Jackson's Row Developments Ltd

ST MICHAEL'S, JACKSON'S ROW

Environmental Statement Addendum Volume 1: Main Text, Figures and Technical Appendices

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NOVEMBER 2019

PUBLIC

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1 INTRODUCTION

1.1 BACKGROUND

1.1.1. Jackson's Row Developments Ltd (hereinafter referred to as 'the Applicant') is seeking to construct a major development proposal known as St Michael's, Jackson's Row, Manchester, UK

1.1.2. The planning application for the development was originally registered in January 2017. Following feedback, the decision was taken to revise the scheme. Revised plans and documents were submitted in November 2017 and the development was granted planning permission in June 2018. For the purposes of this Environmental Statement Addendum, the approved development will be referred to as the 'Approved Development'.

1.1.3. Through the detailed design process, a number of relatively minor improvements to the original scheme have been identified; these will also provide technical and functional improvements through the next stage design process. The Applicant wishes to progress these proposed changes, which are considered to require amendments to the original scheme, through a Section 73[1] application. It is important to stress from the outset that the fundamental scheme principles, such as the layout, uses, and height of the tower are unaltered, and viewed in the context of the overall scheme, the Proposed Amendments are considered to be minor. In addition, further minor amendments to the Approved Development are desired to address the particular brand standards and specifications of the operator for the proposed hotel. The amendments now proposed will be referred to as the 'Proposed Amendments'. For the avoidance of doubt, references to the 'Proposed Development' refer to the 'Approved Development' as well as the 'Proposed Amendments', i.e. the entirety of the development as now proposed.

1.1.4. The development comprises the partial demolition of existing buildings on the site and development of up to 171.6 m AOD comprising residential (Use Class C3), offices (Use Class B1), hotel (Use Class C1), place of worship (Use Class D1) and leisure/ food and drink uses (Classes A1, A3, A4, A5 and D2). The development includes the creation of public spaces and new public realm, provision of basement car parking, highway alterations, landscaping and associated works. The development as now proposed is described in full in **Chapter 3: Description of the Proposed Development**. The Section 73 Supplementary Design Report and Section 73 Revisions Statement accompanying the application explain the proposed changes in full.

1.1.5. An Environmental Statement, produced in accordance with the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011, was submitted in support of the Approved Development in 2017. The 2017 Environmental Statement comprised three volumes, as follows:

- Volume 1: Main Text and Figures;
- Volume 2: Technical Appendices;

[1] Section 73 of the Town and Country Planning Act 1990 (as amended)

- Volume 3: Non-Technical Summary

1.1.6. With reference to Volume 1 of the 2017 Environmental Statement, it has been decided that rather than updating and re-submitting the entire Volume in support the Section 73 application, an 'Addendum' to the 2017 Environmental Statement should be submitted (this document). This is because the Proposed Amendments are minor in nature and the potential to affect the environmental assessment is limited.

1.1.7. This Addendum matches the structure of Volume 1 of the 2017 Environmental Statement. Following consultation with Manchester City Council, the following Volume 1 chapters have been updated and replaced, with new Environmental Statement chapters, in their entirety:

- Chapter 1: Introduction (this chapter);
- Chapter 3: Description of the Proposed Development; and
- Chapter 4: Consideration of Alternatives.

1.1.8. All other chapters within Volume 1 of the 2017 Environmental Statement have been reviewed in the context of the Proposed Amendments. Following this review, the following chapters have been updated, but not replaced in their entirety:

- Chapter 5: Approach to EIA;
- Chapter 8: Townscape and Visual;
- Chapter 9: Built Heritage
- Chapter 11: Daylight, Sunlight and Overshadowing; and
- Chapter 13: Cumulative Effects.

1.1.9. For these chapters, where text under any given sub-heading remains unchanged from the 2017 Environmental Statement, a simple statement of 'no update' has been made. Where text under any given sub-heading has been updated, the approach to reporting is dependent on the extent of the updates. For example, if only one paragraph (e.g. paragraph 4.3.2) has been updated, then the text simply states 'paragraph 4.3.2 has been replaced by the following paragraph', with the updated paragraph provided in *italics*. However, if a majority of the text under any given sub-heading has been updated, then that section has been replaced in its entirety, with the updated text provided in *italics*.

1.1.10. No updates are required to the following Volume 1 chapters, and therefore they are not included in this Addendum:

- Chapter 2: The Existing Site and Surroundings;
- Chapter 6: Noise and Vibration;
- Chapter 7: Socioeconomics
- Chapter 10: Wind;
- Chapter 12: Archaeology; and
- Chapter 14: Summary of Environmental Statement.

1.1.11. As a result of the approach above, this Environmental Statement Addendum is intended to be read in conjunction with Volume 1 of the 2017 Environmental Statement.

1.1.12. With regards Volume 2 of the 2017 Environmental Statement, the following Technical Appendices have been updated, and are appended to Volume 1 of the Environmental Statement Addendum (this document):

- Appendix 2.2: Biodiversity Assessment;
- Appendix 8.1: Townscape Baseline and Effects;
- Appendix 8.2: TVIA Baseline and Effects;
- Appendix 8.4: TVIA Figures;
- Appendix 8.5: Views;
- Appendix 11.4: Internal Overshadowing Results; and
- Appendix 11.6: External Overshadowing Analysis.

1.1.13. All other Technical Appendices are re-submitted in their original form from the previous planning application, consented in 2018.

1.1.14. With regards Volume 3 of the Environmental Statement, this has been updated and is submitted in its entirety as part of the Environmental Statement Addendum submission.

1.1.15. The Technical Summary of the Environmental Statement, has also been updated as part of the Environmental Statement Addendum submission. This has now been renamed Volume 4.

1.1.16. As per the 2017 Environmental Statement, this Addendum has been produced in accordance with the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 2011 (**Ref. 1.1**) as amended 2015 (**Ref 1.2**) (hereafter referred to as the 'EIA Regulations'), as per the transitional arrangements set out in regulation 76(2) of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (**Ref 1.3**).

1.2 DEFINITION OF ENVIRONMENTAL IMPACT ASSESSMENT

1.2.1. The term 'environmental impact assessment' describes a procedure that must be followed for certain types of projects before they can be given 'development consent'. The procedure is a means of drawing together, in a systematic way, an assessment of a project's likely significant environmental effects. This helps to ensure that the importance of the predicted effects and the scope for reducing them are properly understood by the public and the relevant competent authority before it makes its decision.

1.2.2. EIA is a process for identifying the environmental effects (positive and negative) of proposed developments before development consent is granted.

1.2.3. The aim of EIA 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'. The aim of EIA is also 'to ensure that the public are given early and effective opportunities to participate in the decision making procedures' (**Ref 1.4**, Paragraph: 002 Reference ID: 4-002-20140306).

1.3 LEGAL FRAMEWORK FOR THE ENVIRONMENTAL STATEMENT

1.3.1. The EIA Regulations require that prior to consent being granted, for certain types of development, an EIA must be undertaken. The EIA Regulations set out the types of development which must always be subject to an EIA (Schedule 1 development) and other developments which may require an assessment if they give rise to potentially significant effects (Schedule 2 development).

TRANSITIONAL ARRANGEMENTS

1.3.2. The updated 2014 EU EIA Directive was transposed into English law on 16th May 2017 with the Town and Country (Environmental Impact Assessment) Regulations 2017. Under transitional provisions in regulation 76(2) of the 2017 Regulations, 'the 2011 Regulations continue to apply where before the commencement of these regulations… an applicant, appellant or qualifying body, as the case may be, has submitted an environmental statement or requested a scoping opinion'.

1.3.3. Although a Scoping Opinion was not issued in response to the EIA Scoping Report (February, 2016), an Environmental Statement was submitted early 2017 prior to the commencement of the 2017 Regulations.

1.3.4. Therefore, the transitional arrangements apply to this Addendum, i.e. it has been prepared in accordance with the 2011 Regulations.

SCREENING (REGULATION 5)

1.3.5. The requirement for EIA in accordance with the EIA Regulations has been accepted by the Applicant and Manchester City Council on the basis that the new development is of a 'significantly greater scale than the previous use' and that the number of residential units proposed exceeds the Schedule 2 (10b) Urban Developments threshold of 150.

SCOPING (REGULATION 13)

1.3.6. An EIA Scoping Report for an earlier iteration of the Approved Development was submitted to Manchester City Council in February, 2016, together with a formal request for an EIA Scoping Opinion, in accordance with Regulation 13 of the EIA Regulations. A Scoping Note was prepared for the Approved Development in accordance with best practice. To date a Scoping Opinion has not been received from Manchester City Council. Further details are provided in **Chapter 5: Approach to EIA.** No further formal scoping has been undertaken in relation to the Proposed Amendments. However, consultation on the form and content of the Section 73 application has been undertaken with Manchester City Council.

ENVIRONMENTAL IMPACT ASSESSMENT

1.3.7. This Addendum has been prepared in accordance with the EIA Regulations and the National Planning Practice Guidance (**Ref. 1.3**).

1.3.8. WSP is responsible for the compilation of this Addendum in line with the requirements outlined by the Institute of Environmental Management & Assessment (IEMA). IEMA has awarded WSP the EIA Quality Mark for our holistic activity around EIA. We have continued to maintain this following ongoing, annual examination in relation to our ongoing products, staff, innovation and promotion of EIA within the industry. We have and continue to support and lead nationally recognised guidance for EIA in the UK.

1.4 THE PROJECT TEAM

1.4.1. **Table 1.1** presents the Project Team for this Addendum and their associated roles. The Project Team stated are responsible for the scope, content and assessment of effects of their respective technical chapters (where relevant).

Table 1.1: The Project Team

Project Team	Role
Jackson's Row Developments Ltd	Applicant
Zerum Consult Ltd	Planning Consultant
Hodder + Partners and Skidmore, Owings and Merill (SOM)	Architects
Peter Connell Associates	Access Statement
Hoare Lea	Structural and Mechanical & Electrical Engineers
Counter Context	Consultation
Deloitte	Regeneration Statement
Watergrove Ltd	Environmental Standards Statement
Planit-IE ltd	Townscape and Visual, Landscaping
Stephen Levrant Heritage Architecture Ltd	Built Heritage
WSP	EIA Lead and consultants for flood risk; drainage; transport; noise and vibration; air quality; archaeology; wind; daylight, sunlight and overshadowing; biodiversity; waste; and socio-economics.

1.5 PLANNING APPLICATION DOCUMENTS

1.5.1. This Addendum is one of a suite of documents submitted in respect of the Section 73 application for the Proposed Amendments. The Section 73 application submission comprises the following Core Documents:

- Application Fee and Covering Letter (Zerum);
- Application Forms, Certificates and Notices (Zerum);
- Section 73 Revised Statement (Zerum);
- Section 73 Supplementary Design Report (SOM);
- Planning Statement and Tall Buildings (Zerum);
- Consultation Statement (Counter Context);
- Design and Access Statement (SOM);
- Planning Application Drawings (SOM);
- Transport Statement (WSP);
- Framework Travel Plan (WSP);
- Flood Risk Assessment (WSP);
- Drainage Strategy (WSP);
- Waste Management Strategy (WSP);
- Regeneration Statement (Deloitte);
- Impact and Heritage Significance (Heritage Architecture);

- Sustainability Statement (Zerum);
- Ventilation Strategy (Zerum);
- TV Reception Survey (Gtech Surveys);
- Crime Impact Statement (Greater Manchester Police);
- Environmental Standards Statement (Watergrove Ltd);
- Landscape Design and Access (Planit-IE);
- Landscape Drawings (Planit-IE); and
- Environmental Statement: Volume 1 Text, Figures and Technical Appendices, Volume 3 Non-Technical Summary and Volume 4 Technical Summary of the Environmental Statement (WSP).

1.6 STRUCTURE OF THE ENVIRONMENTAL STATEMENT ADDENDUM

1.6.1. This Addendum is provided in three parts:

- Volume 1: Main Text, Figures and Technical Appendices;
- Volume 3: Non-Technical Summary; and
- Volume 4: Technical Summary of the Environmental Statement.

1.6.2. **Table 1.2** outlines the structure and content of the Environmental Statement Addendum Volume 1: Main Text, Figures and Technical Appendices.

Table 1.2: Structure of Environmental Statement Addendum Volume 1: Main Text, Figures and Technical Appendices

Chapter/Appendix Number	Chapter/Appendix Title	Content
1	Introduction	• Background; • Definition of EIA; • Legal Framework for the ES; • The Project Team; • Planning Application Documents; • Structure of the ES; and • References
3	Description of the Proposed Development	• Introduction; • Overview of the Proposed Development (as assessed within the ES); • Aims of the Proposed Development; • Planning Context; • Plans and Supporting Description; • Proposed Strategies; • Construction Proposals; and • References.
4	Consideration of Alternatives	• Introduction; • Requirement for the Consideration of Alternatives; • The 'Do Nothing' Scenario; • Scheme Design Iterations; • Summary and Conclusions; and

Chapter/Appendix Number	Chapter/Appendix Title	Content
		• References.
5	Approach to EIA	• Introduction; • Objectives of the EIA; • EIA Screening (Regulation 5); • EIA Scoping (Regulation 13); • Consultation; • Approach to the Assessment of the Proposed Development; • Cumulative Effects; and • References.
8	Townscape and Visual	• Introduction; • Legislation, Policy and Guidance; • Assessment Methodology and Significance Criteria; • Baseline Conditions; • Sensitive Receptors; • Assessment of Effects, Mitigation and Residual Effects • Limitations and Assumptions; • Summary; and • Summary of Effects Table (where relevant).
9	Built Heritage	
11	Daylight, Sunlight and Overshadowing	
13	Cumulative Effects	• Introduction; • Scope and Methodology for Assessment; • Assessment of Potential Cumulative Effects arising from Effect Interactions; • Assessment of Potential Cumulative Effects arising from In-Combination Effects; and • Limitations and Assumptions.
Appendix 2.2	Biodiversity Assessment	
Appendix 8.1	Townscape Baseline and Effects	
Appendix 8.2	TVIA Baseline and Effects	
Appendix 8.4	TVIA Figures	
Appendix 8.5	Views	
Appendix 11.4	Internal Overshadowing Results	
Appendix 11.6	External Overshadowing Analysis	

1.6.3. **Volume 3: Non-Technical Summary** provides a summary of the Environmental Statement in a question and answers format.

1.6.4. **Volume 4: Technical Summary of the Environmental Statement** provides a technical summary of the revised Environmental Statement.

1.7 REFERENCES

- **Ref 1.1**: Statutory Instrument 2011 No.1824 Town and Country Planning 'The Town and Country Planning (Environmental Impact Assessment) Regulations 2011'.
- **Ref 1.2**: Statutory Instrument 2015 No.660 Town and Country Planning, England 'The Town and Country Planning (Environmental Impact Assessment) (Amendment) Regulations 2015'.
- **Ref 1.3**: Statutory Instrument 2017 No.571 Town and Country Planning, England 'The Town and Country Planning (Environmental Impact Assessment) Regulations 2017'.
- **Ref. 1.4**: Department for Communities and Local Government, National Planning Practice Guidance, (March 2019).

3 DESCRIPTION OF THE PROPOSED DEVELOPMENT

3.1 INTRODUCTION

3.1.1. This chapter provides a description of the Proposed Development (the 'Approved Development' as well as the 'Proposed Amendments', i.e. the entirety of the development as now proposed), including a description of how the Proposed Development would be constructed. This description aligns with that for which planning consent is sought, and, together with the supporting plans (as identified in Section 3.4 below), forms the basis of the technical assessments.

3.2 OVERVIEW OF THE PROPOSED DEVELOPMENT

3.2.1. The Proposed Development consists of two mixed use blocks, known as Blocks A and B, located around a new street level public square. This allows Block A to form the podium of a proposed tower whilst Block B will incorporate a new publicly accessible rooftop terrace. The podium of Block A will also incorporate roof top amenity garden space. The blocks will be linked with a feature landscape stair, connecting the roof garden at the base of the tower with the roof terrace above Block B. The street level public square will create a new public route through the north/south axis of the Site.

3.2.2. Block A is located to the west of the Site, it will be formed of 6 storeys which act as a podium for a new tower consisting of an additional 35 storeys. The block will include a mix of uses between levels 00 to 06; these will consist of retail/leisure space, a new Manchester Reform Synagogue and the conference and Health Club facilities for a 5* hotel. The tower will then provide a mix of rooms for the 5* hotel up to level 18 with the remaining levels providing a range of residential apartments. Level 06 of Block A will support the skylobby of the hotel and contain a roof garden.

3.2.3. The two ground floor retail/leisure units in Block A will face the new public square created between the two blocks, whilst the synagogue, hotel and residential apartments will each have a dedicated entrance opening onto Jackson's Row. The existing Sir Ralph Abercromby pub will be retained and will lie to the south east of the new block. Support spaces for the synagogue, hotel and residential use include car parking and bike storage provided with basement access on Bootle Street.

3.2.4. Block B is located to the east of the Site. It comprises the retention of the Portland Stone building of the former Police Station which fronts on to Southmill Street, and a new build development which will be 10 storeys high, with a partial 11th floor and plant level. The new block's principle use will be for commercial office, with dual aspect floor plates located from levels 01 through to 09. The entrance for the office space will open onto the new public square whilst the remainder of the ground floor will consist of retail/leisure units opening onto the street level public square, Jackson's Row and Bootle Street. The roof top terrace space at Level 10 will be accessed by lift via a dedicated, public entrance direct from Jackson's Row. The renovated police station building will be utilised as a boutique hotel from levels Basement 1 – 04 with a new glass extension to the roof forming a new hotel bar and lounge (Level 05-05M). Access to the hotel bar and lounge will be via the Southmill Street entrance of the boutique hotel.

3.2.5. The feature stair will connect the level 06 roof garden on Block A, which will provide access to the hotel skylobby, with the level 10 roof terrace of Block B. A range of different activities can be held in this adaptable space.

3.2.6. Both blocks in the Proposed Development are to be serviced via Bootle Street. A loading bay will be integrated within Block A at street level. Block B will have service access via a lobby with an entrance on Bootle Street. A two way ramp at the south western end of Block A will provide access from Bootle Street to two levels of private basement car parking for all uses. There are a total of 103 car spaces proposed.

3.3 AIMS OF THE PROPOSED DEVELOPMENT

3.3.1. The ambition for the urban regeneration of the Jackson's Row area is to create a "sense of place" that is a lively, attractive and safe environment for the benefit of the future occupants and visitors.

3.3.2. The Proposed Development will deliver the full potential of the Site and location whilst retaining its historical relationship to Manchester. This will be done by combining the retention of key historical landmarks with a new built form of the highest quality and public spaces which enhance the connectivity of the city. The Proposed Development would create a destination in what is currently an under-utilised part of an otherwise vibrant city centre.

3.3.3. Connectivity will be significantly improved through the area by bisecting the two Blocks with a new south facing square which will facilitate a north/south connection between Deansgate and Manchester Central. This will enhance the area's permeability, creating new improved pedestrian routes, and building upon the Site's important relationship with other surrounding regeneration projects. The Proposed Development is well connected to neighbouring regeneration projects/areas, including Spinningfields, St John's, the Civic Quarter and Conference Quarter/ Manchester Central.

3.4 PLANNING CONTEXT

3.4.1. The Proposed Development is considered to fall under Use Classes C3 (Dwelling Houses); C1 (Hotel) with D2 (Assembly and Leisure); D1 (Non-residential Institutions); A1 (Retail); A3 (Restaurants and Cafes); A4 (Drinking Establishments); A5 (Hot Food Takeaway); and B1 (Business) of the Town and Country Planning (Use Classes) Order 1987 (as amended), **Ref. 3.1**.

Table 3.1: Quantum of Use

Type of Development	Class Use	Quantum 2019 (NIA m^2)	Quantum 2019 (GIA m^2)
Dwelling Houses (Apartments)	C3	15,675	20,529
Hotel (5*) Including Assembly and Leisure (Gym) and Boutique Hotel	C1 / D2	Total - 13,853 comprising 5* Hotel 10,661 Conference 1,596 Boutique Hotel 1,596	Total - 19,943 comprising 5* Hotel 16,283, Conference 2,000 Boutique Hotel 2,064
Retail / Restaurants and Cafes / Drinking Establishments /	A1 / A3 / A4 / A5	2,111	2,111

Type of Development	Class Use	Quantum 2019 (NIA m^2)	Quantum 2019 (GIA m^2)
Hot Food Takeaways			
Non-residential Institutions (Synagogue)	D1	2,620	2,620
Business (Office Space)	B1	14,819	18,660

RESIDENTIAL SUMMARY

3.4.2. In the Tower, 22 floors from Levels 19 to 40 will contain up to 189 residential apartments, with 181 apartments provided with the Proposed Amendments to the Approved Development. The apartment mix is as follows:

- 28 Studios;
- 28 one bed apartments;
- 116 two bed apartments;
- 8 three bed apartments; and
- 1 four bed duplex penthouse apartment.

