a result of vibration from construction activities.

What receptors were considered?

- 5.20 The following receptors were considered as a 'worst case' position. Other nearby residential and commercial properties within approximately 100m of the Site are likely to be affected, however, based on distance from the Site and sensitivity, the effects will be less than at the below receptors:
- The Assembly, 1 Cambridge Street (Some 25m to the east of the Site); and
 - Vita House (approximately 80m to the south east).

What did the assessments identify?

- 5.21 Construction activities have the potential to generate noise and vibration through works such as piling; demolition of existing buildings and groundworks and excavation.
- 5.22 Significant adverse effects were identified upon both The Assembly, 1 Cambridge Street and Vita House from nuisance and disturbance as a result of noise from construction activities

(including traffic). This worst case assessment was based on assumptions whilst detailed of exact plant and equipment to be used during the construction stage is unknown. At the point a contractor is brought on board and the exact construction plant and equipment is known, it is expected that a further evaluation of construction noise will be undertaken and included as part of a Construction Environmental Management Plan alongside additional measures to limit/control noise and vibration impacts.

- 5.23 Although an adverse effect is anticipated at The Assembly, 1 Cambridge Street from nuisance and disturbance as a result of vibration from construction activities, this is not considered to be significant, as a lower vibratory piling method will be chosen to reduce effects.

Wind Microclimate

What effects were considered?

- 5.24 The following effects were considered in **Chapter 12: Wind Microclimate**:

- Pedestrian safety;
- Pedestrian comfort – Proposed Scheme; and
- Pedestrian comfort – Surrounding Area.

What receptors were considered?

- Pedestrians and users of Proposed Scheme and surrounding area;

- Pedestrians and users of Proposed Scheme (thoroughfares, building entrances, amenity spaces); and
- Pedestrians and users of surrounding area (thoroughfares, building entrances, amenity spaces).

What did the assessments identify?

- 5.25 The Proposed Scheme has the potential to change the environmental wind environment on and surrounding the Site due to the presence of new buildings changing the wind flow/speeds.
- 5.26 3D modelling of the Site and surrounding area with and without the Proposed Scheme was undertaken to determine if there would be any exceedances of best practice safety and comfort thresholds of wind speed. This was undertaken in a physical wind model.
- 5.27 Negligible effects were identified upon all receptors for all three of the effects identified, therefore all wind conditions are acceptable in terms of pedestrian safety and comfort, with no receptor anticipated to experience a significant effect.

Daylight, Sunlight and Overshadowing

What effects were considered?

- 5.28 The following effects were considered in **Chapter 13: Daylight, Sunlight and Overshadowing**:

- Reduced daylight amenity; and
- Reduced sunlight amenity.

What receptors were considered?

- 21 – 35 Whitworth Street West;
- 84 – 88 Great Bridgewater Street;
- The Assembly, 1 Cambridge Street;
- Macintosh Mills; and
- Vita House.

What did the assessments identify?

- 5.29 The new built form on Site has the potential to block daylight and sunlight currently experienced by surrounding receptors. The assessment of daylight and sunlight was based on 3D computer modelling of the existing Site and Proposed Scheme to establish both existing daylight and sunlight levels, and the levels that will be experienced from the windows of surrounding receptors following the construction of the Proposed Scheme. The assessment focused on the operational stage effects, as construction stage effects would be gradual as the massing of the Proposed Scheme advances to its maximum height (i.e. towards the end of the construction stage), at which point the effects assessed for the operational stage would occur.
- 5.30 The effect of the Proposed Scheme upon daylight and sunlight amenity at the relevant receptors identified above were largely identified to be acceptable, based on residual levels aligning according with Building Research Establishment guidelines, therefore effects were not significant. There were some instances identified where levels of daylight and sunlight were

below the guidelines, resulting in an adverse effect. But they were not judged to be significant as they were within the generally acceptable levels for urban schemes, where the BRE guidelines are considered to be less appropriate. .

Flood Risk and Drainage

What effects were considered?

- 5.31 The following effects were considered in **Chapter 14: Flood Risk and Drainage**:

- Surface water run-off – connection of new drainage system;
- Surface water runoff – discharge rate; and
- Flood Risk Zones – proposed development within flood zone.

What receptors were considered?

- Public sewer system;
- River Medlock; and
- End users of the Proposed Scheme / proposed buildings.

What did the assessments identify?

