



APPENDIX D:

SOCIO ECONOMICS
ENVIRONMENTAL STATEMENT
ADDENDUM



St Michael's Propco Ltd

ST. MICHAEL'S JACKSON'S ROW

Socio Economics Environmental Statement
Addendum



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CONTENTS

1.	INTRODUCTION	1
1.2.	THE 2023 ES ADDENDUM	1
1.3.	ASSESSMENT METHODOLOGY AND SIGNIFICANCE CRITERIA	2
1.4.	LEGISLATION, POLICY AND GUIDANCE	2
1.5.	SCOPE OF THE ASSESSMENT	2
1.6.	BASELINE CONDITIONS	2
1.7.	ASSESSMENT OF 2023 PROPOSED SCHEME, MITIGATION AND RESIDUAL EFFECTS	5
1.8.	CONCLUSIONS	8
	REFERENCES	10

1. INTRODUCTION

- 1.1.1. Chapter 7: Socio-economics of the 2017 Environmental Statement (ES) reported the likely Socio-Economic effects of the St Michael's development, Jackson's Row, Manchester (hereafter referred to as the 2017 Scheme) on land between Jackson's Row and Bootle Street, Manchester (the Site) and the surrounding area during construction and operational phases.
- 1.1.2. A Section 73 Socio-economics ES Addendum chapter was submitted in December 2022 (hereafter referred to as the '2022 ES Addendum') in order to outline revisions to the area schedule associated with the 2017 Scheme, and provide an updated Socio-economic baseline.
- 1.1.3. This 2023 Socio-economics ES Addendum chapter outlines the key changes in relation to the baseline conditions and identifies any changes to the findings and conclusions associated with the Socio-economic assessment in the 2022 ES Addendum, following revisions to the area schedule associated with the 2022 ES Addendum (see Table 1.1).
- 1.1.4. The scope of the assessment in this 2023 ES Addendum chapter aligns with that presented in the 2022 ES Addendum Socio-economics assessment, in line with Section 73 requirements.

1.2. THE 2023 ES ADDENDUM

- 1.2.1. Relevant proposed amendments that could affect the significance of effects reported in the Socio-economics chapter of the 2022 ES Addendum include changes to the residential, office, hotel, and retail and spa (previously described as leisure) floorspace (the 2023 Proposed Scheme). A comparison of the 2022 ES Addendum area schedule and the Section 73 accommodation schedule for the 2023 Proposed Scheme are provided in Table 1.1 below.

Table 1.1 Comparison of the 2022 ES Addendum Accommodation Schedule and 2023 Proposed Scheme Accommodation Schedule

Type of Floorspace	2022 Accommodation Schedule	2023 Accommodation Schedule	Difference / Change
Residential			
Number of residential units	213	229	+16
Amount of residential floorspace	23,577m ² GIA 18,236m ² NIA	23,702m ² GIA 18,925m ² NIA	+125m ² GIA +689m ² NIA
Office			
Amount of office floorspace	30,751m ² GIA 25,201m ² NIA	30,095m ² GIA 24,346m ² NIA	-656m ² GIA -855m ² NIA
Hotel			
Number of hotel bedrooms	162	162	No change
Leisure			

Amount of retail/spa floorspace	1,798m ² NIA	1,827m ² NIA	+29m ² NIA
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1.3. ASSESSMENT METHODOLOGY AND SIGNIFICANCE CRITERIA

EXTENT OF THE STUDY AREA

- 1.3.1. The study area outlined in the Socio-economics chapter of the 2022 ES Addendum remains valid.

METHOD OF BASELINE DATA COLLECTION

- 1.3.2. The method of baseline data collection outlined in the Socio-economics chapter of the 2022 ES Addendum remains valid.

ASSESSMENT METHODOLOGY AND SIGNIFICANCE CRITERIA

- 1.3.3. The assessment methodology, significance criteria, and approach to classification of effects outlined in the Socio-economics chapter of the 2022 ES Addendum remains valid.

1.4. LEGISLATION, POLICY AND GUIDANCE

LEGISLATION

- 1.4.1. There are no legislative requirements in relation to the assessment of socio-economic effects, as was the case for the 2022 ES Addendum. As such, the assessment is guided by the UK Government's planning policy and other best practice guidance.

PLANNING POLICY

- 1.4.2. The 2022 ES Addendum outlines relevant elements of the NPPF 2021 (Ref. 1.2) and NPPG 2020 (Ref. 1.3). These policies remain relevant to this 2022 ES Addendum as the basis for assessment, and are unchanged from the overview provided in the 2022 ES Addendum.

GUIDANCE

- 1.4.3. The following guidance documents were used in the preparation of the 2022 ES Addendum, and these remain valid:
- English Partnerships (2014) 'Additionality Guide: A standard approach to assessing the additional impact of interventions, Method Statement', 4th Edition (Ref. 1.1); and
 - Homes and Communities Agency (HCA) (2015) Employment Densities Guidelines 3rd Edition (Ref. 1.4).