3.4.3. The residential entrance is located along Jackson's Row where there will be direct access to three passenger lifts.

HOTEL SUMMARY

3.4.4. The hotel has a drop off located along Jackson's Row with direct level access from the same point in to the ground level of the hotel where the entrance lobby and reception are located. The hotel spa/gym facilities are located at Levels 02/03. The conference centre is located at Level 04 and includes a flexible ballroom/function space, pre-function support spaces and a range of meeting rooms. The hotel restaurant, bar and lounge are located at Level 06.

3.4.5. Hotel back of house spaces are primarily located at Levels 04/05.

3.4.6. There will be 12 floors of guest rooms, with up to 17 rooms per floor (up to 216 hotel rooms in total). The Proposed Amendments to the Approved Development identify a total of 191 rooms. The skylobby will be located on Level 06.

3.4.7. There will be the opportunity to enter the hotel via the skylobby and level 06 roof garden via the public feature landscape stair.

BOUTIQUE HOTEL

3.4.8. The Portland Stone building of the former police station will be converted into a 29-bed boutique hotel. This will utilise the existing entrance from Southmill Street, albeit remodelled to allow disabled access, and will retain the current planform of much of the current building. Bedrooms will be provided on all 5 floors of the existing building (Levels LG to 04). The basement (Level B01) includes space for a cold store and wine cellar along with meeting room for guests and back of house space for staff. Plant serving the boutique hotel is also located at this level.

3.4.9. A new lift core serving the hotel will be provided within the building envelope, whereas emergency stairs will be located within the proposed office building, which will be constructed to the rear of the hotel. A two-storey glass, rooftop extension will be constructed on top of the hotel (Levels 05/05M). This will accommodate a restaurant, with a mezzanine and will allow views out over adjacent streets and Albert Square.

RETAIL/ LEISURE SUMMARY

3.4.10. Retail/leisure units have been located throughout the Proposed Development, summarised as follows:

- Two retail/leisure units will be provided at ground level within Block A to the east of the Block. They will be directly accessible from the new public square. It is possible that the northern unit may form part of the 5* hotel but at this stage it is assumed to be a separate unit;
- Retail/leisure use will also be provided at street level within the office block at two locations. A unit will be located to the north of the block, with a further one to the south; both will be accessible via the new street-level public square.
- In Block B, a top floor (Level 05/05M) bar/restaurant will be provided as part of the boutique hotel above the existing Police Station. This location provides views over Manchester Town Hall and the city beyond. The guests will have a dedicated entrance from Jackson's Row;
- Retail/leisure use will be provided within the roof terrace of Block B at Level 10, typically in the form of kiosk-style outlets.

OFFICE SUMMARY

3.4.11. Within Block B, there will be a ground floor entrance accessible to the new public square with 8 levels of office space above (Levels 01 to 09). Each level will be capable of multi-tenancy splits. Each office floor will have WC and lift facilities for office users provided in accordance with British Council for Offices (BCO) guide to specification. The office reception space will be double height.

3.4.12. Each office floor will benefit from a triple aspect to the north, west and south and will comprise of between 1,137 sq.m to 1,825 sq.m net internal area. Office levels 4, 5, 6, 8, and 9 will benefit from an external terrace area. Two such external terraces will be located within the feature stairs which connect the hotel podium with the office building rooftop terrace. The intention is that these terraces will form part of the office accommodation, however it may be possible that there is public access to these at certain times or for particular events.

SYNAGOGUE SUMMARY

3.4.13. The Synagogue is located at Ground Floor to Level 02. The main entrance is step free and accessed directly from Jackson's Row through the main entrance lobby space. A feature stair and lifts provide access from the lobby to the first and second floor levels where the double height sanctuary is located. Supporting spaces including meeting rooms, offices, function spaces etc. are located on both the first and second floor levels. Some of these spaces are double height. There is also an external terrace (78 sq.m) to the south west at first floor level.

3.4.14. The sanctuary will ensure that the Manchester Reform Synagogue congregation continue to enjoy their city centre location.

3.5 PLANS AND SUPPORTING DESCRIPTION

3.5.1. The Proposed Development is illustrated by a series of plans. The plans to be used for the purpose of the EIA, and which will be presented in the Environmental Statement and therefore submitted for planning approval, are summarised below:

- Figure 1.3: Planning Application Boundary.

- S73-000 P01 Cover
- S73-002 P01 General Notes
- S73-011 P01 Site Plan 1:1000
- S73-101 P01 Basement B2 Plan 1:200
- S73-102 P01 Basement B1 Plan 1:200
- S73-103 P01 Ground Level Ga Plan 1:200
- S73-104 P01 Level 01 Ga Plan 1:200
- S73-105 P01 Level 02 Ga Plan 1:200
- S73-106 P01 Level 03 Ga Plan 1:200
- S73-107 P01 Level 04 Ga Plan 1:200
- S73-108 P01 Level 05 Ga Plan 1:200
- S73-109 P01 Level 06 Ga Plan 1:200
- S73-110 P01 Level 07 Ga Plan 1:200
- S73-111 P01 Level 08 Ga Plan 1:200
- S73-112 P01 Level 09 Ga Plan 1:200
- S73-113 P01 Level 10 Ga Plan 1:200
- S73-114 P01 Level 11 Ga Plan 1:200
- S73-115 P01 Tower Ga Plans - Hotel 1:200
- S73-116 P01 Tower Ga Plans - Residential 1:200
- S73-117 P01 Tower Ga Plans - Residential 1:200
- S73-118 P01 Site Roof Plan 1:200
- S73-201 P01 Elevations - East & West 1:200
- S73-202 P01 Elevations - North 1:200
- S73-203 P01 Elevations - South 1:200
- S73-204 P01 Elevations - Courtyard Block A and Block B 1:200
- S73-251 P01 West-East Cross Section 1:200
- S73-252 P01 West East Bridge Cross Section 1:200
- S73-253 P01 North South Section Block A 1:200
- S73-254 P01 North South Sections Block B 1:200
- S73-511 P01 Building Enclosure - Hotel Podium 1:50
- S73-512 P01 Building Enclosure - Hotel Tower 1:50
- S73-513 P01 Building Enclosure - Residential Tower 1:50
- S73-514 P01 Building Enclosure - Office Podium 1:50
- S73-515 P01 Building Enclosure - Office 1:50

- STM-PIE-EX-ZZ-DR-L-0001 Public Realm-Ground Floor GA 1:200 (Planit ie)
- STM-PIE-EX-ZZ-DR-L-0002 General Arrangement – Roof 1:200 (Planit ie)

See also MAKE Architect's existing drawings:

- P 1000 A1 Site location plan 1:1250
- P 1050 A1 Existing site plan 1:500
- P 1100 A0 Existing North Elevation 1:250
- P 1101 A0 Existing East Elevation 1:250
- P 1102 A0 Existing South Elevation 1:250
- P 1103 A0 Existing West Elevation 1:250

See also Hodder + Partners' demolition drawings:

- Site Demolition Plan (-0)001 1:500@A1

3.5.2. These plans are supported by a series of descriptions which aim to ensure that the plans can be interpreted consistently across the EIA. Where necessary assumptions have been made for the purposes of the EIA.

PLANNING APPLICATION BOUNDARY

3.5.3. All temporary and permanent activities relating to the demolition, construction and operational activities at the Proposed Development would be contained within the red line boundary as illustrated in **Figure 1.3: Planning Application Boundary**. The EIA is based upon this red line boundary.

PROPOSED DEVELOPMENT LAYOUT/ LAND USE

3.5.4. The section below outlines the descriptions associated with each floor plan and these should be read in conjunction with the plans.

FLOOR PLANS

LOWER BASEMENT B2 FLOOR LEVEL

3.5.5. The Lower Basement B2 Floor Level has parking spaces for an additional 28 vehicles connecting to the centre of Lower Basement B1 Floor Level via ramped access. It is a partial basement level which does not extend across the entire footprint of the development. It also houses plant room spaces.

LOWER BASEMENT B1 FLOOR LEVEL

3.5.6. The Lower Basement B1 Floor Level has ramped access to the Bootle Street exit on the south west of the site and extends below ground across the entirety of the site. The main body of the level houses 75 car parking spaces with ramped access to the Lower Basement B2 Floor Level. In the west of the floor are bins and cycle storage for the hotel and residential apartments. To the east are shower facilities and cycle storage for office users as well as a series of plant rooms. The basement level of the police station provides support spaces for the hotel and restaurant.

GROUND FLOOR LEVEL

3.5.7. Within this plan the ground level footprints of both blocks can be seen showing the circulation route from north to south through the Site. Open space with landscaping and seating will create the south facing square in the centre of the site, which will be an area of public open space.

3.5.8. Block A to the west of the site will contain, moving clockwise from the north west corner, entrances to the synagogue hotel and residential apartments along Jackson's Row, all will lead to ground floor lobbies and connect with separate lift/stair access. The east of the block will house retail/leisure space also opening onto the new public square. The Sir Ralph Abercromby pub will remain at the south east corner of the block with substation/deliveries and car park having access routes from Bootle Street to the south of the block. The west of the block will contain a plant room.

3.5.9. Block B will be to the east of the site and will contain retail/leisure spaces opening onto the public square, with the office lobby also opening onto the public square. The Block B rooftop terrace and retail/leisure uses will have an entrance to Jackson's Row at the north of the site whilst the lower ground level of the police station will contain six boutique hotel rooms connecting back into the main core of the building.

GROUND MEZZANINE FLOOR LEVEL

3.5.10. Block A contains a mezzanine for plant above the car park ramp.

LEVEL 01 / FIRST FLOOR

3.5.11. Block A contains the upper lobby, hall, W.C facilities, external terrace and offices for the synagogue as well as the lower level to the synagogue sanctuary. To the south east is the upper floor to the Sir Ralph Abercromby pub. The former police station contains five boutique hotel rooms at Lower Ground Level with access into the main stair core and an entrance to Southmill Street. Block B contains first level of office accommodation.

LEVEL 02 / SECOND FLOOR LEVEL

3.5.12. Block A contains the main hotel stair and lift core. It also contains the upper levels of the synagogue sanctuary, with an internal void to the synagogue hall and an external void to the synagogue terrace. Block B has office space across the entirety of the floor. The main stair and lift core is to the east of the level with W.C facilities. There is an additional escape stair to the west of the block. The former police station contains six boutique hotel rooms with access into the main stair core.

LEVEL 03 / THIRD FLOOR LEVEL

3.5.13. Block A contains the gym, and health facilities for the hotel. It also contains the internal void to the synagogue sanctuary and an external void to the synagogue terrace. Block B is the same as the Second Floor Plan, except the footprint is extended to Block A and forms part of the 'bridge' above the pedestrian walkway below. The former police station contains seven boutique hotel rooms.

LEVEL 04 / FOURTH FLOOR LEVEL

3.5.14. Block A houses conference facilities, ball room and pre-function space as well as the back of house facilities for the hotel. Block B has office space across the entirety of the floor the former police station contains three hotels rooms and two hotel suites with terrace access.

LEVEL 05 / FIFTH FLOOR LEVEL

3.5.15. Block A contains catering, plant and back of house facilities to the hotel as well as a void to the ballroom space below. Block B is as described in the Fourth Floor Plan with the exception that the roof of the former police station forms a restaurant/ bar.

LEVEL 06 / SIXTH FLOOR LEVEL

3.5.16. The podium roof of Block A provides the roof garden for the hotel and residents with the base of the tower forming the hotel skylobby with associated stair and lift access and back of house functions; the restaurant, and bar are located within the roof garden. The start of the feature landscape stair begins at the corner of Block B has office space across the entirety of the floor. The main stair and lift core is to the east of the level with W.C facilities. There is an additional escape stair to the west of the block. The mezzanine for the boutique hotel accommodates the rooftop bar/ lounge.

LEVEL 07 / SEVENTH FLOOR LEVEL

3.5.17. The tower contains 17 hotel rooms on this floor. There are hotel lifts and stair access within tower, as well as service lifts and storage facilities. There is also stair access within tower, as well as service lifts and storage facilities. Block B has office space across the floor. The stair and lift core is to the east of the level with W.C facilities. There is an additional escape stair to the west of the block. Externally the feature stair continues with an area of roof garden. The police station is at roof level.

LEVEL 08 / EIGHTH FLOOR LEVEL

3.5.18. The tower and Block B are as described in the Proposed Seventh Floor Plan, although the office space has reduced to the north west as the feature stair rises to another open terrace level.

LEVEL 09 / NINTH FLOOR LEVEL

3.5.19. The tower is as described in the Proposed Seventh Floor Plan. Block B has office space across the majority of this level with a roof garden to the north west which connects to the feature landscape stair. The stair and lift core is to the east of the level with W.C facilities.

LEVEL 10 / TENTH FLOOR LEVEL

3.5.20. The tower is as described in the Proposed Seventh Floor Plan. Block B has a roof terrace across the majority of this level with the feature landscape stair finishing at the corner of the space.

3.5.21. The roof terrace will host an array of food and beverage stalls which will be outward looking centred around the core. The roof will be accessible from the 5* hotel/ apartments via the feature staircase, the offices via a lift and to the public from the ground floor lifts accessed from Jackson's Row. Other areas of the roof terrace will be available for events such as music, performance, and fitness classes.

LEVEL 11 / ELEVENTH FLOOR LEVEL

3.5.22. The tower is as described in the Proposed Seventh Floor Plan. Within Block B there is a plant room situated to the east of the level connecting to the stair and lift core. The lift access to the roof is contained within this area.

LEVEL / 12 / TWELFTH FLOOR LEVEL

3.5.23. The tower is as described in the Proposed Seventh Floor Plan.

LEVEL 13 / THIRTEENTH FLOOR LEVEL

3.5.24. The tower is as described in the Proposed Seventh Floor Plan.

LEVEL 13 / MEZZANINE THIRTEENTH FLOOR LEVEL

3.5.25. The tower is as described in the Proposed Seventh Floor Plan.

LEVEL 14 / FOURTEENTH FLOOR LEVEL

3.5.26. The tower is as described in the Proposed Seventh Floor Plan.

LEVEL 15 / FIFTEENTH FLOOR LEVEL

3.5.27. The tower is as described in the Proposed Seventh Floor Plan.

LEVEL 16 / SIXTEENTH FLOOR LEVEL

3.5.28. The tower has 13 rooms at this level with the introduction of larger suites.

LEVEL 17 / SEVENTEENTH FLOOR LEVEL

3.5.29. The tower has 12 rooms at this level.

LEVEL 18 / EIGHTEENTH FLOOR LEVEL

3.5.30. The tower has 13 rooms at this level and a plant room.

LEVEL 19 / NINETEENTH FLOOR LEVEL

3.5.31. The tower contains 4 studio apartments, 4 one bedroom apartments and 4 two bed apartments. The one and two bedroom apartments each contain an associated balcony. The area is serviced with associated stairs, lift and bin chute. There are lift overruns associated with the hotel lifts below.

LEVEL 20 / TWENTIETH FLOOR LEVEL

3.5.32. The tower is as described in Proposed Nineteenth Floor Plan except that the two bedroom apartments are slightly larger as the floorplate extends above the hotel lift shafts.

LEVEL 21 / TWENTY FIRST FLOOR LEVEL

3.5.33. The tower is as described in Proposed Twentieth Floor Plan.

LEVEL 22 / TWENTY SECOND FLOOR LEVEL

3.5.34. The tower is as described in Proposed Twentieth Floor Plan.

LEVEL 23 / TWENTY THIRD FLOOR LEVEL

3.5.35. The tower is as described in Proposed Twentieth Floor Plan.

LEVEL 24 / TWENTY FOURTH FLOOR LEVEL

3.5.36. The tower is as described in Proposed Twentieth Floor Plan.

LEVEL 25 / TWENTY FIFTH FLOOR LEVEL

3.5.37. The tower is as described in Proposed Twentieth Floor Plan.

LEVEL 26 / TWENTY SIXTH FLOOR LEVEL

3.5.38. The tower has 8 two bedroom apartments, each providing a balcony space. The area is serviced with associated stairs, lift and bin chute.

LEVEL 27 / TWENTY SEVENTH FLOOR LEVEL

3.5.39. The tower is as described in Proposed Twenty Sixth Floor Plan.

LEVEL 28 / TWENTY EIGHTH FLOOR LEVEL

3.5.40. The tower is as described in Proposed Twenty Sixth Floor Plan.

LEVEL 29 / TWENTY NINTH FLOOR LEVEL

3.5.41. The tower is as described in Proposed Twenty Sixth Floor Plan.

LEVEL 30 / THIRTIETH FLOOR LEVEL

3.5.42. The tower is as described in Proposed Twenty Sixth Floor Plan.

LEVEL 31 / THIRTY FIRST FLOOR LEVEL

3.5.43. The tower is as described in Proposed Twenty Sixth Floor Plan.

LEVEL 32 / THIRTY SECOND FLOOR LEVEL

3.5.44. The tower is as described in Proposed Twenty Sixth Floor Plan.

LEVEL 33 / THIRTY THIRD FLOOR LEVEL

3.5.45. The tower is as described in Proposed Twenty Sixth Floor Plan.

LEVEL 34 / THIRTY FOURTH FLOOR LEVEL

3.5.46. The tower is as described in Proposed Twenty Sixth Floor Plan.

LEVEL 35 / THIRTY FIFTH FLOOR LEVEL

3.5.47. The tower is as described in Proposed Twenty Sixth Floor Plan.

LEVEL 36 / THIRTY SIXTH FLOOR LEVEL

3.5.48. The tower has two 2-bed apartments and two 3-bed apartments at this level

LEVEL 37 / THIRTY SEVENTH FLOOR LEVEL

3.5.49. The tower is as described in Proposed Thirty Sixth Floor Plan.

LEVEL 38 / THIRTY EIGHTH FLOOR LEVEL

3.5.50. The tower is as described in Proposed Thirty Sixth Floor Plan.

LEVEL 39 / THIRTY NINE FLOOR LEVEL

3.5.51. Level 39 is as described in Proposed Thirty Sixth Floor Plan

LEVEL 40 / FORTIETH FLOOR LEVEL AND LEVEL 40 MEZZANINE / FORTIETH FLOOR MEZZANINE

3.5.52. The tower contains the penthouse apartment across the entire floor, with associated stair and lift access and lift overrun. It has terraces to the north and the south of the apartment, as well as stair access to a glazed terrace (Level 40M). This is the extent of the apartments in the Tower. The Tower has a height of 171.6m AOD to the top of the flat roof, exclusive of any glass upstand (consistent with the Approved Development).

OPERATIONAL ACCESS AND MOVEMENT

3.5.53. The Proposed Development would be accessed by vehicles via Bootle Street which borders the Site to the south and extends in an east-west direction from two simple priority controlled junctions, one

with Deansgate and the other with Mount Street. Vehicles accessing the hotel for drop off/pick up would be accessed by Jackson's Row.

3.5.54. Parking is split into residential/office use and synagogue use and together there are 103 car parking spaces; 75 spaces on level B01 and 28 on B02. The synagogue will be allocated 50 spaces in total with the remainder allocated to residential/office occupiers. Six spaces will be allocated for disabled parking. There will be eight motorcycle spaces provided.

3.5.55. It is currently assumed that the entrance will have barrier access.

3.5.56. 320 cycle bays will be provided as part of the Proposed Development across Basement Levels 01 and 02. In addition, each residential apartment will have the option of a folding bike storage space, within the utility cupboard. Male and female shower rooms, including three standard showers and one disabled shower each, and a drying room are located in Basement Level 01 beneath the offices and near to the passenger lifts. Lockers will also be provided.

