



Manchester Metropolitan University Library
Transformation Project, Manchester
Environmental Statement - Non Technical Summary

October 2023

Contents

1.	Introduction	1
2.	Description of the Proposed Development	5
3.	Alternative Options	9
4.	Construction Management and Phasing	10
5.	Climate Change	11
6.	Townscape and Visual Impact	12
7.	Wind Microclimate	15
8.	Availability of Environmental Statement	17

1. Introduction

- 1.1. This Environmental Statement ('ES') Non-Technical Summary (NTS) accompanies an application for Full Planning Permission for an educational-led library development in Manchester City Centre ("the Site"). The Applicant is Manchester Metropolitan University.
- 1.2. The Site comprises Manchester Metropolitan University's ('MMU') All Saints Library Building. MMU is proposing to redevelop and reconfigure the current seven storey library facility, to form a new library building with external amenity spaces, public realm and other associated works. Full details are set out within Section 4 of this report.
- 1.3. The Site extends to c.0.7 ha. and is bound by a public footpath and All Saints Park to the south, the Manchester Metropolitan University Business and Law School to the west, the elevated Mancunian Way directly to the north and Oxford Road to the east ("the Site").
- 1.4. The Site is shown in Appendix 1.1.
- 1.5. This ES NTS sets out the findings of an Environmental Impact Assessment ('EIA') carried out in respect of the development of the Site.
- 1.6. The EIA has been carried out in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2011 (as amended) ('the EIA Regulations') and best practice guidance.
- 1.7. The Non-Technical Summary (NTS) is a standalone document and is required under the EIA Regulations.

Purpose of the Environmental Impact Assessment and Non-Technical Summary

- 1.8. The purpose of an EIA is explained by the Government in the National Planning Practice Guidance at paragraph 002 (Reference ID: 4-002-20140306), which sets out:

"The aim of Environmental Impact Assessment is to protect the environment by ensuring that a local planning authority when deciding whether to grant planning permission for a project, which is likely to have significant effects on the environment, does so in the full knowledge of the likely significant effects, and takes this into account in the decision-making process."
- 1.9. In simple terms, an EIA is an information gathering exercise in relation to the effect that the Proposed Development may have on the local environment when compared to the existing conditions. These are typically carried out on projects of a large scale.
- 1.10. Conducting an EIA is a systematic process, which leads to a final report, the ES.
- 1.11. This NTS is designed to be read on its own. It explains the environmental implications of the Proposed Development to the public, informing them, and allowing them to decide whether they would like more detail on the Proposed Development.
- 1.12. More information and greater technical detail is available in the Environmental Statement (ES). The ES is a separate document which has been submitted as part of the planning application. Please see Section 9, Availability of Environmental Statement for details on how and where to view the ES.

Environmental Impact Assessment Process

- 1.13. The first step is understanding if the Proposed Development meets the criteria set out within legislation, which means that further consideration should be given to if it comprises an EIA development. The legislation sets out different 'schedules' of projects and how the EIA should be carried out.
- 1.14. A Proposed Development may then go through a 'Screening' and/or a 'Scoping' process. This is the process whereby an Applicant may submit a request to the Local Planning Authority for a formal opinion as to whether they consider the Proposed Development to be meet the criteria for an EIA and, if so, what technical topics it considers to be relevant to the EIA.

- 1.15. If an EIA is determined to be required, the Applicant will prepare an ES, which sets out the findings from the technical assessments undertaken. The ES is then submitted to the Local Planning Authority as part of an application for Planning Permission.

Assessment Methodology

Scoping

- 1.16. An EIA Scoping Report was prepared by Deloitte with input from the technical consultant team for the project. The EIA Scoping Report was submitted to Manchester City Council ('MCC') as the Local Planning Authority on 15 August 2023. A formal EIA Scoping Opinion was received on 11 October 2023.

Technical Topics not included in the Environmental Impact Assessment

- 1.17. The Scoping process identified a number of technical topics where significant environmental effects as a result of the Proposed Development would be unlikely and would not be assessed further within the EIA process.
- 1.18. These topics are:
- Arboriculture
 - Noise and Vibration
 - Ground Conditions
 - Flood Risk and Drainage
 - Transport
 - Sunlight, Daylight and Overshadowing
 - Solar Glare
 - Ecology
- 1.19. Further information detailing why each of these technical topics were scoped out of the EIA can be found in Appendix 2.1 EIA Screening and Scoping Report.