1.5. SCOPE OF THE ASSESSMENT

- 1.5.1. The insignificant effects identified in the 2017 Socio-economics ES Chapter remained the same for the basis of assessment within the 2022 ES Addendum. These remain valid for the 2023 ES Addendum.

1.6. BASELINE CONDITIONS

- 1.6.1. A review of the baseline conditions outlined in the 2022 ES Addendum has been undertaken for the purposes of this 2023 ES Addendum. Baseline information remains largely unchanged for the Land Uses and Urban Character, and Connectivity sections; with the exception of some minor changes to the pedestrian environment and amenity space in the local area immediately surrounding the Site.

These are non-material changes to the baseline and do not affect the outcome of the assessment in this 2023 Addendum; as such they are not updated as part of this baseline.

POPULATION

- 1.6.2. The 2021 ONS (Ref. 1.5) population estimate for Manchester¹ was 549,900 and for the North West was 7,422,300 residents. The Manchester population has slightly decreased since the 2022 Addendum was undertaken (ONS 2020 population estimate; 550,700 residents) (Ref. 1.5) however this change is not statistically significant. The estimated population aged 16-64 as a percentage of the total resident population in Manchester, the North West, and Great Britain is shown in Table 1.2.

Table 1.2 Population aged 16-64 (% of the resident population)

Manchester	North West	Great Britain
69.8%	62.5%	62.9%

Source: ONS, NOMIS (Ref. 1.5)

- 1.6.3. As shown above, the proportion of working age individuals aged 16-64 in Manchester is slightly higher than the North West and Great Britain averages, indicating a lower concentration of older age residents within Manchester city itself.

EMPLOYMENT AND THE ECONOMY

- 1.6.4. The NOMIS Job Densities Report (Ref. 1.5), is available on a Local Authority-wide and sub-regional level and indicates the availability of employment and labour demand. As of 2021², the job density levels (i.e., the ratio of total jobs to the population aged 16-64) in Manchester was 1.23. This is notably higher than the North West (0.84) and Great Britain (0.85) levels, and indicates considerably greater employment opportunities within the city when compared with the region and country as a whole. The job densities across all these geographical areas have slightly increased on the 2020 levels reported in the 2022 ES Addendum.
- 1.6.5. There were estimated to be 416,000 jobs in Manchester in 2021, of which 72.6% were full-time and 27.4% part-time. The rates of employee jobs within Manchester have fallen slightly compared with those reported in the 2022 ES Addendum (ONS 2020 Employee jobs; 455,000) however the proportion of full and part time positions remains the same. The increase in jobs density and the fall in job numbers reflects the slight decrease in the resident population of Manchester.
- 1.6.6. Table 1.3 shows the proportion of total employees working in each industry sector in 2021 (Ref. 1.5).

Table 1.3 Proportion of total employees in each industry sector

¹ The most recently available data at the time of writing.

² The most recently available data at the time of writing.

Industry Sector	Manchester	North West	Great Britain
B: Mining and quarrying	0.0	0.1	0.1
C: Manufacturing	2.6	8.6	7.6
D: Electricity, gas, steam and air conditioning supply	0.1	0.5	0.4
E: Water supply; sewerage, waste management and remediation activities	0.1	0.5	0.7
F: Construction	2.6	5.4	4.9
G: Wholesale and retail trade; repair of motor vehicles and motorcycles	10.3	14.6	14.4
H: Transportation and storage	7.0	5.4	5.1
I: Accommodation and food service activities	8.4	7.9	7.5
J: Information and communication	4.6	2.8	4.5
K: Financial and insurance activities	5.5	3.5	3.6
L: Real estate activities	2.9	2.0	1.8
M: Professional, scientific and technical activities	13.7	8.9	8.9
N: Administrative and support service activities	11.3	8.3	8.9
O: Public administration and defence; compulsory social security	5.8	4.9	4.6
P: Education	9.6	7.9	8.8
Q: Human health and social work activities	12.3	15.0	13.7
R: Arts, Entertainment and Recreation	1.7	2.2	2.3
S: Other service activities	1.4	1.5	1.9

Source: ONS, NOMIS (Ref. 1.5)

- 1.6.1. Table 1.3 shows that there the Professional, Scientific, and Technical; Human Health and Social Work; and Administrative and Support Service activities sectors are the largest within Manchester (13.7%, 12.3% and 11.3% respectively). There are some notable differences between the proportions of employees per sector when comparing Manchester with the North West, with over three times the proportion of employees in the Manufacturing sector, and four times the proportion within the Electricity and Water sector within the North West compared with Manchester. Overall, however, the diversity of industries within the Manchester includes both higher skilled employment

Sectors (such as education) and lower skilled sectors (such as Wholesale and Retail Trade). There have been no significant changes to industry trends reported since the 2022 ES Addendum was undertaken.