3.5.57. Access to all cycle stores is via Bootle Street on the Lower Ground Floor.

3.5.58. There will be 8 motorcycle spaces provided.

3.5.59. The main pedestrian accesses are proposed from Jackson's Row, Southmill Street and the new ground level public square, where access is provided to the two hotels, apartments, office, synagogue and the rooftop public realm area as outlined above.

PROPOSED ELEVATIONS

3.5.60. The podium building of Block A is the lower of the two blocks within the Proposed Development, at 6 storeys and 59.9m AOD to finished floor level in height. Block A includes the tower, which consists of an additional 35 storeys at 171.6m AOD in height exclusive of any glass upstand (consistent with the Approved Development). Block B is 10 storeys, with a partial 11th storey and plant level, and 79.1m AOD in height to top of plant. This is detailed in **S73-201 P01 Elevations - East & West 1:200, S73-202 P01 Elevations - North 1:200, S73-203 P01 Elevations - South 1:200, S73-204 P01 Elevations - Courtyard Block A and Block B 1:200**.

3.5.61. **S73-252 P01 West East Bridge Cross Section 1:200** shows that both blocks share Basement Level 01 and the Ground Floor Level (Level 00). There is access to Basement Level 02 from Basement Level 01 and Block B. Block A will include a mix of uses between levels 01 to 06; these will consist of retail/leisure space, a new Manchester Reform Synagogue and the conference and spa facilities for a 5 star hotel. The tower will then provide a mix of rooms for the 5 star hotel up to level 18 with the remaining levels up to Level 40 providing a range of residential apartments. Level 06 of Block A will support the skylobby of the hotel and contain a roof garden. The retained Sir Ralph Abercromby pub will sit alongside Block A, between Basement Level 01 and Level 01.

3.5.62. Block B contains the office entrance and lobby on the Ground Floor, followed by office space on Level 01 to 09. This block's principal use will be for commercial office, with triple aspect floor plates located from levels 01 through to 09. The renovated police station building will be utilised as a boutique hotel from levels B01 – 04 with the roof of the former police station forming a new restaurant/bar at levels 05 and 05M. An entrance on Jackson's Row will provide lift access to the roof terrace which will be integrated at Level 10. There is a partial 11th storey which houses the arrival lifts from Jackson's Row, back of house support spaces for the rooftop vendors and a mezzanine plant level.

PROPOSED BUILDING FAÇADE

3.5.63. The building facade is to be constructed from a thermally broken, high-performance unitised cladding system that spans from floor to floor. The solid areas of the cladding are to be aluminium rainscreen panels.

3.5.64. The tower is to be comprised of fixed double glazed windows within a bronze metal curtain wall system. The system will alternate between sculpted fins and silicone joins between the fixed glazing panels, with the crosspieces being either a triangular profile or back sprayed glass sprandrels. This façade will be replicated from the tower across different parts of the Proposed Development, such as parts of the tower podium and the office building, to create a cohesive visual impression.

3.5.65. The use of an anodised finish will give the bronze tone a warm and reflective visual appearance that is responsive to natural light.

PROPOSED PUBLIC SPACES AND USES

3.5.66. The Proposed Development will include major public realm areas and soft landscaped areas at both ground and podium level.

3.5.67. There will be two new public squares; a lower, street level square which will be accessible immediately off Bootle Street and from Jackson's Row via the archway. It will incorporate a mix of permanent and temporary canopies allowing for it to be utilised throughout the year. This square will enjoy active frontages with food and beverage uses spilling out from the surrounding units including the Sir Ralph Abercromby Inn Public House. The second square will sit on top of Block B, forming a rooftop terrace. It will have three accessible public lifts from Jackson's Row. The rooftop terrace will host an array of food and beverage stalls; it too will benefit from a mix of permanent and temporary canopies allowing for it to be utilised throughout the year.

3.5.68. The lower street level square will be the arrival space from Bootle Street. Trees and benches will animate the space. The mix of permanent and temporary canopies will allow flexibility for the configuration of shelter and cover to be adaptable for different events being held at different times of the year.

3.5.69. The rooftop terrace will be a vibrant space programmable for activities that is to be used to its full potential all year round. This space will include food and beverage stalls; ornamental planting will be featured throughout. There will be a mix of seating and standing areas taking advantage of the rooftop views. There will be accessible WC's and baby changing facilities at this level, and three public lifts to Jackson's Row. Again the mix of permanent and temporary canopies will allow flexibility for the configuration of shelter and cover to be adaptable for different events being held at different times of the year.

3.5.70. The public spaces have been designed to be flexible spaces that can be easily overlaid. These could include pop-up kiosks for craft, art and jewellery fairs, food festivals, live music, sporting and cultural events, for example. It is proposed that these activities will be part of a rolling programme that can also incorporate seasonal and cultural activities for people of all ages.

3.5.71. From the upper rooftop terrace there will be a set of feature stairs connecting the terrace to the hotel podium at Level 06.

WASTES AND EFFLUENTS

3.5.72. Waste streams associated with the Proposed Development during operation, will include both household and commercial due to the nature of the Proposed Development. The Proposed Development will include measures for the storage, handling and collection for both household and commercial waste. A **Waste Management Strategy** has been produced to support the planning application. The Strategy includes forecasting of likely waste arisings during the operational phase and outlines how waste would be managed in accordance with the **Waste Management Strategy.**

3.5.73. It assumed that commercial waste will be collected every other day, or twice weekly depending on the waste stream, by a private contractor and therefore space bins will be provided within the Proposed Development for the required bin storage, comprising a number of 1,100 litre Eurobins and 240 litre bins (approximately 36 and 25 respectively).

3.5.74. The household waste will be deposited by residents, via the refuse chutes, to the household refuse store located in the basement. These will be transferred to the presentation area by the management representative for collection. It is assumed that these will be collected weekly by Manchester City Council and therefore space will be provided within the Proposed Development for the required bin storage, comprising a number of 1,100 litre Eurobins and 240 litre bins (approximately 39 and 4 respectively).

3.6 PROPOSED STRATEGIES

3.6.1. A number of strategies are being prepared to support the Environmental Statement as discussed in the paragraphs below.

PHASING STRATEGY

3.6.2. It is assumed that demolition and construction phases would be implemented in a single phase commencing in 2020 and extending for approximately 3 years and 4 months. The first operational year is therefore anticipated to be at the end of 2023/ the start of 2024, assuming demolition works commence in June 2020 with completion of construction by the end of December 2023.

3.6.3. It is assumed that demolition works will take approximately 6 months between June and November 2020. Earthworks are likely to take an additional 8 months between August 2020 and March 2021.

FLOODING STRATEGY

3.6.4. The majority of the Site is considered to be at a low or negligible risk of flooding from all sources. However, the Environment Agency Risk of Flooding from Surface Water Velocity Map indicates that during storm events with a low chance of occurring, there is surface water flow along Jackson's Row and Bootle Street in an east to west direction. Site levels on the northern and southern boundary of the Site will be engineered to ensure that any flow would not be directed onto the Site and cause flooding.

3.6.5. Since all roads adjacent to the Site are located within Flood Zone 1, access and egress should not be affected during an extreme flooding event.

3.6.6. Surface water run-off will be directed away into attenuation storage structures that have been sized to retain all excess surface water run off generated beyond the proposed discharge rate. This design has been based on providing storage up to and including the critical 1 in 100 year event (plus a 40% allowance for climate change) within the confines of the Proposed Development.

DRAINAGE STRATEGY

FOUL WATER DRAINAGE

3.6.7. It is proposed to discharge the foul water flows from the Proposed Development into the existing public combined sewer network surrounding the Site. Consultation with United Utilities indicates that foul water drainage from the Site may discharge into the public combined sewer network at a convenient connection point or points at an unrestricted rate. The total foul water flow of 56.0 l/s is assumed at this stage as calculations are likely to be refined during further design.

3.6.8. Each block would require dedicated foul drainage systems. Subject to approval and the submission of formal applications, the foul drainage would discharge to the public sewer network un-restricted via a gravity drainage installation. Typically this will be for all levels above Ground Level via gravity. Where foul drainage is required below the level of the public sewer network foul pumping stations would be incorporated.

3.6.9. The basement foul drainage system(s) will be designed to convey foul water from the following areas:

- Back of house areas;
- Refuse areas; and
- Plant areas.

3.6.10. All foul water from the basement will be pumped up to the gravity outfalls via dedicated rising mains. The location of access chambers will be coordinated with the architectural and structural layouts and the above ground drainage proposals to ensure that these are located in positions that provide sufficient access for maintenance.

3.6.11. The majority of the Site drainage infrastructure is located within the basement and so will be privately maintained.

SURFACE WATER DRAINAGE

3.6.12. United Utilities have indicated that an unrestricted surface water discharge would be allowed to connect to the public combined sewer network at a convenient connection point or points. However, the Manchester City Council consultation response indicated flows from the Site should be restricted to 50% of the existing flow rate. In line with the requirements of Manchester City Council Planning Department, the existing peak rate of run-off will be reduced by 50% resulting in an allowable flow of 39.8l/s.

3.6.13. Attenuation storage has been included within the design, with a total volume of 149m³ required in order to achieve the discharge rate of 39.8 l/s during the critical 1 in 100 year storm event (plus a 40% allowance for climate change), whilst ensuring there was no flooding of the Proposed Development during the storm event (in accordance with the requirements within Sewers for Adoption).

3.6.14. Proposals may include multiple connections for surface water between the Site and the public combined sewer network which will be confirmed following receipt of CCTV results of the public sewer network. If multiple connection points are used the sum of the flows leaving the site will not exceed 39.8 l/s.

3.6.15. A dedicated below ground car park drainage system will be installed within the basement. This will collect above ground surface water which enters the basement levels via cars and will direct the water to drainage connections and car park gullies installed within the slab. A heavy-duty drainage channel will be installed at the base of the car park access ramp. The car park drainage will consist of reinforced concrete access chambers complete with cast iron pipework and bolted access covers. All drainage from the lower basement level will drain to a dedicated Glass Reinforced Plastic (GRP) car park package pumping station which will discharge flows via a rising main to the basement level sewer system.

3.6.16. As the basement level is below the connection level of the existing sewers, all surface water will be collected and pumped up to ground level from the attenuation storage tank. The pumping station will have a dedicated rising main which will discharge to a gravity surface water lateral sewer connection to the public sewer. The majority of the sewers as well as the pumping station and attenuation storage are located within or below the basement and so will be privately maintained.

FIREFIGHTING LIFT SHAFT DRAINAGE

3.6.17. Dedicated drainage sumps and submersible pumps will be installed within each fire-fighting lift shaft. Each fire-fighting pump set will be located in a recessed sump chamber in an accessible area adjacent to the lift pit. Each lift pit will have a sump and floor gully installed to minimise the need to access the lift shaft for maintenance.

PUBLIC REALM STRATEGY

3.6.18. The vision for Jackson's Row is a coherent, high-quality urban environment focused around an exemplary public realm that enhances its City centre setting. The opportunity for a series of high-quality public spaces integrated with the surrounding network of streets will bring activity and vibrancy to this part of the City centre.

3.6.19. The Proposed Development is located within the centre of the Civic Quarter of Manchester City Centre and will form a key component of the emerging public realm network that sits alongside Albert Square – Manchester's primary civic square. Alongside Brazenose and Lincoln Squares to the north (both of which are currently subject to substantial regeneration proposals), and Great Northern to the south, the street level public spaces will enhance connectivity north-south through the neighbourhood and echo their scale and quality – all being subservient to Albert Square and St Peter's Square to the east. The new square and associated streets will be predominantly hard in character, with accent tree planting to define routes and external dwelling/gathering areas.

3.6.20. The Proposed Development will also provide a network of publicly accessible roof gardens and terraces, verdant in character and contrasting with those spaces found at ground level. Substantial areas of covered outdoor space will be created to ensure year-round use and activation.

LIGHTING STRATEGY

3.6.21. Lighting installations associated with the Proposed Development will be designed to best practice guidance, including British Standard (BS) 5489-1:2013 (**Ref 3.2**). Adherence to these standards will ensure that any nuisance or disturbance to residents associated with operational lighting installations will be minimised as far as is practicable. No floodlighting is proposed.

3.6.22. Large amounts of light on surfaces will increase glare and reflection, which in turn reduces contrast. This is the reason why fluorescent lighting will be avoided whenever possible. Approved Document M and BS 8300 suggest a minimum lux level of 100 lux for public buildings, which should consist of a combination of natural day lighting and artificial lighting sources. The nature of the surface finish will affect how the light is reflected from it, but it will also be affected by the ways the surface is lit. The combination of light and shade will be effective in enhancing the appearance of the surface texture but it will reduce the average luminance, which can be interpreted as a reduction in its average reflectance.

BIODIVERSITY STRATEGY

3.6.23. The design of the Proposed Development includes roof gardens, green roofs (on top of the hotel bar/lounge) and a tall tower; there is opportunity to support the Manchester Biodiversity Action Plan (BAP) for black redstart, through the provision of ledges on the tower.

ENERGY STRATEGY

3.6.24. The energy strategy is formulated around a collective approach to implement environmentally sound methods of construction, low or zero carbon emissions and passive design techniques.

3.6.25. A keystone of the design concept for the Proposed Development is to create diversity in the requirement of energy supplies and in particular reliance on mains grid supplied electricity. The design aspiration is to incorporate such technologies that meet and exceed local authority requirement for Renewable Technology, and create diversity in demand that provides a shift in maximum energy requirements. Of the renewable energy and low carbon technologies available, the following will be considered for inclusion within the Proposed Development:

- Combined Heat and Power;
- Air source heat pumps;
- Water Source Heat Pumps;
- Connection to the district heating network; and
- Passive measures for thermal performance in the construction of the Towers.

OPERATIONAL EMPLOYMENT

3.6.26. Once operational, the Proposed Development is assumed to provide accommodation for 1,800 jobs (direct).

3.7 CONSTRUCTION PROPOSALS

TEMPORARY TENANT DISPLACEMENT

3.7.1. The Synagogue will be temporarily relocated during the construction period and is assumed to be available prior to demolition of the existing facilities and will be available until the permanent new Synagogue is operational. It is assumed that the current Synagogue facilities and capacity will be provided within the temporary Synagogue which will also be located within the City Centre.

3.7.2. It is intended that the Sir Ralph Abercromby Inn will remain open and operational throughout the construction works.

PROPOSED KEY CONSTRUCTION ACTIVITIES

3.7.3. The Applicant will employ a principal contractor who will manage the site logistics for the duration of the construction phase and will be responsible for coordinating all deliveries on and off Site as well as waste management and security.

3.7.4. The key construction activities are summarised sequentially below (although there is likely to be some overlap between each stage/individual processes):

- Securing of the Site and the implementation of temporary fencing;
- Creation of internal access, haulage routes; parking and traffic measures;
- Creation of construction compounds;
- Site clearance, including vegetation and tree removal and removal of existing below ground services and structures;
- Demolition of existing synagogue and rear portion of Police Station buildings;
- Earthworks and surface re-profiling/sub-base works to obtain required finished floor levels;
- Foundation construction (at this stage it is assumed that raft foundations would be required);
- Construction of the office block and the hotel and synagogue building;
- Construction of the tower;
- Installation of plant; and
- Implementation of public realm, landscape, lighting; strategies and external and internal finishing.

3.7.5. Where appropriate, these activities are discussed in further detail within the paragraphs below.

3.7.6. A series of assumptions have been made in relation to the proposed site preparation, earthworks and construction activities following discussions with the Project Team. Where assumptions have been made, this has been clearly stated.

SECURITY AND FENCING

3.7.7. Access to the Site to the general public during construction will be prohibited through the installation of hoarding around the Site. Regular inspections and maintenance will be undertaken on the hoarding, with daily checks on the condition undertaken.

3.7.8. There will be a security presence on Site during the construction phase. All staff, visitors and construction personnel will access the Site via one entry point on each section and will adhere to a biometric security system, thereby preventing any unauthorised access during the Project.

3.7.9. The Site will be lit to accommodate safe access and egress for the works, particularly during the winter months. A construction lighting strategy will be developed prior to the commencement of the construction phase. This will ensure that nuisance to residents and businesses are prevented. The construction statement will be subject to consultation and agreements from Manchester City Council.

PEDESTRIAN ACCESS

3.7.10. Pedestrian access along Bootle Street, Jackson Row and Southmill Street will be maintained where possible. It may be required to close footpaths for some periods of the construction and if this is the case relevant bodies will be contacted, and the best solution for the Proposed Development and the local environment will be developed.

CONSTRUCTION ACCESS/ HAULAGE ROUTES, PARKING AND TRAFFIC MEASURES

3.7.11. Deliveries will be made to the Site on a 'just in time' basis at set times which will be agreed on weekly basis in consultation with neighbouring businesses to ensure that congestion is kept to a minimum and disruption to neighbouring businesses is kept to a minimum.

3.7.12. Access for construction vehicles will be via main transport routes into the City Centre. Where possible site vehicles will adopt a left turn only policy to minimise the need to hold up traffic whilst turning. Access to the Site will be via John Dalton Street, Southmill Street and Bootle Street. Site egress will be from the opposite side of the Site, onto Jackson Row and back onto Deansgate thus eliminating reversing of vehicles on Site.

3.7.13. There will be no parking on Site for construction vehicles. All staff will park in local public car parks. However, suspension of car parking on Jackson's Row, Bootle Street and Southmill Street may be required during construction.

3.7.14. Vehicle movement during the construction phase of the Proposed Development would be approximately 25 HDVs Annual Average Daily Traffic flow in any one day.

3.7.15. Existing access along Jackson's Row, Bootle Street and Southmill Street will be maintained so that the roads remain useable at all times.

CONSTRUCTION HOURS

3.7.16. Standard working hours will be 7.30am to 6.00pm Monday to Friday, 8.30am to 2.00pm Saturdays with no work on Sundays and Bank Holidays. It is possible that exceptions to this may arise as working beyond 6.00pm (possibly during the night-time) will be required for some periods of the construction phase e.g. during the frame construction to apply finishes to concrete slabs. Local planning authority permission will be required and sought at those times.

CONSTRUCTION COMPOUNDS

3.7.17. There will be no permanent construction compound; deliveries will be "just in sequence". Any storage areas on Site will fluctuate to suit the construction programme.

SERVICE DIVERSION

3.7.18. All underground services and structures would be identified, diverted or removed (potentially disposed to land fill as the last resort following the implementation of the waste hierarchy) as part of the demolition works.

DEMOLITION

3.7.19. The rear portion of the Greater Manchester Police station (which is no longer in use) and the Manchester Reform Synagogue will require complete demolition. Demolition is anticipated to commence with the Synagogue and progress towards Southmill Street.

3.7.20. Based on information provided by the proposed contractor, demolition material will be stone and brick and this material will eventually be recycled off-site. Estimated demolition waste has been quantified using a methodology previously devised and used by WSP. The assumptions made are as follows:

- kg per 44cm x 21cm x 10cm block;
- 0.00946m³ per block;
- 105.7 block per m³;

- 528.5 kg per m³; and
- 0.5 tonne per m³.

3.7.21. Based on a total building volume of up to 50,000m³ will be demolished. It is estimated that 25,000 tonnes of demolition waste will be generated as a result of the proposed demolition activities.

3.7.22. The demolition and site clearance works will likely take place by reducing any buildings' and/or structures' heights from the top down. It is most likely that the demolition works will be carried out in the following sequence, comprising:

- Removal of any Asbestos Containing Material (ACM) and other hazardous materials from the area, if applicable;
- Soft strip;
- Demolition of structures; and
- Removal of ground slabs.

3.7.23. The demolition will be subject to Building Regulations' approval and a demolition method statement. Waste arising from site clearance, primary infrastructure and earthworks is expected to comprise topsoil, rubble, tarmac from former hard standing/s, gravel and clay material.

TREE REMOVAL

3.7.24. The Site currently contains a number of ornamental hawthorn *Crataegus orientalis* trees and ornamental shrub. There are no hedgerows on the Site. All existing shrubs and trees are to be removed as part of the Proposed Development.

EARTHWORKS / BASEMENT EXCAVATION / FOUNDATION PREPARATION

3.7.25. The majority of the basement excavation will be undertaken through bedrock, which based on past experience, may range between very weak and moderately strong. Discontinuities are typically closely to medium spaced. Rock coring and laboratory strength testing is required to assess the excavation methodology required, but at this stage it is assumed that hard digging, possibly with the use of hydraulic breakers and ripping techniques may be required to reach formation level.