Approach to Technical Studies

- 1.20. Various technical studies were commenced at an early stage in the development process. The findings of the baseline (existing) environmental studies have played an important role in the design of the Proposed Development by defining the environmental sensitivities, constraints and opportunities associated with the Site.
- 1.21. The technical studies have considered the site as it is, 'baseline', against how the Proposed Development will affect the Site and surroundings. These are the EIA scenarios. Cumulative effects are also considered.
- 1.22. Design team reviews, attended by members of the project team, were held throughout the pre-application process. These reviews provided a valuable forum for the exchange of information and ensured that the design team was fully aware of the environmental constraints and opportunities, and of the interactions between disciplines. Meetings were also held with Manchester City Council as the Local Planning Authority, as well as pre-application discussions with technical consultees.
- 1.23. The technical studies have been undertaken in accordance with current best practice. Specific guidance used is referenced within each of the respective technical chapters, with a reference list at the end of each chapter.
- 1.24. The technical studies undertaken within the ES have been progressed in a transparent, impartial and unbiased way with equal weight attached, as appropriate, to beneficial and adverse effects. Where possible, this has been based upon quantitative and accepted criteria together with the use of value judgements and expert interpretations.

Who has been involved in the EIA process?

- 1.25. The EIA process has involved communication and collaboration between the Applicant, Deloitte LLP, MCC, the project team (shown in Table 1.1), statutory consultees and the public.
- 1.26. Table 1.1 shows the project team and their roles.

Table 1.1: Project Team

Topic	Assessment carried out by
Town Planning, EIA Coordination	Deloitte LLP
Architect	Hawkins Brown and Schmidt Hammer Lassen
Climate Change	Buro Happold
Townscape and Visual Impact	Plan-it
Wind Microclimate	GIA

- 1.27. The following documents also support the planning application;
- o Planning application form, notices and ownership certificates, prepared by Deloitte.
 - o Accommodation and Drawing Schedules, prepared by Hawkins Brown.
 - o Site and location plans, prepared by Hawkins Brown.
 - o Existing and Proposed plans, prepared by Hawkins Brown.
 - o Design and Access Statement, prepared by Hawkins Brown and Schmidt Hammer Lassen.
 - o CGI Views, prepared by Planit.
 - o Statement of Consultation, prepared by Deloitte.
 - o Heritage Statement, prepared by Deloitte.
 - o Environmental Standards and Energy Statement, including Embodied Carbon Assessment, prepared by Buro Happold.
 - o Transport Statement, prepared by Buro Happold.
 - o Sustainable Travel Plan Framework, prepared by Manchester Metropolitan University.
 - o Ground Conditions, prepared by Buro Happold.
 - o Flood Risk and Drainage Assessment, prepared by Buro Happold.
 - o Noise and Vibration Acoustic Assessment, prepared by Buro Happold.
 - o Ventilation Strategy, prepared by Buro Happold.
 - o Daylight and Sunlight Desktop Assessment, including Solar Glare, prepared by Buro Happold.
 - o TV Reception Survey, prepared by G-Tech.
 - o Archaeological Confirmation Letter prepared by Greater Manchester Archaeological Advisory Service.
 - o Ecological Assessment and BNG note, prepared by Planit.
 - o Crime Impact Statement, prepared by Greater Manchester Police.
 - o Waste Management and Servicing Strategy, prepared by Manchester Metropolitan University.
 - o Management Strategy, prepared by Manchester Metropolitan University.
 - o Local Labour Agreement, prepared by Manchester Metropolitan University.

What were the results of the EIA?

- 1.28. The following sections summarise the methodology used in determining the likely significant effects of the Proposed Development and summarise the outcomes of the EIA.
- 1.29. This section is organised into technical subjects. Greater detail can be found in the relevant chapters of the Environmental Statement (6 to 8) and their technical appendices.
- 1.30. The technical topics are those elements of the environment considered likely to experience significant effects and therefore assessed in the EIA.
- 1.31. With regard to the assessment for each topic, the subsequent sections discuss:
- Methodology and scope;
 - Baseline conditions;
 - Likely significant effects of the Proposed Development;
 - Mitigation;
 - Cumulative effects with other developments; and
 - Likely 'residual' effects following mitigation.
- 1.32. A summary of proposed mitigation measures and residual effects is also included in Chapter 9 of the ES Volume 1.