1.7. ASSESSMENT OF 2023 PROPOSED SCHEME, MITIAGATION AND RESIDUAL EFFECTS

CONSTRUCTION PHASE

Construction Employment

- 1.7.1. Construction employment represents a positive economic effect that can be estimated as a function of the scale and type of construction (infrastructure and buildings). The following section estimates gross employment arising from the 2023 Proposed Scheme during the construction phase and then considers leakage, displacement and multiplier effects in order to assess the net effects on construction employment.

Gross Direct Demolition and Construction Employment

- 1.7.2. The construction programme and construction cost have been updated since the 2022 ES Addendum, with the estimated enabling works, demolition and construction period being approximately three years and eight months. The construction work is not permanent and therefore the effect will be temporary but medium-term in nature. The capital and revenue expenditure involved in the construction period will lead to increased output in Manchester and the wider Greater Manchester regional economy.
- 1.7.3. Applying an average gross output per construction industry employee to the estimated total construction cost, it is estimated that there are likely to be 750 FTE gross construction employees per annum on the Site during the demolition and construction phase.

Net Additional Construction Employment

- 1.7.4. Table 1.4 presents the temporary employment generated by the Proposed Development taking leakage, displacement and multiplier effects into account. The total net additional employment created within Manchester as a result of the Proposed Development is estimated to be 633 employees per annum, whilst 211 jobs will be created outside Manchester (the wider Greater Manchester region) resulting in a total net employment generation of 844 jobs on average per annum during the construction period.

Table 1.4 Construction Employment Generation Per Annum

FTE Employment Generation	Manchester	Outside Manchester	Total
Gross Direct Employment	563	188	750
Displacement	-141	-47	-188
Net Direct Employment	422	141	563
Net Indirect and Induced Employment	211	70	281
Total Net Employment	633	211	844

Source: WSP calculations (note – numbers may not sum exactly due to rounding)

- 1.7.5. In the context of a large labour pool of construction workers in Manchester, the direct, indirect and induced employment, expenditure and upskilling created by the demolition and construction phase of the Proposed Development is likely to have a direct, temporary, medium-term **moderate beneficial** (significant) effect on the Manchester economy (local study area) prior to the implementation of mitigation measures.
- 1.7.6. The direct, indirect and induced employment, expenditure and upskilling created by the demolition and construction phase of the Proposed Development is likely to have a direct, temporary, medium-term **minor beneficial** (not significant) effect on the Greater Manchester economy (regional study area) prior to the implementation of mitigation measures.

Mitigation / Enhancement

- 1.7.7. There are no mitigation measures required or proposed for Socio-economics in relation to construction employment generation. It is not considered appropriate for there to be any monitoring arrangements.

Residual Effects

- 1.7.8. Given there is no mitigation in relation to construction employment for Socio-economics, the pre-mitigation finding remains the same. Therefore, there is likely to be a direct, indirect and induced temporary, medium-term **moderate beneficial** (significant) residual effect on the Manchester economy (local study area) and a direct, indirect and induced temporary, medium-term **minor beneficial** (not significant) effect on the Greater Manchester economy (regional study area).

Comparison with the 2022 ES Addendum

- 1.7.9. The updates to the construction programme and costs, and revisions to the accommodation schedule since the 2022 ES Addendum has resulted in a slight increase in the projected number of Full Time Equivalent (FTE)³ construction employees as a result of the 2023 Proposed Development. The significance of effect for direct, indirect and induced economic benefits in the local and regional study areas remains the same however; given the minor change in employment numbers in the overall context of the local and regional economy.

OPERATIONAL PHASE

Operational Employment

Gross Direct Operational Employment

- 1.7.10. The Proposed Development will generate long-term jobs once it is complete and operational. The Applicant is seeking to provide employment floorspace, broken down by:

³ Full Time Equivalent equates to the number of people working a 'full' five-day week, given that not all employees work full time. As such, FTE is used rather than headcount to present accurately the numbers of employees, rather than using headcount numbers which could suggest a higher availability of jobs than actually exists.

- Office floorspace (24,346m² NIA);
- Retail and spa floorspace (1,827m² NIA); and
- 162 hotel bedrooms.

- 1.7.11. Employment densities corresponding to these uses as outlined in the HCA Employment Densities Guide (Ref. 1.4) have been applied in order to calculate the projected gross number of employees, as outlined in Table 1.5.
- 1.7.12. When the Proposed Development is complete and operational, the employment floorspace on-site is estimated to support an estimated 2,126 gross jobs on-site, as presented in Table 1.5.