3.7.26. The presence of any deep foundations within the existing structures may impact upon the location of the foundations for the proposed structure.

3.7.27. The presence of the West Manchester Fault presents the possibility that rock strength may locally be reduced and the need for some additional remedial works at formation level cannot be discounted. A propped contiguous or secant bored pile wall will likely be required to support the basement excavation, with the rock providing hard digging conditions. Piling will be required to support foundations. Piling works are likely to take place for 9 months between September 2020 and May 2021.

3.7.28. Sherwood Sandstone is frequently used in the local area as a general fill material and it is assumed that a ready market could be found for any arisings from the basement excavation.

3.7.29. The depth of excavation below ground level will be an average of 4.0m across the sloping Site. The maximum depth of excavation is anticipated to be 24.8m AOD for the water tank with the majority of foundations at 26.95m AOD. Further investigations with regards to the design of the piling work will be undertaken prior to starting construction on site; for the purposes of this assessment it is assumed that the maximum depth of excavations will be 24.8m AOD which, based on the maximum existing site levels, is approximately 15m bgl at the highest point of the Site.

3.7.30. Based on information provided by the proposed contractor, it is understood that the total volume of excavation will be 3,000m³. Using a conversion factor of 0.43m^3 = 1 metric tonne, it is estimated that 6,977 tonnes of earthworks will be generated as a result of proposed earthwork activities.

3.7.31. Any clean excavated material that cannot be reused on-site would be removed by licensed waste carriers and sent for reuse at another development site.

REMEDIATION

3.7.32. Based on the Proposed Development and the assumption that Made Ground will be removed for the basement excavation, widespread remediation of soils is considered to be unlikely to be required. However, localised areas of impacted soils (e.g. sites of former garage and print works and sunken fuel tanks) may exist that require treatment prior to removal from Site.

3.7.33. The presence of Made Ground, which may contain construction and demolition fill and be potentially associated with asbestos containing materials (ACMs), will require suitable control measures to be in place during construction activities involving earthworks to mitigate the risks to construction workers and the local residents.

3.7.34. Significant widespread groundwater contamination is not anticipated, however localised contamination associated with on/off-site fuel storage cannot be ruled out. This may have an impact on future dewatering works.

3.7.35. No significant sources of natural (e.g. organic soil deposits) or anthropogenic (e.g. landfill) hazardous ground gases have been identified. However, given the likely presence of Made Ground and the potential that this may contain some materials capable of generating ground gas, ground gas protection measures will be considered. Intrusive site investigation works will include scope for ground gas monitoring to enable the assessment of the ground gas risk.

3.7.36. An intrusive Ground Investigation (GI) will be completed to determine the contamination status of the Site and provide geotechnical data to facilitate economic design of foundations and basement retention. The GI of the Proposed Development would be undertaken prior to the construction phase. A remediation strategy will subsequently be developed for any ground contamination identified during the GI. Any necessary remediation work would be undertaken prior to the commencement of the main construction for the Proposed Development.

3.7.37. The top of the lowest basement slab is currently anticipated to be 29.7m AOD. Based on groundwater standing at approximately 25m AOD, the excavation should be above the groundwater table. However, groundwater level may vary seasonally and additional monitoring is required.

3.7.38. The presence of shallow bedrock and a deep basement excavation suggest that a raft foundation may be utilised for the proposed blocks. For the purposes of the EIA, we have assumed that this will be the foundation solution.

TEMPORARY DRAINAGE SOLUTION

3.7.39. The temporary strategy would comply with the permanent surface and foul water drainage strategies.

CRANES

3.7.40. It is anticipated that one, 48m jib crane, one 40m jib crane and two 35m jib cranes will be required for the construction of the Proposed Development.

PROPOSED SITE LEVELS

3.7.41. The Finished Floor Level at the lower Basement Level is 29.7m AOD with the Ground Floor Level between 36.5 and 39.1m AOD.

CONSTRUCTION PLANT AND EQUIPMENT

3.7.42. The construction phase of the Proposed Development would involve a variety of different plant and equipment to undertake relevant works. The exact plant and equipment to be utilised would be sourced by the appointed Contractor. For the purposes of the EIA, the assumed plant and equipment to be used is indicated within **Table 3.2** below, together with associated noise levels.

Table 3.2: Plant and Equipment (and Associated Noise Levels) Associated with the Construction Phase

Plant/Equipment	Number of Plant	Sound Power Level, LWA (dB) and Data Source Reference (Ref 3.1)	Assumed Percentage Time On Site
Stage 1 demolition, pre-enabling and enabling works			
48m jib crane	1	105 (BS 5228-1 Table C4:49)	40
40m jib crane and	1	105 (BS 5228-1 Table C4:49)	40
35m jib cranes	2	105 (BS 5228-1 Table C4:49)	40
Tracked excavator	1	110 (BS 5228-1Table C1: 12)	60
Tracked crusher	1	110 (BS 5228-1 Table C1:14)	80
Articulated dump truck	1	106 (BS 5228-1 Table C4:2)	60
Pulverisor mounted on excavator	1	104 (BS 5228-1 Table C1:4)	30
Breaker mounted on excavator	1	114 (BS 5228-1 Table C1:13)	30
Scaffold access platform	1	95 (BS 5228-1 Table C4:57)	20
Road sweeper	1	104 (BS 5228-1 Table C4:90)	25
Skip wagon	1	106 (BS 5228-1 Table C8:21)	10
Diesel generator	1	94 (BS 5228-1 Table C4:78)	100
Stage 2 Main Construction Phase - Foundation Construction			
48m jib cranes	1	105 (BS 5228-1 Table C4:49)	40
40m jib crane and	1	105 (BS 5228-1 Table C4:49)	40
35m jib cranes	2	105 (BS 5228-1 Table C4:49)	40

Plant/Equipment	Number of Plant	Sound Power Level, LWA (dB) and Data Source Reference (Ref 3.1)	Assumed Percentage Time On Site
Tracked excavator	1	110 (BS 5228-1 Table C1:12)	60
Articulated dump truck	1	106 (BS 5228-1 Table C4:2)	60
Concrete mixer truck	2	108 (BS 5228-1 Table C4:20)	40
Concrete pump + concrete mixer truck idling	1	103 (BS 5228-1 Table C4:26)	60
Delivery wagon	25	107 (BS 5228-1 Table 11.14)	-
Poker vibrator	2	97 (BS 5228-1 Table C4:34)	50
Vibratory roller	1	105 (BS 5228-1 Table C5:26)	20
Road sweeper	1	104 (BS 5228-1 Table C4:90)	25
Diesel generator	2	94 (BS 5228-1 Table C4:78)	100
Stage 3 Main Construction Phase – Block and Tower Construction			
48m jib crane	1	105 (BS 5228-1 Table C4:49)	40
40m jib crane and	1	105 (BS 5228-1 Table C4:49)	40
35m jib cranes	2	105 (BS 5228-1 Table C4:49)	40
Telescopic handler	1	99 (BS 5228 Table C2:35)	80
Mobile telescopic crane	1	105 (BS 5228 Table C4:39)	40
Concrete mixer truck	2	108 (BS 5228-1 Table C4:20)	40
Concrete pump + concrete mixer truck idling	1	103 (BS 5228-1 Table C4:26)	60
Delivery wagon	25	107 (BS 5228 Table 11.14)	-
Poker vibrator	2	97 (BS 5228-1 Table C4:34)	50
Angle grinder	1	108 (BS 5228-1 Table C4-93)	50
Road sweeper	1	104 (BS 5228-1 Table C4:90)	25
Diesel generator	2	94 (BS 5228 Table C4:78)	100

CONSTRUCTION WASTE

3.7.43. Waste would be generated during the construction phase of the Proposed Development, for example, packaging from deliveries and materials that become surplus to requirements. Therefore, a Waste Management Strategy has been produced for the Proposed Development. The Strategy includes forecasting of likely waste arisings during the construction phase of the Proposed Development, and outlines how waste would be managed in accordance with the Waste Management Strategy.

3.7.44. The Applicant will seek to reuse materials wherever possible on Site. For example, demolition material will be crushed and used as a piling matt. Where reuse is not possible, material would be disposed to a suitably permitted facility.

3.7.45. Construction of the Proposed Development would be undertaken in accordance with the Waste and Resource Action Programme (WRAP) with the aim of undertaking resources and material efficient construction, reuse and recycling.

KEY CONSTRUCTION PRACTICES

3.7.46. All works on the Site will be undertaken in accordance with the UK's 'Considerate Constructors Scheme' to help ensure that contractors carry out their operations in a safe and considerate manner, and actively minimise environmental risks.

3.7.47. The mission of this scheme is as follows: "*The Considerate Constructors Scheme aims to achieve better site management and presentation of sites, with the emphasis on improving relationships with the local community. Its objective is to minimise any disturbance or negative impact (in terms of noise, dirt and inconvenience) sometimes caused by construction sites to the immediate neighbourhood".*

3.7.48. All construction works would be undertaken with suitable temporary drainage and pollution prevention measures in place, in accordance with the Environment Agency's Pollution Prevention Guidance Notes (**Ref 3.3 to 3.10**).

3.7.49. Earthworks and construction activities would be undertaken in accordance with CIRIA guidance 'C532 – Control of Pollution from Construction Sites' (**Ref 3.11**).

3.7.50. The CEMP would outline mitigation measures presented within the IAQM 'Guidance on the assessment of dust from demolition and construction' (**Ref. 3.12**) (see **Appendix 2.4**) and online CIRIA guidance (**Ref 3.13**) which provides measures for the minimisation of lighting in accordance with current best practice standards.

3.7.51. The following measures will be adopted during the construction of the Proposed Development and will be incorporated and managed through a Construction Environmental Management Plan (CEMP):

- Control over activities with a potential to cause contamination to prevent discharges to the groundwater and sandstone;
- Detailed measures implemented to minimise light spill and glare to nearby sensitive receptors;
- Screening stockpiles of material for dust suppression;
- Deployment of windbreak netting for dust suppression; and
- Dampening of exposed soils as appropriate for dust suppression.

LIAISON WITH THE COMMUNITY AND MANCHESTER CITY COUNCIL

3.7.52. A Corporate Social Responsibility document will be produced and agreed prior to works commencing on Site.

3.7.53. As part of the Applicant's 'Good neighbours' policy under the Considerate Constructors Scheme stakeholders will be fully conversant with the development of the Proposed Development. The following information will be provided:

- Updated Site Information boards highlighting progress to date including emergency contact numbers;
- Regular newsletters on particular aspects of the project;
- Letter drops to businesses and adjacent sites with advance notice of any specific operations likely to cause disruption;
- Conduct site visits with authorised site visitors as required; and
- Provide details of the Project Manager to whom stakeholders can address complaints.

CONSTRUCTION EMPLOYMENT

3.7.54. During the construction phase it is estimated that the Site will provide direct employment for 456 people, with a further 329 employed indirectly or through the supply chain.

3.8 REFERENCES

- **Ref 3.1**: BS 5228-1:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites
- **Ref 3.2**: BS 5489-1: 2013 'Code of practice for the design of road lighting: Lighting of roads and public amenity areas'
- **Ref. 3.3**: Environment Agency (2013) PPG 1 'Understanding Your Environmental Responsibilities - Good Environmental Practices'
- **Ref. 3.4**: Environment Agency (2011) PPG 2 'Above Ground Oil Storage Tanks'
- **Ref. 3.5**: Environment Agency (2006) PPG 3 'Use and Design of Oil Separators in Surface Water Drainage Systems'
- **Ref. 3.6**: Environment Agency (2007) PPG 5 'Works and Maintenance in or Near Water'
- **Ref. 3.7**: Environment Agency (2012) PPG 6 'Working at Construction and Demolition Sites'
- **Ref. 3.8**: Environment Agency (2004) PPG 8 'Safe Storage and Disposal of Used Oils'
- **Ref. 3.9**: Environment Agency (2009) PPG 21 'Incident Response Planning'
- **Ref. 3.10**: Environment Agency (2011) PPG 22 'Dealing with Spills'
- **Ref 3.11**: CIRIA C532 Control of Water Pollution from Construction Site: Guidance for Consultant and Contractors
- **Ref. 3.12**: IAQM (2014) 'Guidance on the assessment of dust from demolition and construction'
- **Ref. 3.13**: Construction Industry Research and Information Association (CIRIA) – Compliance Plus - Lighting: www.ciria.com/complianceplus/

4 CONSIDERATION OF ALTERNATIVES

4.1 INTRODUCTION

4.1.1. This chapter outlines the main alternatives to the Proposed Development (the 'Approved Development' as well as the 'Proposed Amendments', i.e. the entirety of the development as now proposed) that have been considered by the Applicant, together with the principal reasons for proceeding with the Section 73 application.

4.2 REQUIREMENT FOR THE CONSIDERATION OF ALTERNATIVES

4.2.1. Schedule 4, Part 1 of the EIA Regulations 2011 (**Ref. 4.1**) (as amended 2015) (**Ref 4.2**) states that an Environmental Statement should include;

"An outline of the main alternatives studied by the applicant or appellant and an indication of the main reasons for the choice made, taking into account the environmental effects".

4.2.2. To accord with the EIA Regulations 2011 (as amended 2015), the following alternatives have been considered:

- The 'Do Nothing' Scenario; and
- Scheme Design Iterations.

4.2.3. Potential alternative sites for the Proposed Development have not been considered by the Applicant, as the current location within this part of the City and its relationship to existing business, cultural and leisure facilities is unique. Due to the nature of the Proposed Development, it cannot be delivered in any other location. The need for and the range of mixed uses proposed and reasoning for the location of the Proposed Development are detailed within the Jackson's Row Strategic Regeneration Framework (**Ref 4.3**), the **Regeneration Statement and Design and Access Statement**, which are Core Documents submitted to support the planning application. In summary, alternative sites are not considered suitable for the following reasons:

- The requirement for a premium 5 star hotel is needed within the heart of the city rather than on the periphery of the city centre. The proximity of the Site to the conference district and existing higher end hotels on Peter Street make it a unique location able to attract and accommodate a 5 star hotel operator;
- High end living accommodation within the heart of the city is currently in short supply. The central location of the Site facilitates the raising of the quality above and beyond anything currently available in the city;
- There is a shortage of 'A' grade office space. The location of the Site adjacent to the Central Business District makes the Site a desirable address for premium office space;
- The congregation of the Manchester Reform Synagogue want the facility to stay in its current city centre location to retain its existing membership and build on it for the future; and
- There is a need for public spaces in the heart of the city centre. The creation of new public spaces within the Site enables activation of an underused part of the city and allows connection to existing public spaces. It also draws people to the area to allow proper place-making.

4.3 THE 'DO NOTHING' SCENARIO

4.3.1. The 'do nothing' scenario would mean that the Site would continue to remain as part used, part disused brownfield land within Manchester City Centre. A number of important effects would derive from this 'do nothing' scenario and largely relate to lost opportunities for improvement / enhancement. These include:

- A missed opportunity to utilise existing brownfield land to further develop the City's growing economy;
- The congregation of the Manchester Reform Synagogue would continue to use a dilapidated building. The Synagogue has been looking to develop / redevelop the building for some time without success prior to the Proposed Development emerging. Without a safe and adequate building, the longevity of use of this building by the existing congregation would be uncertain;
- The loss of construction and operational employment opportunities;
- Loss of economic gain for the local area due to direct, indirect and induced spending in the local economy;
- Loss of the provision of a premium 5 star hotel, high end residential and 'A' grade office space which are currently lacking within Manchester City Centre; and
- Loss of additional significant public realm and improved access and connectivity to the City Centre.

4.3.2. There would be, however, the following positive effects resulting from the 'do nothing' scenario:

- The Manchester Reform Synagogue would continue its public service without temporary relocation. As set out above, this assumes that the facility can remain in its present building, which without significant investment is unlikely;
- Any increase in noise associated with the construction phase would be avoided;
- The loss of daylight and sunlight at some receptors would be avoided;
- The whole loss of one (synagogue) and partial loss of one (police station) non-designated heritage assets would be avoided;
- The wind environment around the Site would remain unchanged, forgoing the identified safety improvement at the corner of Windmill Street from new development; and
- The views of and the historic setting of the Site would not be affected.

4.4 SCHEME DESIGN ITERATIONS

4.4.1. The project team (refer to **Table 1.1** in **Chapter 1: Introduction**) were brought together in 2015, with the exception of Hodder + Partners who were appointed in 2017, and SOM who were appointed in 2018, and have worked cohesively as a design team since that time. During this time, environmental issues and opportunities have been considered and design options informed by iterative environmental assessment.

4.4.2. A number of environmental considerations have influenced the design of the Proposed Development during the identification of constraints and opportunities. The design of the Proposed Development has taken account of feedback from the public consultation and statutory consultees in particular in relation to cultural heritage, landscape, overshadowing, wind and access. The key design reiterations that have been considered are described in **Table 4.1**.

Table 4.1: Environmental Considerations in the Evolution of the Proposed Design

Technical Topic	Alternative Options Considered
Transport and Access	Access to the Site is one of the key design philosophies for the Proposed Development and has been a consideration throughout the design process. The Make architect iterations of the scheme (comprising two towers) included substantial public access, including pedestrian areas comprising of a lower square, an intermediate square and an upper square. The current design provides public access north to south through the centre of the development, with a public square off Bootle Street, linked to Jackson's Row via a walk. A rooftop garden space is also provided behind the police station, with public access provided via lifts off Jackson's Row. The Make architect design iteration included step free access to the Site from Jackson's Row and Southmill Street, and a stepped access from Bootle Street. These two tower iterations of the design had less active and accessible street level engagement with the public, than the current scheme. The current design provides step free access from Jackson's Row, Bootle Street and Southmill Street. The design also provides disabled parking with internal step free access to the development. Previous iterations of the scheme have proposed cycle bays, but the Proposed Development provides a greater number, thereby encouraging non-motorised journeys to the Site. Additionally, the Proposed Development includes for 103 car parking spaces (33 fewer than the Approved Development) which limits the number of vehicle trips that are generated by the Proposed Development. Electric car charging points will also be accommodated within the Proposed Development.
Noise and Vibration	Acoustic design has been key in the development of the physical detail of the Proposed Development to ensure that the appropriate noise standards are met both internally for each of the proposed uses and also at existing uses in the surrounding area. Different combinations of layouts and uses have also been considered which influence the acoustic performance of the Proposed Development.
Air Quality	Previous iterations of the scheme have proposed cycle bays, but the Proposed Development provides a greater number, thereby encouraging non-motorised journeys to the Site. Additionally, the Proposed Development includes for 103 car parking spaces (33 fewer than the Approved Development) which limits the number of vehicle trips that are generated by the Proposed Development. Electric car charging points will also be accommodated within the Proposed Development. As a result, the Proposed Development will have a negligible effect on surrounding sensitive receptors.
Townscape and Visual	The design of the Proposed Development has taken the landscape and visual effects into consideration from the outset of the design process. The design of the Proposed Development has undertaken an assessment of massing and heights. At the outset of design development, eleven different scale and massing types ranging from extruded, U-shaped, donut, stepped and tower massing were considered. A number of key city views were explored during the design process to review the effect of incorporating the different scales and massing. The assessment (as detailed within the **Design and**

Technical Topic	Alternative Options Considered
	Access Statement) initially concluded that two towers, as opposed to a single block design would be the preferred option. Following public consultation, and re-evaluation of the design, the current Approved Development proposes a single tower, alongside a 10 storey mixed use, but predominantly office, building. The single tower is located at the lower end of the Site and is orientated on a different axis, compared to the previous two tower iteration of the design. Given the uses to be accommodated, the scale and massing of any design will be one of significant scale; however, the proposed massing in the form of one tower, orientated north-south, allows areas of generous public space whilst reducing the visual presence of the tower from certain areas. Additionally, the shape and finishing of the tower presents a dynamic visual feature when viewed from different locations and is therefore likely to have less of a visual effect, compared to that presented by a static, solid presence. Townscape and visual changes have been key in considering the Proposed Amendments to the development. Some of the desired changes to the scheme could have easily been accommodated by adding full, extra storeys to blocks. However, the team has avoided this and sought to restrain changes to limited infills within the approved building form. The change in podium heights (1.15 metres and 1.3 metres) are minimal in the overall context of the development. Six key views have been used iteratively to assess visual and townscape impacts of the Proposed Amendments resulting in no significant changes to the assessment.
Built Heritage	The design team has considered the existing buildings on Site and undertaken assessments to inform the consideration of their significance. The studies concluded that the Site does not contain any Listed Buildings and that the buildings on Site, whilst recognised as being non-designated heritage assets, are of low importance (see **Chapter 9 - Built Heritage** and **Heritage Significance Statement** (a core document submitted to support the planning application). However, options for the retention of the buildings on Site have been assessed and are detailed in the **Design and Access Statement** and the **Demolition Justification Statement**. The assessment concluded that: • The full retention of the police station and conversion to 5* hotel use was not appropriate as it is not considered feasible to achieve the requirements of a five-star hotel and is heavily constrained to provide the quantity and quality of residential use or A grade office space; • The retention of the Synagogue is considered to be unsustainable due to the nature of the dilapidated building which is no longer fit for purpose and which cannot be viably refurbished; • The retention of all buildings on Site would not allow for the activation of street edges or provision for public realm and permeability of the Site. New public space is vital to the success of the Proposed Development and to it becoming a 'place' within the City as without it the development would comprise private buildings on streets. The design therefore involves the demolition of the majority of existing buildings on the Site in order to achieve the suitable uses and urban design requirements in this city centre location. The Sir Ralph Abercromby