Significance of Effects

- 1.33. The likely effects of the Proposed Development have been classified according to their significance.
- 1.34. Significance is determined as a function of both the scale (magnitude) of change from the existing (baseline) environment and the sensitivity of environmental receptors, such as population, fauna, flora, soil, water, air, climatic factors, material assets, including the architectural and archaeological heritage, landscape and the inter-relationship between these factors. Chapter 2 of the ES Volume 1, EIA Methodology, describes this process in greater detail.
- 1.35. This serves as a useful guide for specialists to assess effect significance. Where discipline-specific methodology has been applied that differs from these generic criteria, this has been clearly explained within the relevant ES chapters Volume 1 (6 to 8).

2. Site and the Proposed Development

Where is the Site?

- 2.1. The Site is located within Manchester Metropolitan University's All Saints' campus in Manchester City Centre, as identified on the Site Location Plan at Figure 1. It comprises the All Saints Library Building, a seven storey brick building currently used as a library facility for students and staff of Manchester Metropolitan University.

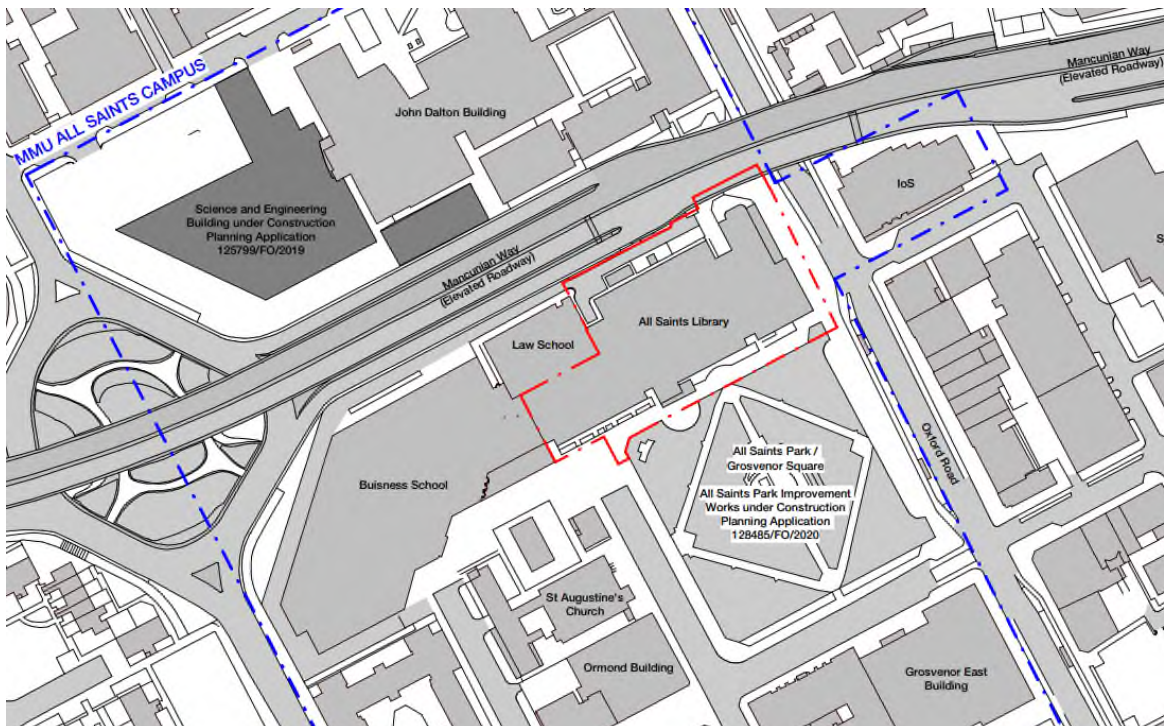


Figure 2.1 – Site Location Plan

- 2.2. The Site lies within the City Centre, and within the Regional Centre as defined by MCC's Core Strategy 2012. The Site boundary extends to c.0.7 hectares.
- 2.3. The Site is bound to the east by Oxford Road, to the north by the Mancunian Way, Manchester Metropolitan University's Faculty of Business and Law to the west, and All Saints Park to the south.

What is being proposed?

- 2.4. The description of development is as follows:
- 2.5. *"Full Planning Permission for the part demolition and redevelopment and part reconfiguration and refurbishment of an existing library building, to form a new library (Use Class F1) including a new 13 storey building, external amenity spaces, public realm, access and servicing arrangements and other associated works"*
- 2.6. The Proposed Development is outlined within Table 2.1 below.

Table 2.1 – Proposed Development

Quantum	Amount
Site area (inside red line)	6,700 sq. m
Use (Library)	22,099 sq. m GIA (gross internal area)
Use (Terrace)	900 sq. m GEA (gross external area)
Height	63 m, ground + 12 storeys
Parking	No new car or cycle parking proposed. The development will be served by Manchester Metropolitan University's existing facilities and travel plan initiatives focused on sustainable modes of transport and active travel.