Table 1.5 Gross Direct Operational Employment Generation

Use Class	Floorspace (m ²)	Employment Density (per m ²)	Gross Direct Employment
Office	24,346m ² NIA	13	1,873
Retail and spa	1,827m ² NIA	20	91
Hotel	162 hotel bedrooms	1 employee per bedroom (for a 5* hotel)	162

Source: WSP calculations

- 1.7.13. It is estimated that the 2023 Proposed Scheme will result in the creation of 1,595 net additional jobs, of which 1,435 are estimated to be taken up by Manchester residents (local study area) and 159 by residents outside Manchester (the wider Greater Manchester region) (Table 1.6).

Table 1.6 Net Additional Operational Employment Generation

FTE Employment Generation	Manchester	Outside Manchester	Total
Gross Impact	1,914	213	2,126
Displacement	-957	-106	-1,063
Net Direct Employment	957	106	1,063
Net Indirect and Induced Employment	478	53	532
Total Net Employment	1,435	159	1,595

Source: WSP calculations

- 1.7.14. The hotel, retail and spa floorspace within the Proposed Scheme will provide job opportunities for lower skilled people or those who may want to access part time employment in the locality, as well as the Grade A office premises likely to attract businesses with skilled employees. This will be beneficial in the context of the local labour market given the diversity of employment sectors represented (see the Baseline section for further detail).
- 1.7.15. Taking into account the projected net direct, indirect, and induced employment, it is assessed that the 2023 Proposed Scheme is likely to have a direct, permanent, long term **moderate beneficial**

(significant) effect on the Manchester economy (local study area) prior to the implementation of mitigation measures

- 1.7.16. The net direct, indirect and induced employment created by the Proposed Scheme is likely to have a direct, permanent, long term **minor beneficial** (not significant) effect on the Greater Manchester economy (regional study area) prior to the implementation of mitigation measures.

Mitigation / Enhancement

- 1.7.17. There are no mitigation measures required or proposed for Socio-economics in relation to operational employment generation. It is not considered appropriate for there to be any monitoring arrangements.

Residual Effects

- 1.7.18. Given there is no mitigation in relation to construction employment for Socio-economics, the pre-mitigation finding remains the same. Therefore, there is likely to be a direct, indirect and induced permanent, long term **moderate beneficial** (significant) residual effect on the Manchester economy (local study area) and a direct, indirect and induced permanent long term **minor beneficial** (not significant) effect on the Greater Manchester economy (regional study area).

Comparison with the 2022 ES Addendum

- 1.7.19. There has been a decrease in the amount of office floorspace and increase in retail and spa floorspace provided in the 2023 Proposed Scheme. As such, the 2023 ES addendum has calculated that the Proposed Scheme will give rise to 1,595 net employees; 48 fewer than projected in the ES Addendum. The significance of effect for direct, indirect and induced economic benefits in the local and regional study areas remains the same however; given the minor change in employment numbers in the overall context of the local and regional economy.

Delivery of Public Realm and New Infrastructure

- 1.7.20. There is no change to the amount or design of the public realm in the 2023 Proposed Scheme. As such, the residual effect assessment in the 2022 ES Addendum of a direct, permanent, long-term moderate beneficial (significant) effect on community receptors remains valid and unchanged.

Improved community connectivity within and around the Site

- 1.7.21. There is no change to the layout or design of the 2023 Proposed Scheme with regard to community connectivity. As such, the residual assessment in the 2022 ES Addendum of a direct, permanent, long-term moderate beneficial (significant) effect on local community receptors (residents and visitors to the Proposed Scheme) remains valid and unchanged.

1.8. CONCLUSIONS

- 1.8.1. This 2023 ES Addendum has been undertaken based on a revised construction programme and accommodation schedule. The baseline information relating to the economy and employment has been updated based on the latest available data for the purposes of the revised assessment of construction and operational employment generation in this 2022 ES Addendum.
- 1.8.2. The residual effects for Socio-economics outlined in the 2022 ES Addendum remain unchanged. There are no changes to the significance of assessment findings on the basis of the revised 2023 Proposed Development given that the relatively small changes to unit numbers and differences in



area schedule do not result in a materially different change to the significance of findings. Therefore, the residual effects assessed in 2022 ES Addendum remain valid.

REFERENCES

Ref. 1.1: English Partnerships (2014) Additionality Guide 4th Edition

Ref. 1.2: Ministry of Housing, Communities and Local Government (MHCLG) (2021) National Planning Policy Framework

Ref. 1.3: MHCLG (2021) National Planning Practice Guidance

Ref. 1.4: Homes and Communities Agency (2015) Employment Density Guide 3rd Edition

Ref. 1.5: Office for National Statistics (2021) NOMIS 2021 data, Local Authority Profile

Ref. 1.6: Department for Levelling Up, Housing and Communities (2019) English Indices of Deprivation

Ref. 1.7: Construction (Design and Management) Regulations 2022 Annual Statistics



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