Technical Topic	Alternative Options Considered
	Public House and the Portland Stone frontage of the Police Station are to be retained and incorporated into the Proposed Development. Heritage impacts in relation to the settings of heritage assets have been one of the biggest environmental drivers shaping the form and design of the Proposed Development. Some of the desired changes to the scheme could have easily been accommodated by adding full, extra storeys to blocks. However, the team has sought to avoid this and sought to restrain changes to limited infills within the approved building form so as to avoid further heritage harm. The change in podium height is minimal in the overall context of the development. Six key views have been used iteratively to assess the heritage impacts of the Proposed Amendments resulting in no significant changes to the assessment.
Wind	Wind CFD (computational fluid dynamics) modelling has been undertaken for many iterations of the scheme. An initial wind CFD analysis identified two areas as having potential safety concerns for pedestrian safety. These include: • The lower podium and terrace areas which had problems with windspeeds, particularly at the southern corners; and • The alleyway between Block A of the Proposed Development and the existing Onward Buildings to the west of the Site, connecting Bootle Street and Jackson's Row. The issue with high windspeeds on the podium can be addressed by taking into account the landscaping and public realm aspects of the Proposed Development, which will bring significant improvements to the podium area. The alleyway between the Proposed Development and the Onward Buildings site will be for maintenance and servicing only, and therefore will not be publicly accessible. The issue will therefore be resolved by closing off this alleyway with screens and/or gates. There is a narrow strip of land between the edge of the building on the Onward Buildings site and the Site, which is currently gated, and therefore is assumed not to be publicly accessible. Previous iterations of the scheme led to a different combination of off-site impacts, due to differences in orientation and layout, with some exceedances created at certain points. The Approved Development has a lower impact on the wind environment. In addition, the wind modelling demonstrates that there are areas where the existing baseline exceeds current safety criteria and that these have been reduced and brought within the safety criteria as a result of the Approved Development. This is a positive effect of the proposed design iteration. The Proposed Amendments have considered the need to minimise any worsening of the wind environment by significantly altering the building massing. The final iteration does not significantly alter the proposed massing.
Daylight, Sunlight and Overshadowing	Further to the external impact assessment on surrounding properties, an assessment of the daylight, sunlight and overshadowing within the Approved Development was conducted for benchmarking against good practice guidelines.

Technical Topic	Alternative Options Considered
	The daylight and sunlight assessments within the Approved Development followed an iterative process where the results of interim design phase assessments were fed back to the architects' team for incorporation in the design. The final Approved Development design led to a lower level of overshadowing at a greater number of receptors than previous iterations of the design achieved. This approach was adopted in order to ensure maximum compliance with the BRE Guidelines and optimise the design as far as possible. The Proposed Amendments have considered the need to minimise any worsening of the sunlight, daylight and overshadowing effects by significantly altering the building massing. The final iteration does not significantly alter the proposed massing, therefore there is no significant change in effects.
Biodiversity	The Proposed Development has been designed to provide for planting throughout the Site. This will be achieved through the integration of trees, green roofs (on top of the hotel lounge and bar) and other planting through the areas of public realm across the Site. The Approved Development provided a greater amount of public realm through changes in layout and orientation, leading to more opportunities for planting than the previous Make designed two-tower iterations achieved. The design of the tower includes ridges which have the potential to provide additional habitat for Black redstarts.
Socio-economics	Market needs assessments were undertaken in tandem with financial development appraisals by the client team to determine a number of complementary uses specific for the Site and location within the city centre. The assessments concluded the need for: • A premium five-star hotel, as there is currently a shortage of such provision within the city centre and which is required to provide competitiveness in the city's tourism and leisure markets; • Premium apartments to provide accommodation in larger sized units required to attract and retain the leaders, entrepreneurs and captains of industry which are integral to the ongoing growth of the city; • 'A' grade office space to contribute to the 3,000,000sqft of office space required within Manchester over the next 10 years (**Ref 4.4**); • Retail / leisure use to enable Manchester to retain its status as having the strongest offering in the North of England and to meet increasing demand; • A new Synagogue to replace the existing dilapidated building which is no longer fit for purpose. The new Synagogue will provide a bespoke facility required to retain the congregation within the city centre for future generations; and • Public realm to provide permeability to the Site and create a new destination within the City. The design has therefore been reviewed, appraised and amended since 2015, considering various options for provision as part of this process, in relation to both layout and proportion of uses to be provided within the Proposed Development.

4.5 SUMMARY AND CONCLUSIONS

4.5.1. A number of alternatives have been studied by the Project Team, an overview of which has been provided above and detailed within the Design and Access Statement, the Section 73 Revisions Statement and the Section 73 Supplementary Design Report; core documents to support the Section 73 planning application. The Proposed Development will ensure the aspirations of the City Council, as presented in numerous strategic policy documents described in the Planning Statement, Regeneration Statement and as documented in the Jackson's Row Strategic Regeneration Framework (**Ref 4.3**), are implemented.

4.5.2. The design of the Proposed Development has been influenced by environmental considerations. By doing so a number of potentially significant negative effects have been removed or reduced in severity and positive effects have been created.

4.6 REFERENCES

- **Ref 4.1**: Statutory Instrument 2011 No.1824 Town and Country Planning 'The Town and Country Planning (Environmental Impact Assessment) Regulations 2011'.
- **Ref 4.2**: Statutory Instrument 2015 No.660 Town and Country Planning, England 'The Town and Country Planning (Environmental Impact Assessment) (Amendment) Regulations 2015'.
- **Ref 4.3**: Make / Zerum / Heritage Architecture / Manchester City Council (December 2015) 'Jackson's Row Strategic Regeneration Framework'.
- **Ref 4.4**: Savills (December 2015) 'Spotlight: The Future of Manchester'

5 APPROACH TO EIA

5.1 INTRODUCTION

No update.

5.2 OBJECTIVES OF THE EIA

No update.

5.3 EIA SCREENING (REGULATION 5)

Paragraph 5.3.1 has been replaced by the following paragraph:

Manchester City Council has confirmed the requirement for EIA in accordance with the EIA Regulations 2011 (as amended 2015). The Original Development exceeds the relevant exclusion thresholds and criteria for Schedule 2 (10b) Urban Developments, (i.e. the Original Development is more than 150 dwellings). The Proposed Amendments will result in the same requirements for EIA in accordance with the EIA Regulations 2011. Based upon Manchester City Council's advice and in the knowledge that the Proposed Scheme may incur some potentially significant environmental effects, a decision was made to omit the EIA Screening stage and proceed to the EIA Scoping stage.

5.4 EIA SCOPING (REGULATION 13)

No update.

5.5 MCC CONSULTATION ASSOCIATED WITH THE FORMULATION OF THE SCOPING OPINION

No update.

5.6 CONSULTATION

No update.

TECHNICAL CONSULTATION

The following paragraph is added to this section:

Manchester City Council has been consulted regarding the scope of this Addendum document. This Addendum has been produced in accordance with those discussions.

5.7 PUBLIC CONSULTATION

No update.

PREVIOUS ITERATIONS OF THE PROPOSED SCHEME

Paragraphs 5.7.2 to 5.7.4 have been replaced by the following paragraphs:

Further to the public consultation undertaken in September 2016 in relation to the original planning application, public consultation events were held on 12 July 2017 at Manchester Central Library and on 23 August 2017 at the Royal Exchange. Further details are provided in the Core Documents, ***Statement of Community Involvement, January 2017 and Addendum Statement of Community Involvement, November 2017****.*

All feedback received during this second round of consultation was considered by the project team throughout the development of the proposals. Section 7 of the Statement of Community Involvement and Statement of Community Involvement Addendum explains how all issues raised by consultation respondents were comprehensively addressed.

The effects of the Approved Development in relation to heritage, height of buildings and daylight were assessed in the 2017 Environmental Statement and are detailed in Chapter 9: Built Heritage, Chapter 8: Townscape and Visual and Chapter 11: Sunlight, Daylight and Overshadowing respectively. This Addendum includes updates to these chapters, in relation to the Proposed Amendments.

THE PROPOSED SCHEME

Paragraphs 5.7.5 – 5.7.7 are deleted.

The following paragraph is added to this section:

Due to the minor nature of the Proposed Amendments, no public consultation events have been held since consent for the Approved Development was obtained in 2018.

5.8 APPROACH TO THE ASSESSMENT OF THE PROPOSED SCHEME

BASELINE SCENARIO

The following paragraph is added to this section:

An updated search of statutory and non-statutory designated sites and records of protected/notable species has been undertaken to inform the Biodiversity Assessment presented in the updated ***Appendix 2.2****. Furthermore, bat surveys undertaken in 2019 concluded likely absence in existing buildings on Site following emergence surveys and an internal inspection. No additional baseline data collection has been undertaken to inform any other assessments presented in this Addendum and therefore Table 5.4 from the 2017 Environmental Statement remains unchanged*.

PHASES OF THE PROPOSED SCHEME AND ASSESSMENT SCENARIOS

Paragraph 5.8.6 has been replaced by the following paragraph to reflect the time period of the construction and operational phases:

Consideration has been given to two phases of the Proposed Development i.e. construction and operation which are assumed to be implemented over a 3 year 4 month period as described in ***Chapter 3: Description of the Proposed Development****. The demolition, site preparation, earthworks and construction activities are referred to as the 'construction phase' and have been assessed as a single phase. The Proposed Development will be built out in a single phase as described in* ***Chapter 3: Description of the Proposed Development****. The construction and operational phases are defined as below*

- *Construction phase: June 2020 – December 2023; and*

- *Operational phase: December 2023/start 2024 onwards.*

DESIGN SOLUTIONS AND ASSUMPTIONS

Paragraph 5.8.8 has been replaced by the following paragraph to reflect the time period that the project team have worked together as a design team:

*The project team (refer to **Table 1.1** in **Chapter 1: Introduction**) have worked cohesively as a design team over the last 4 years. During this time, environmental constraints have been addressed and design options informed by iterative environmental assessment. Details of the design iterations are provided in **Chapter 4: Consideration of Alternatives**.*

MITIGATION

No update.

5.9 ITERATIVE SCOPING OF THE ASSESSMENT

No update.

5.10 APPROACH TO ASSESSMENT

No update.

ASSESSMENT CRITERIA

No update.

5.11 CUMULATIVE EFFECTS

No update has been made to the approach to the cumulative effects assessment. However, **Chapter 13: Cumulative Effects** has been updated to include any new committed developments since the 2017 planning application was submitted.

5.12 REFERENCES

The following references have been updated since the 2017 Environmental Statement:

- **Ref. 5.5**: Environment Agency (2018) GPP 2 'Above Ground Oil Storage Tanks'
- **Ref. 5.7**: Environment Agency (2017) GPP 5 'Works and Maintenance in or Near Water'
- **Ref. 5.9**: Environment Agency (2017) GPP 8 'Safe Storage and Disposal of Used Oils'
- **Ref. 5.10**: Environment Agency (2017) GPP 21 'Pollution Incident Response Planning'
- **Ref. 5.11**: Environment Agency (2018) GPP 22 'Dealing with Spills'

8 TOWNSCAPE AND VISUAL

8.1 INTRODUCTION

The following additional paragraph has been added to the end of this section:

This chapter assesses the Proposed Amendments in order to provide an update to the townscape and visual assessment previously presented in the 2017 Environmental Statement. Due to the minor scale of change with regard to the totality of development proposals, the Proposed Amendments are not considered likely to result in significant amendments to assessed impacts and effects as set out in Chapter 8 of the 2017 Environmental Statement.

8.2 LEGISLATIVE FRAMEWORK AND GUIDANCE

LEGISLATION

No update.

GUIDANCE

No update.

NATIONAL PLANNING POLICY FRAMEWORK

Paragraph 8.2.4 has been replaced by the following paragraph:

Section 12 of the National Planning Policy Framework (NPPF) deals with the requirements of good design. The overarching principle is set out in paragraph 124, which states: "The creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."

Paragraph 8.2.5 has been replaced by the following paragraph:

Paragraph 127 of the NPPF sets out a number of principles of good design. In order to accord with these principles it should be ensured that new developments:

- *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport network;*
- *be sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change; and*

- *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience*.

PLACE MAKING AND DESIGN

No update.

LOCAL PLANNING POLICY – MANCHESTER'S LOCAL DEVELOPMENT FRAMEWORK, CORE STRATEGY DEVELOPMENT PLAN DOCUMENT

No update.

8.3 CONSULTATION, SCOPE, METHODOLOGY AND SIGNIFICANCE CRITERIA

CONSULTATION UNDERTAKEN TO DATE

The following text has been added to the end of paragraph 8.3.3:

In order to assess the Proposed Amendments to the Approved Development, an additional assessment has been provided of selected viewpoints. The Proposed Amendments to the Approved Development are largely imperceptible. The viewpoints which have been selected to be updated are those which best illustrate the Proposed Amendments (Views 13, 14, 15, 16, 21 and 27). The selected views were discussed with Manchester City Council. This is discussed further in the 'Assessment Methodology' section of this chapter.

SCOPE OF THE ASSESSMENT

No update.

EXTENT OF THE STUDY AREA

No update.

METHOD OF BASELINE DATA COLLATION

No update.

ASSESSMENT METHODOLOGY

Paragraph 8.3.11 has been replaced by the following paragraph:

Given the construction works related to Granada House, 125 Deansgate, Grape Street, Owen Street, Axis, London Scottish House, Invicta House, Landmark and No.3 St. Peter's Square have overcome a significant point of construction; they therefore have been assumed as built within the baseline assessment, with an assumption of future form.

The following text has been added to the end of the 'Assessment Methodology' section:

In order to assess the Proposed Amendments, an additional assessment has been provided of selected viewpoints and the townscape receptors which have the potential to result in further significant effect (Views 13, 14, 15, 16, 21 and 27). The remaining viewpoints and kinetic tracks are considered unlikely to result in changes to the assessment.

SIGNIFICANCE CRITERIA

No update.

8.4 BASELINE CONDITIONS

SITE LOCATION

No update.

URBAN MORPHOLOGY - HISTORICAL DEVELOPMENT

No update.

8.5 SENSITIVE RECEPTORS

HERITAGE DESIGNATIONS

No update.

TOWNSCAPE CHARACTER

No update.

URBAN GRAIN

No update.

LAND USE

No update.

BUILDING HEIGHTS

No update.

TOPOGRAPHY AND FLOOD RISK

No update.

MOVEMENT AND LINKAGES

No update.

ENVIRONMENTAL DESIGNATIONS, PUBLIC REALM AND PUBLIC OPEN SPACE

No update.

SITE CHARACTER

No update.

VIEWPOINTS

No update.

8.6 POTENTIAL EFFECTS

POTENTIAL EFFECTS DURING CONSTRUCTION PHASE: SHORT TO MEDIUM-TERM

Amendment to **Table 8.10**, within the 'Mitigation Measure' column, fourth row to read – *Construction vehicles will provide deliveries on a 'just in time' basis. Construction vehicle turning will be prohibited on Site due to the implementation of a one-way access through the Site*.

POTENTIAL EFFECTS DURING OPERATIONAL PHASE: LONG-TERM

The third bullet point of paragraph 8.6.5 has been replaced by the following bullet point:

- *The pattern of the façade consists of regular vertical columns which are chamfered to provide depth to the fenestration. The columns follow the elliptic form of the tower and therefore will read differently depending on the viewers orientation to the tower. The façade pattern extends down to the podium to create a shared architectural language which ties the two elements of the design together. This is interspersed with glazing to animate the surrounding public realm in this quiet corner of the city centre*.

SUPPLEMENTARY MITIGATION AND ENHANCEMENT

No update.

RESIDUAL EFFECTS

CONSTRUCTION PHASE

Paragraph 8.6.23 has been replaced by the following paragraph:

Impacts to movement routes will be mitigated through a one-way construction traffic approach, accessing the Site through Jackson's Row and leaving via Southmill Street and John Dalton Street. All roads will remain useable during construction.

Paragraph 8.6.30 has been replaced by the following paragraph:

Views of the ground level of the Site will be mitigated through the use of site hoarding, sensitive siting of stockpiles within the Site boundary and delivery and removal of materials utilising a 'just in time' approach to allow potential visual impacts to be reduced or avoided.

OPERATIONAL PHASE

Paragraph 8.6.57 has been replaced by the following paragraph:

The scale of the Proposed Development provides a wide range of further uses within the Site. These uses are dispersed across the two proposed blocks, with active ground floor uses proposed along the prominent frontages of Jackson's Row and Southmill Street and servicing requirements are focussed towards Bootle Street which is in keeping with the existing street character. Similarly, the main entrance to the office accommodation and hotel lobby will be accessed from the proposed public square, which will also be fronted by retail uses and the retained Sir Ralph Abercomby Inn Public House.

Paragraphs 8.6.73 to 8.6.75 have been replaced by the following paragraphs:

The predicted residual operation phase impacts are set out in detail in Appendix 8.1. The Proposed Amendments seek to retain and support the existing movement hierarchy within the surrounding

area. The secondary movement routes of Jackson's Row and Southmill Street will be activated through new ground floor uses.

The separation between the tower block and the office block, afforded by the retention of the Sir Ralph Abercromby Inn Public House, has provided the opportunity for a new square to form at ground level at the heart of the Site. This space allows a new north-south route to cut through the centre of the Site, connecting Bootle Street to Jackson's Row through the new space.

Beyond pedestrian movement, the Proposed Development also seeks to provide drop-off facilities for the proposed hotel and conference facilities as well as car parking spaces, cycle storage and loading for the mix of uses proposed.

Paragraphs 8.6.77 and 8.6.78 have been replaced by the following paragraphs:

The predicted residual operational phase impacts are set out in detail in Appendix 8.1. The Proposed Development seeks to provide two new spaces within the Site. The first is at ground level, between the proposed blocks. It has been created to provide access to and an appropriate setting for the retained Sir Ralph Abercromby Inn Public House. The new square will be supported by retail units, the office building lobby and the retained public house.

The second space is the roof top terraces located atop the tower podium and office building, accessed by a public lift from Jackson's Row within the office footprint and via a landscaped feature stair from the tower podium.

8.7 SUMMARY

No update.

8.8 REFERENCES

The following references have been updated:

- *Ministry of Housing, Communities & Local Government (2019), National Planning Policy Framework, London, MHCLG.*
- *Ministry of Housing, Communities & Local Government (2019), National Planning Policy Guidance, London, MHCLG.*

9 BUILT HERITAGE

9.1 INTRODUCTION

The following additional paragraph has been added to the end of this section:

This chapter assesses the Proposed Amendments in order to provide an update to the built heritage assessment previously presented in the 2017 Environmental Statement. Due to the minor scale of change with regard to the totality of development proposals, the Proposed Amendments are not considered likely to result in significant amendments to assessed impacts and effects as set out in Chapter 9 of the 2017 Environmental Statement.

9.2 LEGISLATIVE FRAMEWORK AND GUIDANCE

LEGISLATIVE FRAMEWORK

No update.

GUIDANCE

No update.

9.3 CONSULTATION, SCOPE, METHODOLOGY AND SIGNIFICANCE CRITERIA

CONSULTATION UNDERTAKEN TO DATE

The following text has been added to the end of this section:

A meeting was held with Historic England on 14 August 2019 to discuss the nature and extent of the Proposed Amendments. Within this meeting, Historic England advised that any further written comments from them would be made once the Section 73 application had been submitted.