- 2.7. The Proposed Development will transform the existing building, refurbishing the western portion of the building, with the new build element along Oxford Road. The investment into the University makes a positive contribution to the local economy, thereby directly supporting Manchester's regeneration priorities.
- 2.8. The ES sets out the findings of an EIA carried out in respect of the Proposed Development.

What is located on the Site at the moment?

- 2.9. The Site boundary extends to approximately 0.7 hectares in total area. The Site currently houses the existing MMU Library, a building that is not currently fit for purpose within the Universities portfolio.
- 2.10. The Site is located within the Greater Manchester Air Quality Management Area.
- 2.11. There are no statutory designated Sites for nature conservation within or immediately adjacent to the Site. The Site and adjacent land are not identified as a Priority Habitat.
- 2.12. The Site is located within Flood Zone 1 which is defined as land having less than 1 in 1,000 annual probability of river or sea flooding. There are no bodies of water in close proximity of the Site.
- 2.13. The Site is not located within a Conservation Area and there are no Listed Buildings within the Site. The Site is located c.3000m to the south of Whitworth Street Conservation Area. A number of Listed Buildings and structures have been identified in Figure 2.2 below, consisting of;
1. Former Manchester Ear Hospital (Grade II, Listing ID 1197922);
 2. Roman Catholic Church of St Augustine (Grade II, Listing ID 1392331);
 3. Ormond Building (Grade II, Listing ID 1219718);
 4. Righton Building (Grade II, Listing ID 1197781);
 5. Grosvenor Building (Grade II, Listing ID 1293192);
 6. Former Town Hall Façade to Mabel Tylecote Building (Grade II, Listing ID 1283062);
 7. Former Grosvenor Picture Palace (Grade II, Listing ID 1218431);
 8. Former Adult Deaf and Dumb Institute (Grade II, Listing ID 1200839);
 9. Chatham Mill (Grade II, Listing ID 1293040);
 10. Dalton Statue in Forecourt of Dalton College (Grade II, Listing ID 1197791); and
 11. Dancehouse Theatre Including Numbers 6-14 (Grade II, Listing ID 1384997).



Figure 2.2 Listed Buildings and Structures

Why is this development coming forward?

- 2.14. The University require a high quality, sustainable building, which will meet their operational and academic objectives moving forward, and enable an improved student and staff experience. Utilising a brownfield site and re-using part of an existing building structure to reduce embodied carbon aligns with the net zero priorities of the University and Manchester City Council.
- 2.15. Additionally, the Site is suitably located for high-density development owing to its strategic City Centre location, and position within the Oxford Road Corridor, which has been identified by MCC and other key stakeholders as an significant engine for the cities' growth and regeneration. The Site is located within the southern part of the City Centre and is therefore in close proximity to a number of key services, local amenities and economic opportunities. It also benefits from access to multiple sustainable modes of transport including rail, bus, cycling and walking and the Metrolink tram system.
- 2.16. In this respect, the proposals will not only transform and enhance this Site but the scale of the investment will also serve to provide wider investor confidence in the area, incentivising other investment initiatives to come forward along Oxford Road.

Who has been consulted?

- 2.17. Pre-application engagement has been undertaken with the Local Planning Authority, Local Ward Councillors, Greater Manchester Police Secure by Design and MCC Highways.
- 2.18. A full public consultation process was undertaken including two afternoon in person sessions held at the university for staff, students and members of the public to drop in. This was well attended, with around 55 attendees.
- 2.19. The evolution of the scheme has been influenced by the findings of public consultation. Further information on this process and the feedback gained is available in the Statement of Consultation submitted in support of the planning application.

What will the redevelopment process involve?

- 2.20. Broadly, the construction process Proposed Development will involve:
- Partial demolition of the existing library building;
 - Site clearance and enabling works;
 - Earthworks, levelling and ground compaction;
 - Laying foundations;
 - Building of the new structures;
 - External works and hard and soft landscaping, to link to the All Saints Park landscaping scheme, currently underway; and
 - Internal fit out of the main structures.
- 2.21. Machinery used during redevelopment will consist of standard demolition and construction plant, and will include plant items such as: excavators, concrete crushing plant, mobile cranes, compacting and vibrating mechanical plant, wheel washing and road sweeping equipment.
- 2.22. The Site will be secured and surrounded with hoardings to ensure public safety and mitigate adverse environmental effects during construction. A full construction management plan will be submitted and agreed with MCC prior to the commencement of building works.