- 5.32 During the installation of new drainage systems as part of the construction stage, there is the potential for existing drainage systems to be temporarily disconnected, potentially leading to localised flooding. The effect of the construction of the Proposed Scheme from surface water run-off upon the public sewer

system is not anticipated to be significant due to the works being undertaken over a short, isolated period of time during a dry period.

- 5.33 In operation, the surface water runoff from the Proposed Scheme into the River Medlock will reduce by 50% of the pre-development rate. The surface water discharge into the public sewer will also reduce. This is considered to be a beneficial impact upon surface water runoff to the River Medlock and public sewer system, although this is not anticipated to be significant.
- 5.34 As set out in **Section 4**, the Site is within a Flood Zone 2 and therefore is at risk of flooding. However, due to the proposed site levels of the new development, the Proposed Scheme will have a beneficial effect on the flood risk (though this is not anticipated to be significant) by ensuring the works will not be within a flood plain or cause obstruction to the natural flow of water.

6. Cumulative Effects

- 6.1 It is a requirement of the EIA Regulations for the EIA to assess the ‘cumulative effects’ arising from the Proposed Scheme.
- 6.2 There is no standard set methodology for the assessment of cumulative effects, but it is common (and in accordance with accepted guidance) for two types of cumulative effects to be considered, namely:
- **Effect interactions**, which considers different effects from the project affecting the same receptors, either within the Site or in the local area; and
 - **In-combination effects**, which considers effects from the Proposed Scheme alongside those from other existing or approved projects impacting upon a common receptor.
- 6.3 For both types of cumulative effects there needs to be a ‘common receptor’, e.g. the same receptor that is considered in either two or more topics (for effect interactions) or by the Proposed Scheme and another existing or approved project (for in-combination effects). If there is an absence of a common receptor it is considered that a cumulative effect does not occur.
- 6.4 Identifying, interpreting and communicating cumulative effects can often be technical and complicated, making it difficult to

⁵ i.e. population, human health, biodiversity, land, soil, water, air, climate, material assets, cultural heritage and landscape (townscape).

explain the outputs in ‘plain English’. However, the process and outputs are set out below.

Effect Interactions

- 6.5 The evaluation of effect interactions first looks to combine all of the effects assessed within all technical chapters and ‘categorise’ them into ‘environmental factors’ or ‘receptor groups’ that are specified within the EIA Regulations⁵. The receptors considered within the technical assessments will fall within one of the receptor groups. By sorting all effects into these factors / groups, the potential for an effect interaction to occur can be identified.
- 6.6 Once collated in tabular form, it is clear where a factor / receptor group is experiencing multiple effects associated with the Proposed Scheme and thus where there is a ‘potential’ for an effect interaction. Following this initial sorting process, the specific effects are examined in greater detail and receptors assessed.
- 6.7 The assessment of effect interactions identified potential effect interactions at the construction and operational stages for the Population and Human Health receptor category. An additional effect interaction at the operational stage was identified for the Climate receptor category.
- 6.8 Construction stage effect interactions on Population and Human health centred on a combination of adverse visual changes, noise

and vibration from construction activities, and changes to daylight and sunlight on nearby residential receptors, specifically Vita House and The Assembly, 1 Cambridge Street. It was concluded that with all effects interacting it would be the most adverse individual effect that would derive the overall effect interaction. In this instance it was effect from construction noise, which was reported as adverse and significant in isolation (see **'Noise and Vibration'** above).

- 6.9 At the operational stage, the effect interactions on Population and Human Health were split into two types of effect interactions impacting upon local residents and future student occupiers of the Proposed Scheme. The existing surrounding residents would experience effect interactions with respect to beneficial visual changes, alongside adverse changes in daylight and/or sunlight availability. This was concluded to be minor adverse and not significant, as it was judged the worst-case individual effect (that derived from daylight and/or sunlight changes, see **'Daylight, Sunlight and Overshadowing'** above) would dictate the effect interaction. In terms of future student occupiers and the associated effect interaction, this occurred due to the beneficial effects of the Proposed Scheme giving rise to PBSA in the first place, as well as the deemed beneficial effect that units within the Proposed Scheme would be outside of the existing flood zones. This effect interaction was concluded to be beneficial and significant, given such a conclusion is reached for the provision of PBSA in isolation (see **'Socio-Economics and Human Health'** above).

- 6.10 The operational stage effect interactions on the Climate receptor category arises as the climate change assessment identified two operational stage effects in relation to 'emissions'. The effect interactions effectively combined the predicated emission from these effects to identify a 'net' emission at the operational stage. Nonetheless, the combined emissions would result in an adverse and not significant effect, which is the same as the conclusion reached for both effects in isolation (see **'Climate Change'** above).