SCOPE OF THE ASSESSMENT

No update.

EXTENT OF THE STUDY AREA

No update.

METHOD OF BASELINE DATA COLLATION

No update.

ASSESSMENT METHODOLOGY

The following text has been added to the end of this section:

A review was undertaken of the Proposed Amendments to evaluate the validity of the conclusions of Chapter 9 of the 2017 Environmental Statement in the light of the now proposed, relatively-minor material changes. The purpose was to reconsider whether the proposed minor changes would significantly alter the fabric, character, experience or appreciation of the identified heritage assets (either positively or negatively). The conclusions are discussed below.

SIGNIFICANCE CRITERIA

No update.

9.4 BASELINE CONDITIONS

HISTORICAL CONTEXT

No update.

LISTED BUILDINGS

No update.

CONSERVATION AREAS

No update.

NON-DESIGNATED HERITAGE ASSETS

No update.

9.5 SENSITIVE RECEPTORS

No update.

9.6 RELEVANT ELEMENTS OF THE PROPOSED SCHEME AND ESTABLISHING THE PRE-MITIGATION SCENARIO

CONSTRUCTION PHASE

No update.

OPERATIONAL PHASE

The following text relates to the updated assessment of views 13, 14, 15, 16 and 27.

The proposed relatively-minor changes to the Approved Development have been re-evaluated in terms of their potential direct and indirect heritage impacts.

*The Proposed Amendments would have **no further direct heritage impact** on the identified heritage assets (either designated, or non-designated) including the fabric, character and appearance of the Peter Street Conservation Area.*

*The potential **indirect (or visual) heritage impacts** of the operational phase have again been reviewed using verified photography (as per 2017). This utilised the same baseline information and key views which were identified and agreed with Manchester City Council and Historic England to understand the potential indirect heritage impact of the character, experience and appreciation of the heritage assets in the study area.*

*While there has been some change to the proposed building design, the relatively-minor material alterations would have an **imperceptible additional indirect impact** on the appreciation of the identified heritage assets. All the views previously considered in Chapter 8 of the 2017 Environmental Statement were reviewed. The impact on the majority of the considered views was neutral, as the changes would not be visible from most of the vantage points.*

However, the Proposed Amendments to the Approved Development are revealed in a small number of views numbered: Nos 13, 14, 15, 16 and 27. Consequently, these views were specifically considered in terms of the potential indirect heritage impact that the minor material changes could have on the historic built environment and its components (i.e. the identified heritage assets). The assessment methodology was consistent with that used in the 2017 Environmental Statement and confirm that the proposed minor material changes to the Approved Development would ***result in no perceptible change*** *to the, fabric, experience or appreciation of the identified heritage assets. These views and the conclusions are discussed briefly below.*

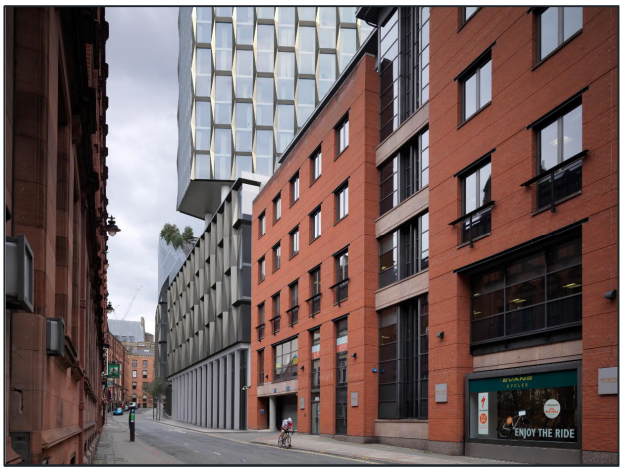
View 13 (see also Figures 1A and 1B below) *illustrates how the Proposed Development would create a varied roofline to the south side of the street. The fragmented character of the south side of Jackson's Row, and its undefined streetscape, can be seen to be enhanced and reinforced by the Proposed Development, strengthening the historic curve of the street which has been lost since the 1940s. The Proposed Development will be seen to bridge this void in the built form around the Site. Its podium, which appears to be visually detached from the taller tower element of the design, helps to connect the already established height and scale of buildings within the view, whilst lessening the overall scale of the tower. New materials and detailing are introduced to the street, which help delineate historic built form from the new build elements.*

The main indirect heritage impact of ***View 13*** *is the alteration of the historic skyline; the proposed building rises over Jackson's Row, blocking a substantial amount of sky. The existing building to the extreme right of* ***View 13*** *(see* ***Figures 1A*** *and* ***1B*** *below) view is if no heritage significance, although its proportions and materials are reminiscent of the earlier buildings on Jackson's Row. The podium level of the proposed building actively seeks to continue this established height, creating a more human scale at ground level by continuing the exaggerated, double-height ground-floor level and vertical emphasis which emulates that of the contemporary building to the right of the view (see* ***Figures 1A*** *and* ***1B*** *below).*

Therefore, the 2019 indirect heritage impact assessment conclusions regarding ***View 13*** *remain consistent with those recorded in 2017, as described below.*

2017 Indirect heritage impact assessment conclusions. *Level of Importance: Local. Heritage Value: Low. Magnitude of Impact: High. Overall heritage impact: Minor Adverse.*

2019 Indirect heritage impact assessment. *Comparing* ***Figure 1A*** *and* ***Figure 1B*** *illustrates the key changes to the Approved Development as being focused on the articulation of the façade of the tower and the corner of the podium. The Proposed Amendments will create a more clearly defined entrance to the new Synagogue within the development and provide a greater presence at street-level. Overall, the* ***change in the indirect heritage impact is negligible from View 13****. The mass, form, scale and height of the Proposed Development has thus not changed, the overall heritage impact will remain as minor adverse.*



***View 13. Figure 1A**: Approved Development.*

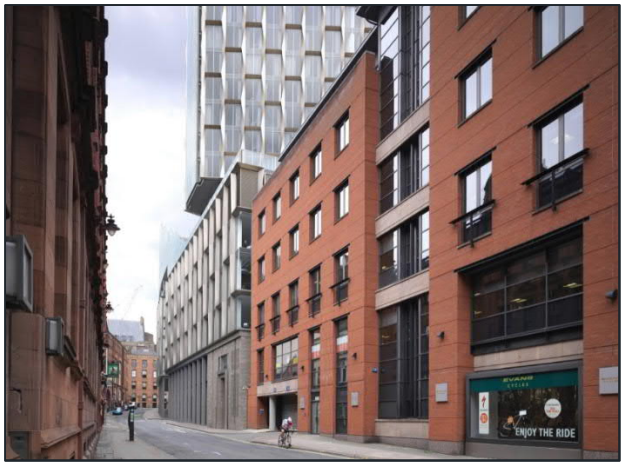


***Figure 1B**: Proposed Development.*

***View 14 (see Figures 2A and 2B below)** illustrates the alignment of the Proposed Development, to the southern side of Jackson's Row. This will strengthen and in parts restore the historic building line of the street, and will provide a sense of street-level vitality, enhancing the large block forms of buildings within this streetscape view, providing enclosure to the south side of the street.*

***View 14** contains a partially oblique view of part of the Grade II listed Lloyds House (to the right of the view – see **Figures 2A** and **2B** below), which can still be fully appreciated as a former Victorian shipping warehouse, which articulates the corner of Jackson's Row and Southmill Street and partially expresses the historic character of Jackson's Row. The south (rear) elevation of the Grade II listed Elliot House can also be glimpsed at the far end of Jackson's Row, although its setting would be evidently unaffected by the consented and amended development.*

The skyline to the south side of Jackson's Row is completely altered, giving Jackson's Row significantly more vertical emphasis. The proposed buildings add to the variety of materials and create a juxtaposition with the uniformity and historic character of the northern side of the street.

*The retention of the principal frontage of the former Bootle Street Police Station (see **Figures 2A** and **2B** below) maintains, in part, the existing streetscape (when viewed within close proximity at the junction of Jackson's Row from Southmill Street) allowing views of the development to be partly screened when within the immediate location of the street corner. None of the Grade II listed buildings are obscured from this perspective, and their settings remain unaltered.*

*The 2019 indirect heritage impact assessment conclusions regarding **View 14** remain consistent with those recorded in 2017, as described below.*

***2017 Indirect heritage impact assessment**. Level of Importance: Local. Heritage value: Low. Magnitude of Impact: High. Overall Impact: Minor Adverse.*

***2019 Indirect heritage impact assessment**. Comparing **Figures 2A** and **2B** (below) illustrates the key changes to the Approved Development are in relation to the articulation of the façade of the tower and the podium. Overall, the **change in the indirect heritage impact is negligible**. The mass, form, scale and height of the Proposed Development has not changed, the overall heritage impact will remain as minor adverse.*

***View 14. Figure 2A**: Approved Development.*

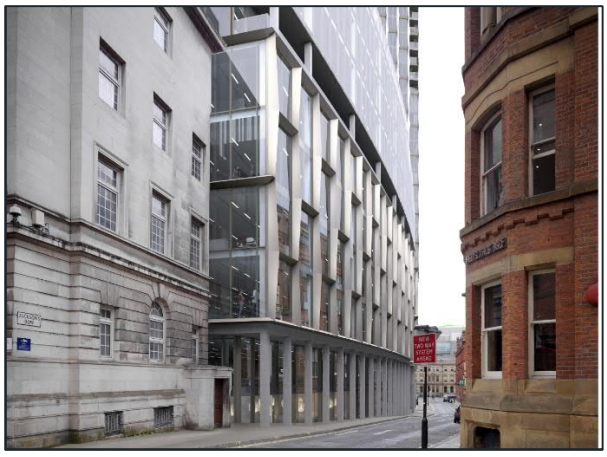


***Figure 2B**: Proposed Development.*

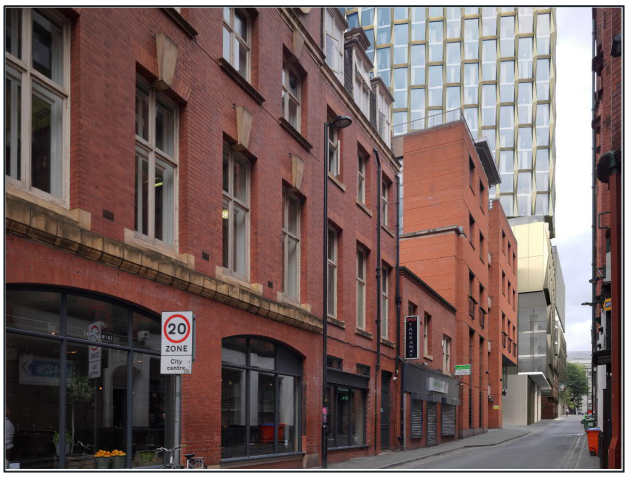
***View 15 (see also Figures 3A and 3B below)** illustrates how the Proposed Development encroaches upon the background in this view. This visual impact is tempered by the positioning of the tower element which is set back from the street edge, and partially concealed behind the projecting podium. Dynamism is given to the planar elevations of the proposed building through the play of projections and stepped forms, and the street line has more definition due to the empty plot behind the Synagogue now being occupied.*

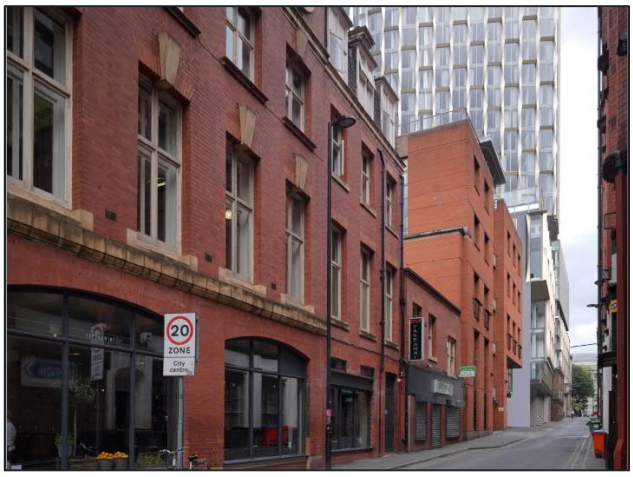
The narrow open arcade of concrete piloti will result in enhancement to the public realm and pedestrian environment, creating an inviting pedestrian link through the site and onto Jackson's Row beyond. Active street frontages will further enhance the streetscape by providing activity and vitality which is currently absent. The variation in materials and building height is highly perceivable here, and the distinctive lozenge form of the tower element of the design can begin to be discerned. The proposed buildings do not eclipse any of the listed buildings, nor adversely affect their settings.

*Therefore, the 2019 indirect heritage impact assessment conclusions regarding **View 15** remain consistent with those recorded in 2017, as described below.*

*2017 **Indirect heritage impact assessment**. Level of Importance: Local. Heritage Value: low. Magnitude of Impact: High. Overall Impact: Negligible.*

*2019 **Indirect heritage impact assessment**. Comparing **Figures 3A** and **3B** illustrates the key changes to the Approved Development are in relation to the articulation of the façade of the tower and the podium. The Proposed Amendments will allow for the existing Sir Ralph Abercromby pub to be more visible within the streetscape. Overall, the **change in the indirect heritage impact is negligible**. The mass, form, scale and height of the Proposed Development has not changed, the overall heritage impact will remain as negligible.*





View 15. Figure 3A*: Approved Development.* ***Figure 3B****: Proposed Development.*

View 16 (see also Figures 4A and 4B below) *illustrates how the Proposed Development will transform this view. The visual movement between the projecting and recessed forms results in a building of superior quality which in turn results in a new vitality to the view. The Sir Ralph Abercromby Inn will remain a feature of the streetscape visible within this view, marking the entrance of the new area of public realm and pedestrian route through the site. This is reminiscent of the character and historic street plan of the Deansgate/Peter Street Conservation Area, which is largely formed of small, tertiary side streets.*

The retention of the former Bootle Street Police Station entrance block to the right of ***View 16*** *(see also* ***Figures 4A*** *and* ***4B*** *below) maintains and adds interest to the setting of the Grade II listed Harvester House, on the opposite corner (left of view), and character of the streetscape along Southmill Street.*

Therefore, the 2019 indirect heritage impact assessment conclusions regarding ***View 16*** *remain consistent with those recorded in 2017, as described below.*

2017 Indirect heritage impact assessment. *Level of Importance: Local. Heritage value: Medium. Magnitude of Impact: High. Overall Impact: Minor Adverse.*

2019 Indirect heritage impact assessment*. Comparing* ***Figures 4A*** *and* ***4B*** *illustrates that the key changes to the Approved Development are in relation to the articulation of the façade of the tower and the podium. The Proposed Amendments will allow for the existing Sir Ralph Abercromby pub remain prominent within the streetscape. Overall, the* ***change in the indirect heritage impact is negligible****. The mass, form, scale and height of the Proposed Development has not changed, the overall heritage impact will remain as minor adverse.*

***View 16. Figure 4A**: Approved Development.* ***Figure 4B**: Proposed Development.*

***View 27 (see Figures 5A and 5B below)** illustrates the prominent nature of the Proposed Development within the wider cityscape, with both the high-rise and low-rise portions presented in the view. Whilst the scale, mass and materiality of the lower eastern end of the Proposed Development remains visually subservient to the group of heritage assets that enclose Albert Square, the tower element sits directly behind the Grade I listed Albert Memorial, and is a highly visual intrusion from this location. However, this is not the best location in which to understand or appreciate the setting of the Grade I listed Albert Memorial and kinetic views, moving south-west across the square towards the subject site, will lessen the visual prominence of the Proposed Development and better reveal the heritage values of the Albert Memorial and its group value.*

*Therefore, the 2019 indirect heritage impact assessment conclusions regarding **View 27** remain consistent with those recorded in 2017, as described below.*

***2017 Indirect heritage impact assessment**. Level of Importance: National. Heritage Value: High. Magnitude of Impact: High. Overall Impact: Moderate-to-Major Adverse.*

***2019 Indirect heritage impact assessment**. Comparing **Figure 5A** and **5B** illustrates the key changes to the Approved Development are in relation to the articulation of the façade of the tower and the podium. Overall, the **change in the indirect heritage impact is negligible**. The mass, form, scale and height of the Proposed Development has not changed, the overall heritage impact will remain as moderate-to-major adverse.*

***View 27. Figure 5A**: Approved Development.* ***Figure 5B**: Proposed Development.*

9.7 ASSESSMENT OF EFFECTS, MITIGATION AND RESIDUAL EFFECTS

CONSTRUCTION PHASE

No update.

OPERATIONAL PHASE

No update.

9.8 SUMMARY

No update.

9.9 REFERENCES

No update.

11 DAYLIGHT, SUNLIGHT AND OVERSHADOWING

11.1 INTRODUCTION

The following additional paragraph has been added to the end of this section:

This chapter assesses the Proposed Amendments in order to provide an update to the daylight, sunlight and overshadowing assessment previously presented in the 2017 Environmental Statement. Since the Proposed Amendments do not significantly alter the massing of the development, in particular the size and shape of the tower, a numerical detailed analysis is not required for the external assessment of impacts both in terms of daylight and sunlight. However, given the changes have been made to the external amenity spaces, particularly at podium level outside the hotel, a reassessment of the overshadowing analysis has been carried out to identify any impacts to the amenity areas. As a result of the reassessment undertaken, ***Appendix 11.4*** *and* ***Appendix 11.6*** *have also been updated.*

11.2 LEGISLATIVE FRAMEWORK AND GUIDANCE

LEGISLATIVE FRAMEWORK

No update.

LOCAL PLANNING POLICY

No update.

GUIDANCE

No update.

11.3 CONSULTATION, SCOPE, METHODOLOGY AND SIGNIFICANCE CRITERIA

CONSULTATION UNDERTAKEN TO DATE

No update.

SCOPE OF THE ASSESSMENT

No update.

EFFECTS NOT CONSIDERED

No update.

EXTENT OF THE STUDY AREA

No update.

ASSESSMENT METHODOLOGY

The following paragraph has been added after paragraph 11.3.19:

The overshadowing calculations in this Addendum have been undertaken using the specialist software Radiance in which the same three-dimensional model of the Site's surroundings was

updated with the Proposed Amendments based on the drawings provided in August 2019 by SOM and reassessed.

EFFECT SIGNIFICANCE

No update.

11.4 BASELINE CONDITIONS

RELEVANT ELEMENTS OF THE PROPOSED SCHEME AND ESTABLISHING THE PRE-MITIGATION SCENARIO

No update.

OPERATIONAL PHASE

No update.