How long will it take?

- 2.23. The total construction programme will span a period of approximately four years and be delivered in two parts. Initially, the demolition of the All Saints East Building and construction of the new 13 storey building will be undertaken, then the refurbishment of the existing Library will occur.
- 2.24. The programme is based upon normal construction working hours in line with MCC Guidance of 7.30hrs to 1800hrs Monday to Friday and 0800hrs to 1400hrs on Saturdays.

3. Alternative Options

- 3.1. The EIA Regulations require the ES to identify the main alternatives that were considered during the design process.
- 3.2. The Proposed Development has been influenced by a range of factors, including location, surrounding land use and input from MCC, Statutory and Non-Statutory Consultees and other stakeholders.
- 3.3. The wider project team has also played an important part in influencing the design of the Proposed Development to ensure that likely significant environmental effects are avoided or mitigated. The resulting scheme is described in further detail in Section 2, 'The Proposed EIA Development'.
- 3.4. The Site is currently used as a library for Manchester Metropolitan University, and it is strategically positioned within the Universities' estate. Therefore, its refurbishment and redevelopment on the Site is appropriate in land use terms. The current building does not make a positive contribution to the streetscape, nor does it reinforce or complement the space as a 'gateway' to MMU. The Site is highly prominent and is at a nodal point on the Oxford Road Corridor within the University estate. This location, along with the relationship of the site to an important public space (All Saints Park) affords an opportunity for the Site to accommodate a landmark building.
- 3.5. The Site has the potential to make an important contribution to the regeneration of this area of the City Centre, improving the aesthetic and connections around the Site.
- 3.6. A number of alternatives have been considered in relation to the Site and Proposed Development. These include no action (the 'Do Nothing' scenario), alternative sites, alternative uses, and alternative layouts and designs.
- 3.7. The "do nothing" scenario has been discounted due to the need for the regeneration of the Site, and a higher density, better quality new library. The Site is located within the Oxford Road Corridor Strategic Spatial Framework area, a high level document that aims to guide decision making for planning applications, and identify a strategic vision for the area.
- 3.8. The Site is considered suitable for high-density development given its highly accessible location within the City Centre and along Oxford Road. The Site is considered suitable for educational use in terms of its urban location, close proximity to established neighbourhoods, transport links and connections with Manchester City Centre.
- 3.9. Within the above context, it is not considered appropriate to consider alternative sites.
- 3.10. The existing use of the Site will remain as educational in the proposals. The Site is at the heart of the MMU University campus and is surrounded by other University buildings. As such, the consideration of alternative uses was not considered to be appropriate.
- 3.11. Alternative layouts and designs have been considered throughout the design process, from design competition to planning application stage, and have been informed by consultation with stakeholders and the public and by the Project Team, as addressed within the Design and Access Statement.
- 3.12. Considerations around alternative layouts and designs reflected upon a number of options; however, the Proposed Development is considered to represent the most appropriate design in respect of the various considerations influencing the design.

4. Construction Management and Phasing

- 4.1. The Construction (Design and Management) Regulations 2015 will apply to this project and all appropriate controls and systems will be in place to comply with the standards of the Regulations and associated guidance.
- 4.2. Every stage of the project will be pre risk assessed and appropriate controls applied, sub-contractors will be pre vetted and will be subject to extensive pre contract requirements of information transfer and risk assessment.
- 4.3. A fundamental aspect of the Principal Contractor's role is the development of a Construction Management Plan, which will take account of all known risks, which have been identified at pre-construction stage by the Principal Designer/CDM Consultant, the Design Team and also through Site investigations.
- 4.4. The Construction Management Plan will describe arrangements and procedures for managing these key risk areas in more detail, as well as any future risk, and also the resources, including personnel, which will be applied to the scheme and which will ensure the Health and Safety of all those working on or affected by the project works.
- 4.5. The contractor will have an on-going process of monitoring health and safety standards throughout its organisation. This is normally done directly (on Site) by the Site management team through regular inspections, toolbox talks etc. and also via the risk assessment process both during the completion of risk assessments and then by monitoring the effectiveness of risk control measures, which have been implemented. Site managers will also undertake regular reviews of safety on Site, including any accidents or incidents and any matters raised will be dealt with accordingly.
- 4.6. Health and safety is also incorporated as a fundamental aspect of the overall project review, the Applicant is in the process of appointing a Principal Contractor. The Principal Contractor will work closely with the Principal Designer at this early stage of the project and will influence the detailed design to remove construction and residual safety risks.
- 4.7. The Principal Contractor will present a full construction management plan to MCC for approval prior to starting works.