In-Combination Effects

- 6.11 The first step for this assessment is to identify other existing or approved projects that should be considered in-combination with the Proposed Scheme. A Location Plan of identified approved projects can be found at **Extract 7**.
- 6.12 The evaluation of in-combination effects was undertaken for each environmental topic. The evaluation was informed by technical reports submitted in support of the other projects, or where this was not available, professional judgement was applied.
- 6.13 The evaluation considered the following:
- (a) Do the projects share a common receptor, across either the construction and / or operational stages?
 - (b) Does the combined effect of each project together give rise to an effect that is greater than that reported for the Proposed Scheme in isolation?

6.14 The evaluation of in-combination effects is normally undertaken qualitatively but for some topics quantitative modelling accounted for the other projects identified (e.g. for wind microclimate).

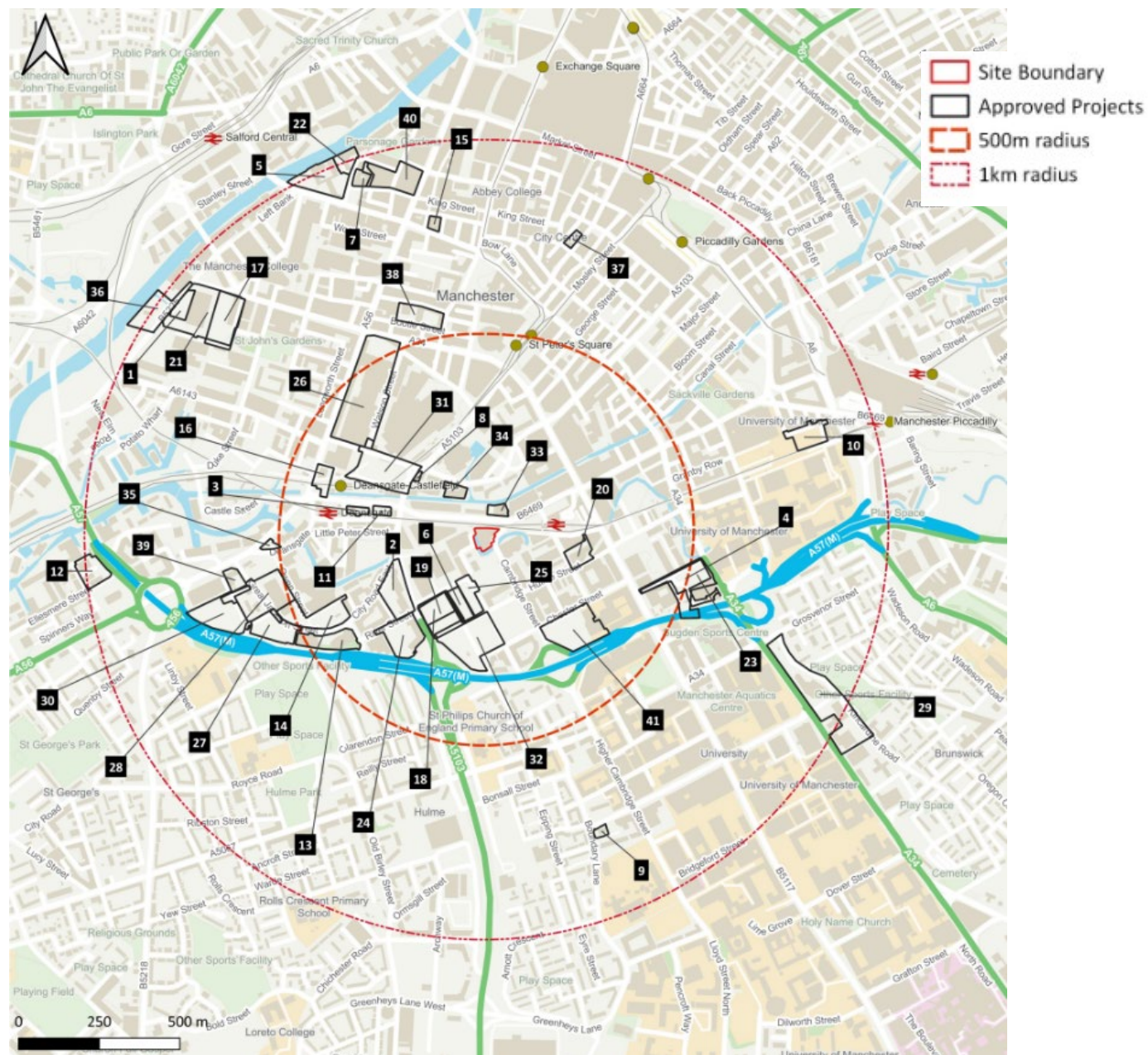
6.15 A summary of the evaluation of in-combination effects is provided within the table below:

Technical Topic All Relevant Approved Projects	
Townscape and Visual	The evaluation of in-combination effects during the construction stage, both in terms of townscape and visual effects, concluded that in-combination effects would be limited and geographically constrained and therefore no worse than the Proposed Scheme in isolation. Operational in-combination townscape effect was judged (conservatively) to be the same as the Proposed Scheme in isolation, as only a number of Approved Projects (the closest to the Site) would contribute positively or neutrally to the effects of the Proposed Scheme. Operational visual effects, informed by visualisations prepared for each viewpoint assessed for the Proposed Scheme, did not identified any notable in-combination effects that would amend the conclusions of the Proposed Scheme in isolation.
Built Heritage	It has been determined that in-combination effects are unlikely given the focus of the assessment for the Proposed Scheme upon Hotspur House only. In any

Technical Topic All Relevant Approved Projects	
	event, were an in-combination effect to occur, it would be no greater than the Proposed Scheme in isolation (moderate adverse and significant) given the direct effects the Proposed Scheme has on Hotspur House itself, which would dominate any in-combination effects.
Climate Change	The evaluation determined that all Approved Projects would contribute to an in-combination effect with the Proposed Scheme, given that the receptor (the climate system) is not geographically constrained. Full GHG emissions information was not available for the majority of Approved Projects, that allowed for this in-combination effect to be quantified, but it was judged that the in-combination effect with respect to climate change would be greater than identified for the Proposed Scheme in isolation, as all Approved Projects will give rise to additional emissions over and above those from the Proposed Scheme.
Socio-Economics and Human Health	All the Approved Projects would generate employment opportunities in the construction sector during the construction stage, alongside those generated by the Proposed Scheme. It was calculated that the combined employment would result in major beneficial effect that would be significant, which is greater than that reported for the Proposed Scheme in isolation (Minor beneficial and not significant).

Technical Topic All Relevant Approved Projects	
	Operational effects assessed focused on the provision of PBSA. As such, in-combination effects would only occur with Approved Projects 9, 10, 20, 24, 25, 29 and 35. It was calculated that the combined provision would result in a major beneficial effect that would be significant, which is greater than that reported for the Proposed Scheme in isolation (Moderate beneficial and significant).
Noise and Vibration	The assessment of the Proposed Scheme focused on construction effects only, and a common receptor was only identified with Approved Project 25. Overall, it was judged that with a concurrent construction stage an in-combination effect would occur at Vita House and Macintosh Mills. The in-combination effect was judged, based on high-level evaluation, to be greater than the Proposed Scheme in isolation and significant.
Wind Microclimate	Modelling of the Proposed Scheme with other Approved Projects did not identify notable differences in wind comfort and safety when compared to the Proposed Scheme in isolation. Therefore, any in-combination effects would remain as that reported for the Proposed Scheme, which was negligible and not significant.
Daylight, Sunlight, and Overshadowing	A review of the Approved Projects by the technical team noted that based on their location and usage relative to the Site, there was either no common receptor with the Proposed Scheme, or the Approved

Technical Topic All Relevant Approved Projects	
	Project was sufficient distance from the Proposed Scheme to give rise to potential in-combination effects. As such, no in-combination effect is anticipated.
Flood Risk and Drainage	Potential in-combination effects were identified to be limited to a single beneficial effect, specifically the effect relating discharge rates to the River Medlock and local sewage network at the operational stage. Albeit it was concluded that the in-combination effect would be no greater than the Proposed Scheme in isolation.



Appendix 1: Regulatory Compliance Checklist

Regulation 18, Paragraph 3 (e) of the EIA Regulations requires ‘a non-technical summary of the information referred to in sub-paragraphs (a) to (d)’ to be provided. Schedule 4, Paragraph 9 of the EIA Regulations requires ‘A non-technical summary of the information provided under paragraphs 1 to 8’ to be provided. To provide clarity on compliance with the EIA Regulations, the checklist below identifies where the information from paragraphs a to d of Regulation 18a and paragraphs 1 to 8 of Schedule 4 is located in this NTS.