11.5 ASSESSMENT OF EFFECTS, MITIGATION AND RESIDUAL EFFECTS

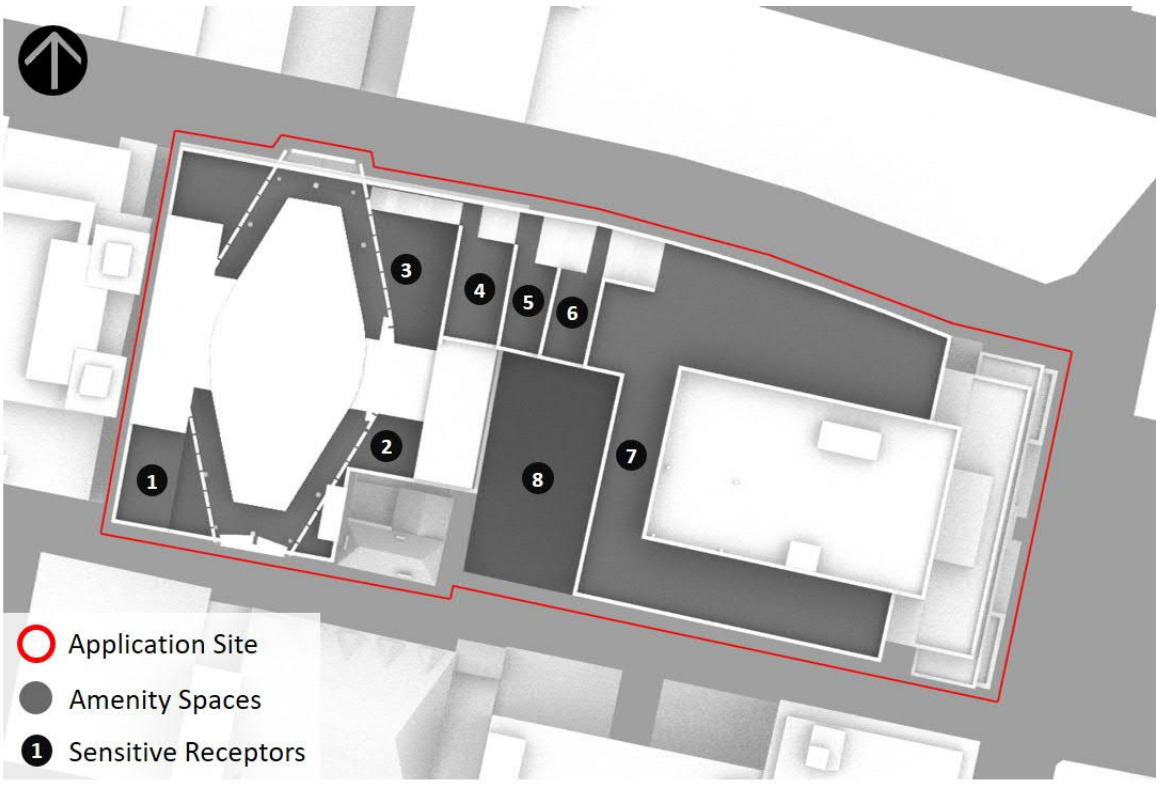
OPERATIONAL PHASE

The following text and figure has been added after paragraph 11.5.23:

Overshadowing of the amenity areas within the Proposed Development

The overshadowing assessment based on the Proposed Amendments model identified the sensitive receptors within the Proposed Development as presented in ***Figure 11.5****. The numerical and graphical representation of the results is provided in the updated* ***Appendix 11.4***.

Figure 11.5: Overshadowing sensitive receptors within the Proposed Development



In line with the BRE Guide the results identify the spaces for which at least half the area (≥50%) receives at least two hours of sunlight on 21st March. The 2019 assessment of the amenity spaces within the Proposed Development shows that, taking into consideration the changes to the massing, the results are equivalent to those provided in 2017 Environmental Statement. The results indicate that almost all the receptors assessed are within the BRE criteria, except from the Receptor 3 which failed to receive at least two hours of sunlight on 21st March. Therefore, the impacts of the Approved Development identified in the 2017 Environmental Statement, remain unchanged for the Proposed Development.

11.6 LIMITATIONS AND ASSUMPTIONS

No update.

11.7 SUMMARY

Paragraph 11.7.4 has been replaced by the following paragraphs:

In terms of overshadowing, the results indicated that for amenity areas surrounding the Proposed Development, all the sensitive receptors assessed (Albert Square, Lincoln Square, amenity space at John Rylands Library and Great Northern) meet the BRE recommended criteria; while for amenity areas within the Proposed Development, all the sensitive receptors assessed meet the BRE recommended criteria, except for Receptor 3.

Therefore, based on the above findings and considering the overshadowing impact assessment of the Proposed Development overall, there is likely to be a direct, permanent and long-term effect of ***negligible*** *significance.*

11.8 REFERENCES

No update.

13 CUMULATIVE EFFECTS

13.1 INTRODUCTION

No update.

13.2 SCOPE AND METHODOLOGY FOR ASSESSMENT

ASSESSMENT OF POTENTIAL CUMULATIVE EFFECTS ARISING FROM EFFECT INTERACTIONS

No update.

ASSESSMENT OF POTENTIAL CUMULATIVE EFFECTS ARISING FROM IN-COMBINATION INTERACTIONS

Paragraph 13.2.8 has been replaced by the following paragraph:

To identify relevant developments for inclusion within the assessment of in-combination cumulative effects, research on the Manchester City Council online planning application portal (November 2019) was undertaken, from which 41 committed developments were identified. These developments are presented in ***Table 13.1****, and their location is outlined in* ***Figure 13.1: Location of Committed Developments****.*

Table 13.1 has been updated to include 22 new committed developments, from location 20 (13 Quay Street Manchester M3 3HN).

Table 13.1: Summary of Committed Developments

Location on map and distance from Proposed Development	Address	Planning Ref Date Received Status	Proposal
1 440 m north-east	11 York Street Manchester M2 2AW	109161/FO/2015/C1 10 Jun 2015 Application Approved	Demolition of existing building and redevelopment of the site for the erection of an eight-storey building comprising offices (class B1), with shop (Use Class A1), financial and professional institution (Use Class A2) or restaurant/cafe (Use Class A3) uses on the ground floor, together with basement car and cycle parking, related highway works, public realm improvements and associated works.
2 480 m south	10-12 Whitworth Street West Manchester M1 5WY	111003/FO/2016/C1 15 Jan 2016 Application Approved	Demolition of existing building at 10 - 12 Whitworth Street West, and redevelopment of the site for a new 35 storey residential building (Use Class C3) comprising 327 apartments, with associated residents' services, facilities and communal spaces: servicing, highways, public realm and associated works.
3 510 m south-west	Bonded Warehouse Grape Street Manchester M3 3JE	109241/FO/2015/C1 18 Jun 2015 Application Approved	Demolition of outbuildings, the adjoining former stables building and external fire escape (as shown on drawing ref. 901 PLS-03) to facilitate the conversion and refurbishment of the lower ground, upper ground and first floors of the Bonded Warehouse for the following uses: retail (Class A1), market (Class A1), restaurant (Class A3), bar (Class A4) offices (Class B1); and refurbishment of the second, third and fourth floors for continued office use (Class B1); along with the installation of roof plant with enclosure, minor external alterations to the building to facilitate new entrances, creation of three external lightwells to facilitate use of the lower ground floor, façade lighting, landscaping, cycle parking and associated works.
4 600 m south-west	2 - 4 Chester Road Manchester M15 4QG	113870/FO/2016 08 Sep 2016 Approved	12 and 21 storey development. Construction of two residential apartment buildings with ancillary amenity facilities for residents including a gym, landscaped terrace and swimming pool, new public realm and landscaping including two new pedestrian connections to the Castlefield basin from

Location on map and distance from Proposed Development	Address	Planning Ref Date Received Status	Proposal
			Chester Road, basement car parking and related highway, access, servicing and associated works.
5 660 m south west	Deansgate South Land At Chester Road (A56)/ Bridgewater Viaduct Manchester M3 4LB	110730/FO/2015/C1 16 Dec 2015 Application Approved	Erection of a 13-storey building (plus basement level) comprising 53 no. one and two bedroom apartments (Use Class C3), a commercial unit (Use Classes A1/ A2/ A3/ A4/ B1/D1), associated car parking, landscaping and vehicular and pedestrian access.
6 740 m east	Kampus Former Manchester Metropolitan University Aytoun Campus Aytoun Street Manchester M1 3GH	112034/FO/2016/C2 03 Jun 2016 Application Approved	Creation of approximately 478 residential units (160 x 1 bed and 318 x 2 bed) and commercial space comprising: (a) Conversion and extension of existing 12 storey building to 15 storeys (The Tower) comprising residential accommodation (Class C3 123 units) above ground and first floor (Class A1 (shop), A2 (Financial and Professional Services), A3 (Restaurant and Cafe), A4 (Drinking Establishment), B1 (Offices), D1(Non-residential Institutions creche, nursery, clinic and health centre, art gallery only) and D2 (Assembly and Leisure - Gymnasium, indoor sport and recreation only). (b) Erection of 2 x 14-16 storey buildings (Blocks C and F comprising residential accommodation (Class C3 -136 units (C) and 209 units (F)) above ground and first floor (Class A1 (shop), A2 (Financial and Professional Services), A3 (Restaurant and Cafe), A4 (Drinking Establishment), B1 (Offices), D1(Non-residential Institutions creche, nursery, clinic and health centre, art gallery only) and D2 (Assembly and Leisure - Gymnasium, indoor sport and recreation only), Building F and Tower to be linked by podium. (c) change of use of existing 1 storey building on stilts (The Bungalow) to (Class A1 (shop), A2 (Financial and Professional Services), A3 (Restaurant

Location on map and distance from Proposed Development	Address	Planning Ref Date Received Status	Proposal
			and Cafe), A4 (Drinking Establishment), B1 (Offices), D1(Non-residential Institutions creche, nursery, clinic and health centre, art gallery only) and D2 (Assembly and Leisure - Gymnasium, indoor sport and recreation only). (d) and hard and soft landscaping comprising central public square, commercial and retail terraces, private residents terrace and public/ private roof top gardens with car parking for 69 vehicles located at ground and first floor levels and associated works to facilitate servicing and access following demolition to existing teaching and library buildings.
7 210 m north-west	Invicta House 2-4 Atkinson Street Manchester M3 3HH	116164/FO/2017 Mon 05 Jun 2017 Application Approved	Redevelopment of Invicta House for Use Class C1 hotel development comprising 145 no. guestrooms, with ground floor ancillary facilities. Partial demolition of existing building with retention and refurbishment of main facade and erection of a nine-storey building to the rear.
8 910 m south west	Land Bounded By The River Irwell To The North & West, Water Street To The East And The A6402 & A57 To The South Manchester	115107/FO/2017 Mon 06 Mar 2017 Application Unknown	Construction of a mixed use development comprising two podiums of three storeys and five residential (Class C3) towers of 26, 26, 37, 41 and 67 storeys (including podium heights) connected by a new pedestrian bridge. Retail, commercial, leisure (gym and boat club) and community uses (community gallery and events space) (Use Classes A1, A2, A3, A4 or D2), workspace facilities (Class B1) and an educational facility (Class D1) within the lower floors and podium level together with new riverside walkway, public realm and landscaping (including podium level parks). Two levels of parking for 581 cars and 2,532 bicycles and 200 cycle spaces within the public realm areas.
9 380 m south	Former Bauer Millet Site Albion Street	115871/FO/2017 Thu 06 Apr 2017 Application Approved	Erection of a 40-storey building to form 375 residential apartments (Use Class C3a) and the erection of a 14-storey building for offices (Use Class B1) (31,756 sqm) together with ground floor commercial space (Use Class A1, A3 or A4) (1010 sqm) with associated enclosed service yard, public realm

Location on map and distance from Proposed Development	Address	Planning Ref Date Received Status	Proposal
	Manchester		including staircase and lift to connect with viaduct, car parking, landscaping and other associated works.
10 270 m south-west	3 St John Street Manchester M3 4DN	115233/FO/2017 Mon 13 Feb 2017 Application Approved	Change of use of the existing ground plus two-storey building (but excluding the existing ground floor retail unit) and development of an additional two storey roof level extension, and external improvements, to create 12 residential apartments (Class C3), with storage provision at basement level.
11 670 m south-east	Princess Street / Whitworth Street Manchester M1 3PE	114585/FO/2016 Tue 20 Dec 2016 Application Approved	Erection of three residential buildings (Building 1 comprising 15 storeys plus plant space, Building 2 comprising 11 storeys plus plant space and Building 3 comprising 14 storeys plus plant space) to provide 351 residential units (Use Class C3) 117 x 1 bed, 218 x 2 bed and 16 x 3 bed) al with ground floor commercial uses (Class A1 (Shop), A3 (Restaurant and Cafe) and D1 (Non Residential Institution Use- Art Gallery) and new public space with related access, servicing, landscaping and associated works with parking for 254 vehicles, 224 cycles within 4 levels of existing basement car park.
12 670 m south-east	3 St Peters Square Manchester M1 4LF	115294/FO/2017 Wed 15 Mar 2017 Application Withdrawn	Demolition of an existing building to enable construction of a 20-storey building (and basement) comprising a 328 bedroom hotel (Use Class C1) (with ancillary food and drink uses) on Ground Floor to 8th Floor and 108 residential apartments (Class C3) (25 x 1 bedroom, 71 x 2 bedroom and 12 x 3 bedroom) on Floors 9-20.
13 530 m west	Land Bounded By Water Street And The V&A Hotel To The West, The Bonded Warehouse And Railway	09 Mar 2017 Application Approved	Demolition of existing buildings and structures to enable construction of a 36-storey residential building (Class C3) with retail uses at ground floor (Classes A1/A2/A3/A4), an 8-storey mixed use building comprising workspace (B1), with retail uses (Classes A1/A2/A3/A4) and residential live/work uses, and two levels of basement parking for 465 cars and cycle hub storage, together with new public realm, landscaping, provision of external seating areas, access and other associated works.

Location on map and distance from Proposed Development	Address	Planning Ref Date Received Status	Proposal
	Viaducts To The South, Atherton Street & Granada House To The East And Quay Street & The Globe & Simpson Building To The North Manchester;		
14 590 m west	Starlight Theatre Water Street Manchester;	16/01/2017 Approved	City Council Development of a new flexible arts and events space comprising a range of activities including theatre, music, dance, art, other performance and non-performance related events, exhibitions and conferences (Sui Generis) with ancillary facilities including retail exhibitions and conferences (Sui Generis) with ancillary facilities including retail and bar uses (Use Classes A1 and A3), offices, administrative and back of house functions (Use Class B1), training and educational facilities (Use Class D1), servicing and access arrangements, highways works, creation of new public realm, cycle parking and provision of new plant and associated works. Demolition of the Starlight Theatre, existing workshop and other structures and perimeter wall, removal of four existing trees and alterations to the Grade II listed Colonnaded Railway Viaduct.
15 400 m west	Land Bounded By Quay Street & Manchester College To The North, Gartside Street & Quay Street To The	109660 21 Oct 2016 Approved	Demolition of existing buildings and structures, including Albert Shed and Globe and Simpson Building, to enable the construction of four buildings comprising : hotel use (Class C1) and residential use (Class C3) within building 1 (ground floor plus 51 storeys); hotel use (Class C1) within building 2 (ground floor plus 7 storeys); residential use (Class C3) within building 3 (ground floor plus 17 storeys); and, residential use (Class C3) within building 4 (ground floor plus 3 storeys), providing a total of 387 residential units; retail

Location on map and distance from Proposed Development	Address	Planning Ref Date Received Status	Proposal
	East, Granada House & Studios & The Victoria & Albert Marriott Hotel To The South & Water Street & The River Irwell To The West Manchester;		use (Class A1) or Financial and Professional Services use (Class A2) or Restaurant and Cafe use (Class A3) or Drinking Establishment use (Class A4) at the lower floors of all buildings, together with associated external seating areas; creation of new public realm and landscaping, riverside walkway, car and cycle parking, access arrangements and highways works, rooftop plant, and other associated works.
16 250m north west	Land Adjacent Manchester Hall 44 - 48 Bridge Street Manchester M3 3BW;	115200 02 Jun 2017 Approved	Erection of an 8-storey building to form ground floor commercial (619 sqm) (Use Classes A1, A2, A3, A4 or A5) and upper offices (4055 sqm) (Use Class B1) with associated car parking, plant and other associated work.
17 780 m south	Olympia Trading Estate Great Jackson Street Manchester M15 4NP;	01/09/2017	Demolition of the existing buildings on the site and construction of three residential buildings, 32, 26 and 18 storeys in height, comprising a total of 399 residential units (C3) and 50 retirement living units (C2) with roof top ancillary restaurant; 675 sq.m of commercial floor space (Use Classes A1, A2, A3, A4, B1 or D2); associated car and cycle parking within a basement level; public realm and landscaping; access and servicing arrangements; and other associated works.
18 640 m west	New Bailey	09/57950/EIAHYB 28 Jul 2009 Decided	09/57950/EIAHYB | Outline application for a comprehensive phased regeneration of Salford Central, including selective demolition, for a mixed-use development of new, improved, altered and replacement buildings, for offices/commercial use (use classes A2 and B1, maximum 197,010sq.m), retail, food and drink and entertainment (use classes A1, A3, A4 and A5, maximum 24,255sq.m), leisure (class D1), hotels (class C1 maximum 140 and

Location on map and distance from Proposed Development	Address	Planning Ref Date Received Status	Proposal
			250 bedrooms) and residential use (maximum 849 dwellings) together with associated car parking, landscaping and infrastructure. Detailed application for highway and associated works to Chapel Street (between Oldfield Rd and Trinity Way) and the laying out of public space at Stanley Street.
19 710 m west	Middlewood Locks	Numerous	Outline application (access only) for mixed use development comprising 142,697 sqm residential use (Class C1 and C3); 67,773 sqm commercial use (Class B1); and 27,191 sqm leisure/retail use (Class A1, A2, A3, A4 and D2) together with associated uses, car parking, landscaping and infrastructure.
20 200 m west	13 Quay Street Manchester M3 3HN	119537/FO/2018 22 Aug 2018 Approved	Extension to the 3rd and 4th floors created by infilling an existing light well, together with the introduction of a section of glazed curtain walling to the 2nd and 1st floor directly below the proposed extension.
21 Adjacent to the Proposed Development	NCP Car Park Manchester Central Lower Mosley Street Manchester M2 3GX	118869/VO/2018 March 2018 Approved	CITY COUNCIL DEVELOPMENT - full planning permission to: (i) construct and operate a combined heat and power (CHP) Energy Centre (with a total thermal capacity of approximately 27MW, fuelled by natural gas) together with externally located ancillary infrastructure including HV switch-room; gas-meter room; thermal stores; mezzanine gantry; access ladders and staircases, dry air coolers, supply / extraction fans and ductwork and security fencing ("The Energy Centre") and (ii) install a network of underground insulated heating pipes, electrical cabling, communications ducting beneath sections of the following adopted highways ("The Civic Quarter Heat Network").
22 270 m south east	100 Barbirolli Square Manchester M2 3AB	121887/FO/2018 07 Dec 2018 Approved	Works to existing office building including new entrance details and screen to Barbirolli Square entrance area, construction of infill extension to Level 09 floor, conversion of existing car park Level 00 on Chepstow St into office space, extended plant area on roof with louvered plant screen, and, external louvered ventilation housing to landscaped area to north of building.