5. Climate Change

5.1. The following potential effects are scoped into the assessment:

What is greenhouse gas (GHG) emissions and climate change?

5.2. The assessment of GHG Emissions and Climate Change looks at the emissions of GHGs (typically measures in carbon dioxide equivalent (CO₂e)) from the Proposed Development during construction and operation, and what measures can be undertaken to mitigate these impacts. The receptor for this assessment is global atmospheric GHG emission concentrations.

What has been assessed?

5.3. During the construction phase of the Proposed Development, GHG emissions associated with the following sources have been considered:

- GHG emissions associated with the material extraction, transportation and manufacturing of construction products; and
- GHG emissions associated with product delivery to site and the construction/installation process.

5.4. During the operation phase of the Proposed Development, GHG emissions associated with the following sources have been considered:

- GHG emissions associated with maintenance, repair, replacement and refurbishment within the proposed buildings;
- GHG emissions associated with the operational energy requirements for the day to day running of the building (i.e. heating, cooling, lighting etc.);
- GHG emissions associated with operational transport (i.e. deliveries and staff journeys);
- GHG emissions associated with operational water consumption; and
- GHG emissions associated with the demolition and disassembly of the Proposed Development.

5.5. In line with the best practice guidance, it is considered that any development will produce GHG emissions that contribute to Climate change, and this has the potential to lead to significant effects.

What is the Effect of the Proposed Development on Greenhouse Gas Emissions and Climate Change?

5.6. Mitigation measures are proposed to reduce the GHG emissions from the Proposed Development at all stages (construction to operation) and these will be secured by the council through the use of planning conditions attached to any planning permission that is granted. These measures have the potential to reduce the effects, however, impacts on the global atmosphere are inevitable for construction projects and will remain long term.

5.7. In conclusion, this assessment has indicated that the potential environmental effects resulting from GHG emissions to the global atmosphere due to the construction and operation of the Proposed Development are predicted to be negligible and minor adverse, and long term. This is in line with the best practice advice which states that emissions from any development have the potential to make significant contributions to GHG emissions in the global atmosphere and contribute to climate change.

5.8. Unlike other environmental effects discussed in the ES that have a direct or indirect effect on the Site and local area, effects from GHG emissions are not localised but contribute to the global atmospheric concentration of greenhouse gasses and consequently contribute to the global climate change effect. In the context of developments and construction projects globally as it contributes to a global climatic effect. As there are GHG emissions associated with almost all new developments globally and that we are approaching a global climate tipping point, it may be stated that cumulative effects are significant.

6. Townscape and Visual Impact

Scope of assessment

- 6.1. This Chapter of the ES has been prepared by Planit-IE Ltd and assesses the likely Townscape and Visual impacts of the proposals upon the site and surrounding area. This Chapter also describes the methods used to assess these impacts, the existing baseline conditions, the proposed mitigation measures required to prevent, reduce or offset any significant negative impacts and the likely residual impacts after these methods have been adopted.
- 6.2. This Chapter is accompanied by four technical appendices: Townscape Baseline and Assessment table Appendix 3.1, Visual Baseline and Assessment table Appendix 3.2, Figures Appendix 3.3 and, Views and Photomontages Appendix 3.4.

Description of method

- 6.3. This assessment has been carried out with reference to the Guidelines for Landscape and Visual Impact Assessment, 3rd Edition, 2013 (referred to hereafter as “the Guidelines”) by Planit-IE Ltd, a registered practice of the Landscape Institute with considerable experience in landscape and visual assessment.
- 6.4. A three-stage assessment process has been adopted. Firstly, the nature of receptors (sensitivity) has been assessed, and secondly, the nature of effects (magnitude) likely to result from the proposed development has been assessment. From this, the overall significance of the identified effects on receptors have been assessed.
- 6.5. For the purpose of the Townscape and Visual Impact Assessment, major to moderate significance effects are considered to be significant in the meaning of EIA Regulations (2011). This acknowledges the degree of change that is taking place within the wider townscape and the Proposed Schemes overall fit within delivering the aspirations of the City through adopted policy for growth and enhancement of the Oxford Road Corridor and the Universities through its Estate Strategy.
- 6.6. A total of 6 townscape receptors and 8 visual receptors were identified and considered as part of this assessment.