Regulation 18. Environmental Statements	Schedule 4. Information for Inclusion in Environmental Statements	Location of Information in this Non-Technical Summary
(a) a description of the proposed development comprising information on the site, design, size and other relevant features of the development	1. A description of the development, including in particular: (a) a description of the location of the development; (b) a description of the physical characteristics of the whole development, including, where relevant, requisite demolition works, and the land-use requirements during the construction and operational phases; (c) a description of the main characteristics of the operational phase of the development (in particular any production process), for instance, energy demand and energy used, nature and quantity of the materials and natural resources (including water, land, soil and biodiversity) used; (d) an estimate, by type and quantity, of expected residues and emissions (such as water, air, soil and subsoil pollution, noise, vibration, light, heat, radiation and quantities and types of waste produced during the construction and operation phases.	Section 2: The Proposed Scheme, Section 4: Determining the Baseline
(d) a description of the reasonable alternatives studied by the developer, which are relevant to the	2. A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by	Section 2: The Proposed Scheme

Regulation 18. Environmental Statements	Schedule 4. Information for Inclusion in Environmental Statements	Location of Information in this Non-Technical Summary
proposed development and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the development on the environment	the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.	
-	3. A description of the relevant aspects of the current state of the environment (baseline scenario) and an outline of the likely evolution thereof without implementation of the development as far as natural changes from the baseline scenario can be assessed with reasonable effort on the basis of the availability of environmental information and scientific knowledge.	Section 2: The Proposed Scheme and Section 5: Determining the Baseline
-	4. A description of the factors specified in regulation 4(2) likely to be significantly affected by the development: population, human health, biodiversity (for example fauna and flora), land (for example land take), soil (for example organic matter, erosion, compaction, sealing), water (for example hydromorphological changes, quantity and quality), air, climate (for example greenhouse gas emissions, impacts relevant to adaptation), material assets, cultural heritage, including architectural and archaeological aspects, and landscape.	Section 4: Determining the Baseline; and Section 5: Effects of the Proposed Scheme
(b) a description of the likely significant effects of the proposed development on the environment	5. A description of the likely significant effects of the development on the environment resulting from, inter alia: (a) the construction and existence of the development, including, where relevant, demolition works;	Section 5: Effects of the Proposed Scheme and Section 6: Cumulative Effects

(b) the use of natural resources, in particular land, soil, water and biodiversity, considering as far as possible the sustainable availability of these resources;

(c) the emission of pollutants, noise, vibration, light, heat and radiation, the creation of nuisances, and the disposal and recovery of waste;

(d) the risks to human health, cultural heritage or the environment (for example due to accidents or disasters);

(e) the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources;

(f) the impact of the project on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change;

(g) the technologies and the substances used.

The description of the likely significant effects on the factors specified in regulation 4(2) should cover the direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the development. This description should take into account the environmental protection objectives established at Union or Member State level which are relevant to the project, including in particular those established under Council Directive 92/43/EEC(1) and Directive 2009/147/EC(2).

Regulation 18. Environmental Statements	Schedule 4. Information for Inclusion in Environmental Statements	Location of Information in this Non-Technical Summary
-	6. A description of the forecasting methods or evidence, used to identify and assess the significant effects on the environment, including details of difficulties (for example technical deficiencies or lack of knowledge) encountered compiling the required information and the main uncertainties involved.	Section 5: Effects of the Proposed Scheme
(c) a description of any features of the proposed development, or measures envisaged in order to avoid, prevent or reduce and, if possible, offset likely significant adverse effects on the environment	7. A description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment and, where appropriate, of any proposed monitoring arrangements (for example the preparation of a post-project analysis). That description should explain the extent, to which significant adverse effects on the environment are avoided, prevented, reduced or offset, and should cover both the construction and operational phases.	Section 5: Effects of the Proposed Scheme
-	8. A description of the expected significant adverse effects of the development on the environment deriving from the vulnerability of the development to risks of major accidents and/or disasters which are relevant to the project concerned. Relevant information available and obtained through risk assessments pursuant to EU legislation such as Directive 2012/18/EU(3) of the European Parliament and of the Council or Council Directive 2009/71/Euratom(4) or UK environmental assessments may be used for this purpose provided that the requirements of this Directive are met. Where appropriate, this description should include measures envisaged to prevent or mitigate the significant adverse effects of such events on the environment and details of the preparedness for and proposed response to such emergencies.	Section 3: The EIA Process and Approach and Section 5: Effects of the Proposed Scheme

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