Description of baseline conditions

- 6.7. The Site is located within the City Centre, and within the Regional Centre as defined by MCC’s Core Strategy 2012. The Site boundary extends to c.0.7 hectares. It lies within the eastern cluster of Manchester Metropolitan University’s estate located on the Oxford Road corridor.
- 6.8. The Site comprises the joined Sir Kenneth Green Library and All Saints buildings currently used as a library facility for the students and staff of Manchester Metropolitan University. It also includes parts of public space surrounding the building on Oxford Road and towards the All Saints Park, as well as a rectangular area located under the Mancunian Way viaduct protruding towards the John R. Dalton Building.
- 6.9. Currently the Site represents one of the strategic investment requirements according to ‘Manchester Metropolitan University Estate Strategy 2017-2027’. Strategic investment in an expanded library and students commons, which seeks to increase capacity and quality of study and to create an intellectual hub for the University.

Environmental effects

Townscape

- 6.10. The components of the townscape which may potentially be affected by the Proposed Development are known as the townscape receptors. These include the characteristics and character of the townscape, and the character and quality (or special qualities) of designated areas. This assessment identified 6 receptors that had the potential to be impacted by direct/ local effects from both construction works and in operation.

These were Townscape Character, Urban Grain, Building Heights, Movement and Linkages, Environmental Designations and Public Open Space & Site Character.

Visual

- 6.11. Likely visual effects have been identified with reference to interactions between the Proposed Development and visual receptors. 8 viewpoints were identified around the site.

Mitigation Proposed

Construction stage

- 6.12. Mitigation measures with relevance to townscape and views that are included in the 'Draft Construction Management and Phasing Plan' and include a range of measures from site management, traffic management and construction phasing and Site security that aim to reduce environmental impacts on the surrounding area.

Operational stage

- 6.13. Forms of mitigation embedded within the operational phase are described in detail in the Design and Access Statement that accompanies this application. The Proposed Development has been developed in accordance with good design principles which avoids, reduces or offsets potential effects on the townscape and views. The key principles relevant to the purposes of this report included architectural design of the Proposed Scheme and rationale for its massing and form, materiality of the façade to form a landmark new structure and landscape treatments to areas of public realm around it.

Supplementary Mitigation and Enhancement

- 6.14. Given the nature of the iterative design process leading to the extent of embedded mitigation into the design, the requirement for supplementary mitigation is limited and focused on the implementation of good site management, maintenance and housekeeping.

Residual environmental effects

Townscape Effects

- 6.15. There was one moderately significant townscape effect identified during the construction and operational phase on Site Character. During construction this effect will be adverse due to the demolition of the existing building and the impact of construction works on the local area. During operation the effect will be beneficial where the Proposed Scheme will completely transform the site to a high-quality new university faculty building, local level landmark with an enhanced public realm to its edges.
- 6.16. The remaining townscape receptors are all assessed as experiencing minor effects at construction and operational stage. All townscape receptors were assessed as having beneficial effects in the operational stage.

Visual Effects

- 6.17. One moderately significant adverse visual effect was assessed during the construction period (view 4). The remaining views were assessed as minor adverse or not significant.
- 6.18. During the operational stage no views were assessed as having adverse effects. Three views (views 1,2 & 4) were assessed as having moderately significant beneficial effects. All remaining views were assessed as having minor beneficial / not significant effects.
- 6.19. It is noted that due to the timing of the application and assessment, views and baseline photography was undertaken during July 2023 where trees were in full leaf and offering the maximum potential screening to both construction activities and the proposed new building. This does not represent the 'worse case' scenario that is required within the GLVIA guidelines. Where this had the potential to affect the assessed effects and significance it was noted in the assessment tables. It was not considered however, that the reduction in the canopy would have caused the assessed significance of the views to have changed for any of the receptors.

- 6.20. There are therefore not predicted to be any potential for cumulative townscape or visual effects in conjunction with the Proposed Development.

7. Wind Microclimate

What is Wind Microclimate?

- 7.1. A quantitative assessment of wind effects has been undertaken to compare the baseline conditions (existing site in existing surroundings) with those of the Proposed Development in existing surroundings based on wind data local to the site. Introducing a new development can cause beneficial, adverse, or negligible wind effects and the purpose of this study is to evaluate these.

What has been assessed?

- 7.2. A quantitative study has been undertaken to predict and analyse wind conditions for the Proposed Development by means of Computational Fluid Dynamics modelling.
- 7.3. The Lawson Comfort Criteria (LCC) have been used as the benchmark to describe the current and impact of the Proposed Development on the environmental wind conditions for the identified pedestrian spaces. The suitability of the planned activities on the site have been determined based on threshold wind speeds and related exceedance probability.
- 7.4. The wind microclimate assessment has been carried out for both the annual and seasonal summer and winter conditions.

What is the Effect of the Proposed Development on Wind Microclimate?

- 7.5. Overall, wind conditions on the Site are likely to be suitable for the intended pedestrian activities.
- 7.6. The summer wind conditions on the site are not expected to be affected by the Proposed Development.
- 7.7. The introduction of the Proposed Development leads to slightly windier winter conditions near the New East and North-West Entrances, but this is a negligible effect as conditions remain comfortable for the intended use. A minor adverse effect at the eastern corner and north of the Proposed Building has been found during winter, but conditions remain in the comfortable ranges for standing to walking activities.
- 7.8. Wind effects at all other seating and standing areas as well as thoroughfares are found to be negligible.
- 7.9. The assessment shows that no mitigation measures are necessary, and therefore no further Mitigation scenarios were tested.
- 7.10. Cumulative changes are not expected due to the orientation and distance to the identified plots. The cumulative plot also shows a relative shelter from the easterly wind directions towards the proposed development.

Note on Design Changes Since Wind Assessment in this Report

- 7.11. The design changes up to date (12th October 2023) and since the undertaking of this wind assessment are, to the best of our knowledge, limited and are not expected to alter the conclusions with regards to the wind conditions on the site as outlined in this report. Figure 0-9 shows the building massing in the Stage 3 S4 Report (Document number: 1044B-HBA-ZZ-XX-RP-A-00H111) from Hawkins Brown Architects LLP & Schmidt Hammer Lassen Architects (29 September 2023) and the CFD model used in this wind assessment respectively.

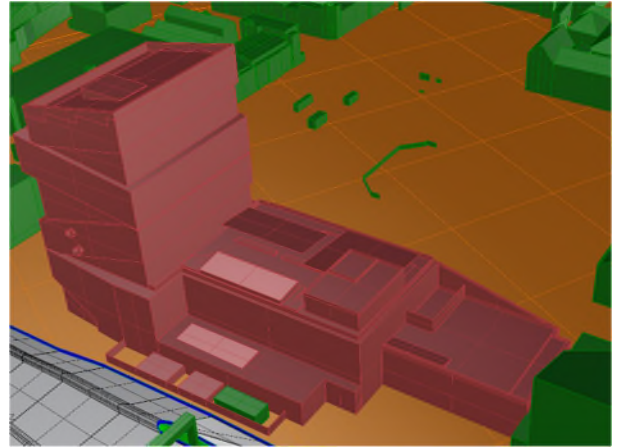
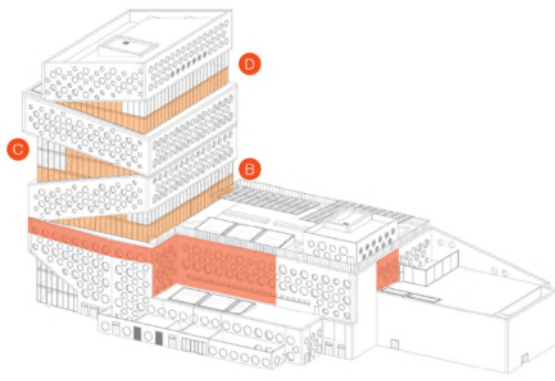


Figure 7-1 Building design to date (left) versus CFD model used in wind assessment (right)

8. Availability of Environmental Statement

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

Planning Department
Manchester City Council
Town Hall
Manchester
M2 5DB

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

- Non-Technical Summary (NTS) - £15
- Volume 1: ES Main Text & Figures - £150
- Volume 2: ES Appendices - £150
- Volume 3: Non Technical Summary - £150
- Full copy (Volumes 1, 2, 3 and 4 with NTS) of the ES on CD - £15

- 8.3. For copies of any of the above please contact the Library Transformation Project team at Deloitte:

Library Transformation Team,
Deloitte LLP, WeWork
The Hanover Building
Corporation Street
Manchester
M4 4AH



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Although we have read the Consultants’ reports for consistency and provide our observations based on our knowledge and experience, we accept no liability or responsibility for the Consultant’s Reports and will not be responsible for the technical content of Chapters 5-8 of Volume 1, nor Volumes 2 or the technical content of the associated separate Non-Technical Summary.

The information contained within this report is provided to assist Manchester Metropolitan University with this Planning Application. The report makes use of a range of third party data sources. Whilst every reasonable care has been taken in compiling this report, Deloitte LLP and the Consultants cannot guarantee its accuracy.

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