Location on map and distance from Proposed Development	Address	Planning Ref Date Received Status	Proposal
23 485 m south	Hotspur Press 2 Gloucester Street Manchester M1 5QR	120635/FO/2018 19 Jul 2018 Approved	Part demolition and redevelopment and part retention and refurbishment of the former Hotspur Press Complex (Medlock Mill) to deliver 171 residential units (10 no. 1 bed, 1 person apartments, 49 no. 1 bed, 2 person apartments, 2no. 2 bed, 3 person apartments and 110 no. 2 bed 4 person apartments) - Use Class C3, within refurbished mill space and 28 storey building (including two levels of basement), commercial floorspace (Use Classes A1 (shop), A2 (financial and professional services), A3 (restaurants and cafes), B1 (office), D1 (medical clinic, health centre, art gallery and museum only) and / or D2 (gymnasium or bowling alley only) together with servicing, access, landscaping including a new public space and pedestrian route between Gloucester Street and First Street, and other associated works.
24 750 m south	Land Bound By River Street, A Premier Inn And Associated Carpark, Mancunian Way And Garwood Street Manchester M1 5BG	118683/FO/2017 21 Dec 2017 Approved	Demolition of the existing structure and construction of a part 32, part 10 and part 5 storey building comprising 807 student bed spaces (sui generis), amenity space, landscaping, cycle provision and associated highways works.
25 1.05 km east	Unit 3 Baring Street Manchester M1 2PY	121901/DEM/2018 21 Nov 2018 No Objection	Phased demolition of six buildings and structures, comprising Phase 1: a one storey building previously occupied by the Towbar and Trailer Company an adjoining warehouse building located on Bond Street (Units 6 and 7), and the Brute (Former Post Office) Ramp attached to the Mayfield Depot adjacent to Baring Street. Phase 2: one storey warehouses- Units 3, 4 and 9 respectively over the culverted River Medlock.
26	Mayfield Depot And	123728/FO/2019	Temporary change of use for a 5 year period for the Mayfield Depot from Use Class B8 to Sui Generis Use Class, comprising theatre, music, dance,

Location on map and distance from Proposed Development	Address	Planning Ref Date Received Status	Proposal
1.10 km east	Temperance Street Arches Fairfield Street Manchester M1 2QF	02 Aug 2019 Temporarily Approved	performance-related activities (Sui Generis), cinema and conferencing (Use Class D2), food and drink festivals including external food and drink operators (Use Class A3 and A4), art exhibitions and markets (Use Class A1/D2), marketing suites and offices (Use Class B1), with associated demolition, external alterations, landscaping, servicing and access.
27 1.30 km east	Central Retail Park Great Ancoats Street Manchester M4 6DJ	120319/DEM/2018 10 Jul 2018 No Objection	Prior Notification for the proposed demolition of the retail units and associated structures.
28 1.10 km north	Former Boddingtons Brewery Site Dutton Street Manchester M3 1LE	118831/FO/2018 28 Feb 2019 Approved	Erection of two buildings (a part 17, part 12 storey building and a part 26, part 23 storey building) to form 556 residential units (Use Class C3a) together with the creation of 3490 sqm of commercial floor space (Use Classes A1, A2, A3, B1 and D1) with associated landscaping, access and other associated works.
29 1.10 km north east	4 Angel Square Corporation Street Manchester M4 4DU	123437/FO/2019 26 Jul 2019 Approved	Demolition of existing buildings to facilitate construction of an 11 storey building with external terrace to form a mixed use development comprising office use (Use Class B1) and ground floor commercial units (Use Classes A1, A2, A3, A4, B1 and D2); creation of a new public square and associated landscaping, undercroft car and cycle parking, provision of plant and servicing and related access and highways' works and associated works.
30 520 m west	Land Bounded By Water Street And The Victoria And Albert Marriott Hotel	121511/FO/2018 14 Dec 2018 Approved	Erection of two buildings comprising: 11 storey mixed use building (including ground and mezzanine) comprising workspace (Use Class B1), with retail uses at ground and mezzanine levels (Use Class A1/A2/A3/A4 and / or D2) and rooftop amenity spaces known as Manchester Goods Yard; and, a further 10 storey mixed use building (including ground) comprising workspace (Use

Location on map and distance from Proposed Development	Address	Planning Ref Date Received Status	Proposal
	To The West, The Grade II Listed Bonded Warehouse & Railway Viaducts To The South, Atherton Street & Old Granada Studios To The East And Quay Street To The North		Class B1), with retail uses at ground level (Use Class A1/A2/A3/A4 and / or D2) known as No.1 Grape Street, above two levels of basement parking for 391 cars and cycle storage, together with new public realm, landscaping, provision of external seating areas, access and other associated works.
31 430 m south west	Starlight Theatre Water Street Manchester	119890/VO/2018 26 Jul 2018 Approved	City Council Development of a new flexible arts and events space comprising a range of activities including theatre, music, dance, art, other performance and non-performance related events, exhibitions and conferences (Sui Generis) with ancillary facilities including retail exhibitions and conferences (Sui Generis) with ancillary facilities including retail and bar uses (Use Classes A1 and A3), offices, administrative and back of house functions (Use Class B1), training and educational facilities (Use Class D1), servicing and access arrangements, highways works, creation of new public realm, removal of 4 trees, cycle parking and provision of new plant and associated works. Demolition of the Starlight Theatre, existing workshop and other structures and perimeter wall and alterations to the Grade II listed Colonnaded Railway Viaduct. (Amendment of application ref no 114294/VO/2016 approved in January 2017).
32 315 m west	Astley And Byrom House Quay Street	119610/FO/2018 10 Jul 2018 Approved	Refurbishment of Astley and Bryrom House including: external reconfiguration and improvement of the building facades; a new entrance and canopy onto Quay Street; single storey roof top extensions; introduction of a pavilion

Location on map and distance from Proposed Development	Address	Planning Ref Date Received Status	Proposal
	Manchester M3 4AE		structure and external amenity at rooftop level of the Cooper Building; ground floor changes of use (Use Class A1, A3 and D2); and associated works.
33 745 m south west	Potato Wharf Blocks 3 & 4 Manchester M3 4LA	117971/LO/2017 08 Feb 2018 Approved	Listed Building Consent application for works within the curtilage of the listed railway viaducts comprising the erection of two residential buildings (Use Class C3) comprising 191no apartments, car parking, bicycle parking, public realm and landscape works, access and servicing arrangements, and associated works, following demolition of the existing buildings and plant (revision to Listed Building Consent 109336/LO/2015/C1).
34 810 m south	Land Bounded By Chester Road, Mancunian Way And Former Bridgewater Canal Offices Manchester	119806/FO/2018 04 Jul 2018 Approved	Erection of two tall buildings (51 storeys and 21 storeys) comprising 664no residential units (use class C3) and commercial space (A1, A3 or D1), provision of two levels of basement parking, alterations to surface level car park, landscaping, highway alterations, access and associated works.
35 155 m east	Town Hall Albert Square Manchester M2 5DB	123626/LO/2019 22 Aug 2019 Approved	LISTED BUILDING CONSENT for a series of early works to prepare the Town Hall building for future refurbishment, including: a soft strip of modern additions, installation of temporary protection measures for items of significance that will remain in situ during refurbishment works, the removal of one number fire door and re-location to an appropriate testing facility for fire testing, the installation of secondary glazing to one number window to facilitate acoustic testing and works to facilitate the creation of three mock-up rooms that will be used as a quality control measure for the main refurbishment.
36 200 m north east	Pearl Assurance House 25 Princess Street	123522/FO/2019 Undetermined	Alterations to Pearl Assurance House associated with its conversion to a proposed hotel in conjunction with proposals which also include a 7-storey extension to the rear of the site and a 2-storey extension to the roof (to replace

Location on map and distance from Proposed Development	Address	Planning Ref Date Received Status	Proposal
	Manchester M2 4HH		existing 6th floor) to create a hotel (Use Class C1) with 70 bedrooms, rooftop bar (Class A4), a rooftop plant enclosure and ancillary accommodation (basement and ground floor) together with access and servicing proposal, external alterations and associated works.
37 65 m south east	Ground Floor 49 Peter Street Manchester M2 3NG	121988/FO/2018 Undetermined	Change of use from Retail (Use Class A1) to Restaurant / Cafe (Use Class A3) and external alterations, including new frontage.
38 55 m south	44 Peter Street Manchester M2 5GP	122388/FO/2019 19 Jul 2019 Approved	Change of use of the ground floor from Use Class B1 to a B1, D1, A1, A2, A3 or A4 use, and elevational changes to accommodate a new entrance from Peter Street.
39 40 m north	Lincoln Square Manchester	120014/FO/2018 19 Sep 2018 Approved	Public realm works including: re-grading and re-surfacing footpaths, highways; extending the pedestrianised area of Lincoln Square; removal and replacement planting of trees; replacement of street lighting and street furniture; removal of car parking spaces and associated works, including temporary removal and storage of the Grade II Listed Lincoln Square statue prior to permanent re-instatement within Lincoln Square and associated works.
40 60 m south	Great Northern Complex Encompassing Great Northern Warehouse, Great Northern Square, 223-255 Deansgate And Goods Yard	118568/FO/2017 14 Mar 2018 Approved	Refurbishment, restoration and re-use of Great Northern Warehouse building as mixed-use development including retail units (Use Classes A1 shop, A3 restaurant/cafe and A4 drinking establishment), gym (Use Class D2), casino (sui generis) and 118 no. residential apartments (Use Class C3), refurbishment, restoration and extension of 223-255 Deansgate Terrace and Goods Yard Entrance to accommodate ground floor retail units (Use Classes A1 shop, A3 restaurant/cafe and A4 drinking establishment) and 24 no. residential apartments (Use Class C3) on upper floors, reconfiguration of Great Northern Square to allow for redeveloped and additional public realm, to

Location on map and distance from Proposed Development	Address	Planning Ref Date Received Status	Proposal
	Entrance Manchester M3 4EN		include hard and soft landscaping, and formation of Dean Street parallel to Deansgate, together with associated highway works, access, car parking, servicing, rooftop plant, removal of non-original modern installations and making good and associated works.
41 450 m west	Granada House Atherton Street Manchester M3 3GS	118040/FO/2017 16 May 2018 Approved	Part redevelopment and part refurbishment of the site, following demolition of existing buildings and structures, including the Annex Building fronting Atherton Street, the Administration Block and Security Lodge fronting Quay Street, Mechanical Workshop areas and Stores to the rear of Studio 8, former Staff Welfare Suite to the rear of Studios 2 and 6, to allow the erection of 10 storey residential and office building (use Class C3 / B1) comprising 22 residential units with rooftop pool, ground floor retail units (Use Class A1, A2 or A3) and amenity space; conversion of Studios 2, 6, 8 and 12 to event spaces and filming studios (Sui Generis); conversion of the existing Granada House building into a hotel (Use Class C1) with associated private members club (Sui Generis); restaurant and cafe use (Use Class A3) and drinking establishment uses (Use Class A4); erection of a new single storey rooftop bar / restaurant associated with the hotel and private members club; erection of 4 storey modular office building the rear of Granada House; inclusion of a Combined Heat and Power (CHP) Energy Centre; creation of temporary car parking to the rear of Granada House; works associated with access and servicing of the wider development, and associated public realm and landscaping works.

13.3 ASSESSMENT OF POTENTIAL CUMULATIVE EFFECTS ARISING FROM EFFECT INTERACTIONS

CONSTRUCTION PHASE

Paragraph 13.3.3 has been replaced by the following paragraph:

The effect interactions during the construction phase will vary dependent on the particular activity, the exact location of works, the duration of works and the extent of the activities being undertaken. Although these effects are mainly temporary, they are predicted to be short to medium-term in nature due to the anticipated 40 month duration of the construction phase.

OPERATIONAL PHASE

No update.

13.4 ASSESSMENT OF POTENTIAL CUMULATIVE EFFECTS ARISING FROM IN-COMBINATION INTERACTIONS WITH OTHER DEVELOPMENTS

Table 13.4 has been updated to include the new committed developments outlined above in the table above. The new committed developments outlined for the Proposed Development are from number 20 onwards in this table.

Table 13.4: Cumulative Effects from In-Combination Interactions

Technical Topic	Potential In-combination Effects
1) 11 York Street (109161/FO/2015/C1)	
Noise	The Preliminary Acoustic Design Report by AEC Ltd (July 2015) refers to noise sensitive receivers on King Street / Spring Gardens and Milk Street. There are therefore no common receptor locations and no in-combination effects are likely to occur.
Socioeconomics	No socioeconomic assessment has been undertaken to support this development and therefore the in-combination effects are difficult to quantify. However, there is likely to be a positive in-combination effect on direct, indirect and induced employment opportunities associated with temporary construction employment as described above assuming concurrent construction with the Proposed Development. Details regarding the construction cost of the committed development are not known. However, due to the increase in direct and indirect / induced employment there is likely to be a positive in-combination effect of greater significance than that detailed in Chapter 7: Socioeconomics of the 2017 Environmental Statement for the Approved Development. The development includes for offices, financial and professional institution or restaurant/cafe uses. As no assessment was required to support this committed development there is insufficient information to quantify the in-combination effect. However, given the proposed uses there is likely to be a positive in-combination effect on direct and indirect/induced employment during the operational phase of greater significance than that detailed in Chapter 7: Socio-economics of the 2017 Environmental Statement for the Approved Development.
Townscape and Visual	Planit confirm that due to the scale of the committed development, it is not considered that there will be an in-combination effect.
Built Heritage	Stephen Levrant Heritage Architecture Ltd confirms that there are no common receptors and therefore no in-combination effects are considered likely to occur.
Wind	No in-combination effects are considered to occur due to a combination of distance from the Site and this committed development, position with respect to and distance from the receptors and small to medium changes to existing massing as a result of this committed development.

Daylight, Sunlight, Overshadowing	No in-combination effects are considered to occur due to a combination of distance from the Site and this committed development, position with respect to and distance from the receptors and small to medium changes to existing massing as a result of this committed development.
Archaeology	Chapter 12: Archaeology of the 2017 Environmental Statement for the Approved Development confirms that the residual effects of the Approved Development are considered to be negligible. Therefore, in line with the assessment methodology outlined in paragraph 13.4.2 no in-combination effects with other committed developments are considered to occur.
2) 10-12 Whitworth Street (111003/FO/2016/C1)	
Noise	The Environmental Statement (Deloitte, January 2016) identifies sensitive receptors within a 50 m radius of the scheme. Given the distance to the Proposed Development (480 m), there are no common receptors and therefore no in-combination effects are considered likely to occur.
Socioeconomics	An Environmental Statement (Deloitte, January 2016) has been undertaken for this committed development. However, socioeconomics was scoped out of the Environmental Statement and therefore it is assumed that the socioeconomic effects of this committed development are considered to be insignificant / negligible and the in-combination effects are likely to remain as assessed within Chapter 7: Socioeconomics of the 2017 Environmental Statement for the Approved Development.
Townscape and Visual	Planit confirm that 10-12 Whitworth Street, Axis and Owen Street committed developments have the potential to form the backdrop to the sensitive historical townscape within the civic core of the City. The impact of this committed development could deteriorate the sense of place within the sensitive historic setting, particularly during construction phases. Additional committed development may therefore cause an in-combination minor adverse effect on the townscape setting of sensitive heritage assets. Due to their height, the same developments also cause a cumulative effect on the building height receptor. Axis, 10-12 Whitworth Street and Owen Street developments are all located along the emerging 'secondary cluster' of towers, found within the City centre rather than surrounding it. These developments support the Proposed Development by placing it within a wider arc of towers, of which two of the four are taller than the Proposed Development. The cumulative development of these towers is likely to have an in-combination minor beneficial impact on the building heights receptor, ensuring height is accommodated within specific areas of the city. No in-combination effects with regards to visual amenity are considered to occur.
Built Heritage	Stephen Levrant Heritage Architecture Ltd confirms that there are no common receptors and therefore no in-combination effects are considered likely to occur.

Wind	The Environmental Statement (Deloitte, January 2016) presents an assessment of effects on receptors in the immediate vicinity of the committed development. Given the distance to the Proposed Development (approximately 480 m) there are no common receptors and therefore no in-combination effects are considered likely to occur.
Daylight, Sunlight, Overshadowing	The Environmental Statement (Deloitte, January 2016) presents an assessment of effects on receptors in the immediate vicinity of the committed development. Given the distance to the Proposed Development (approximately 480 m) there are no common receptors and therefore no in-combination effects are considered likely to occur.
Archaeology	Chapter 12: Archaeology of the 2017 Environmental Statement for the Approved Development confirms that the residual effects of the Approved Development are considered to be negligible. Therefore, in line with the assessment methodology outlined in paragraph 13.4.2 no in-combination effects with other committed developments are considered to occur.
3) Bonded Warehouse Grape Street (109241/FO/2015/C1)	
Noise	An acoustic planning report by Sandy Brown Associates (June 2015) has been provided but this did not specifically address likely effects at named receptors. However, given the distance to the scheme (510 m) it is unlikely there would be any common receptors and therefore it is considered that in-combination effects are unlikely to occur.
Socioeconomics	No socioeconomic assessment was undertaken for the committed development. Similarly to other committed developments, should construction works occur at the same time there is potential for an increase in direct / indirect and induced employment which is likely to result in a positive in-combination effect. However, given the scale and nature of the development, the in-combination effects are unlikely to be greater than those assessed within Chapter 7: Socioeconomics of the 2017 Environmental Statement for the Approved Development. The proposals include for bars / restaurants and office use and therefore there is potential for a positive in-combination effect on operational employment levels of greater significance than that assessed in Chapter 7: Socioeconomics of the 2017 Environmental Statement for the Approved Development.
Townscape and Visual	Planit confirm that due to the scale of the committed development, it is not considered that there will be an in-combination effect.
Built Heritage	Stephen Levrant Heritage Architecture Ltd confirms that the common receptors are St John's Conservation Area and Listed Buildings 32 and 52, but that due to the location and scale of the committed development, it is not considered that there will be an in-combination effect.

Wind	The Bonded Warehouse development has been modelled in conjunction with the Approved Development (as well as committed developments 1: 123 Deansgate, 6: Former Studio Space and 11: London Scottish House) due to their proximity to the Approved Development. The in-combination effect of these committed developments is considered negligible due to a combination of distance from the Site, position with respect to and distance from the receptors; and small to medium changes to the existing massing. Therefore, the cumulative effects on the wind environment are overall considered to be negligible and the effects will remain as assessed within Chapter 10: Wind of the 2017 Environmental Statement for the Approved Development.
Daylight, Sunlight, Overshadowing	Due to the distance between the Site and the committed development it is considered that there will be no common receptors and therefore no in-combination effects are likely to occur.
Archaeology	Chapter 12: Archaeology of the 2017 Environmental Statement for the Approved Development confirms that the residual effects of the Approved Development are considered to be negligible. Therefore, in line with the assessment methodology outlined in paragraph 13.4.2 no in-combination effects with other committed developments are considered to occur.
4) 2-4 Chester Road (113870/FO/2016)	
Noise	The Environmental Statement (Deloitte, September 2016) identified receptors on Chester Road, Deansgate and Castle Street. None of these receptors were considered in this Environmental Statement given the distance from the Proposed Development to this committed development (approximately 600 m). As there are no common receptors it is considered that in-combination effects are unlikely to occur as a result of the construction or operation of this committed development.
Socioeconomics	An Environmental Statement (Deloitte, September 2016) has been undertaken for this committed development. However, socioeconomics was scoped out of the Environmental Statement and therefore it is assumed that the socioeconomic effects of this committed development are considered to be insignificant / negligible and the in-combination effects are likely to remain as assessed within Chapter 7: Socioeconomics of the 2017 Environmental Statement for the Approved Development.
Townscape and Visual	The committed development and Proposed Development experience common receptors within Petersfield and Castlefield Zones including Chester Road, Deansgate, Quay Street and Lower Mosely Street. The Environmental Statement (Deloitte, September 2016) identified the residual effects of these receptors, following the implementation of mitigation to be negligible to moderate beneficial. Additional to this, views between the schemes are mostly limited by a separation or intervening screening from other developments, obscuring views. Therefore, no in-combination effects with regards to visual amenity are considered to occur between this committed development and the Proposed Development.

Built Heritage	Stephen Levrant Heritage Architecture Ltd confirms that there are no common receptors and therefore no in-combination effects are considered likely to occur.
Wind	The Environmental Statement (Deloitte, September 2016) presents an assessment of effects on receptors in the immediate vicinity of the committed development. Given the distance to the Proposed Development (approximately 600 m) there are no common receptors and therefore no in-combination effects.
Daylight, Sunlight, Overshadowing	No daylight, sunlight, overshadowing assessment was undertaken within the Environmental Statement (Deloitte, September 2016) and therefore it is assumed that daylight, sunlight and overshadowing was scoped out of the Environmental Statement as insignificant. In addition, given the distance between the Site and the committed development it is considered that there will be no common receptors and therefore no in-combination effects are likely to occur.
Archaeology	Chapter 12: Archaeology of the 2017 Environmental Statement for the Approved Development confirms that the residual effects of the Approved Development are considered to be negligible. Therefore, in line with the assessment methodology outlined in paragraph 13.4.2 no in-combination effects with other committed developments are considered to occur.
5) Deansgate South (110730/FO/2015/C1)	
Noise	The residential noise assessment (Enzygo, December 2015) did not identify specific external receptors. However, given the distance to the Proposed Development (approximately 600 m) it is unlikely that there would be any common receptors and therefore no in-combination effects are considered likely to occur.
Socioeconomics	No socioeconomic assessment was undertaken for this committed development. Assuming that construction of the development occurs at the same time as the Proposed Development, there is likely to be a positive in-combination effect on direct / indirect and induced employment. Given the scale of the committed development it is likely that there will be a positive in-combination effect of greater significance than assessed within Chapter 7: Socioeconomics of the 2017 Environmental Statement for the Approved Development. During operation the development includes for predominantly residential use with a commercial unit and there is therefore potential for a positive in-combination effect on direct / in direct and induced employment. However, given that the development predominantly consists of residential use the significance of the in-combination effect on direct / in direct and induced employment, although positive, is likely to remain as assessed in Chapter 7: Socioeconomics of the 2017 Environmental Statement for the Approved Development.

Townscape and Visual	Planit has confirmed that though 12 viewpoints experience cumulative development, it is not considered that this will result in further impact. This is because of the separation between the Proposed Development and the committed developments, a minimal scale of visibility or other committed developments obscuring the Proposed Development. In these cases, it was deemed unlikely that further in-combination effects resulting from the Proposed Development were likely to arise. Therefore, no further effects are expected to arise as a result of the kinetic cumulative assessment due to limited views of committed development. No in-combination effects with regards to visual amenity are considered to occur.
Built Heritage	Stephen Levrant Heritage Architecture Ltd confirms that there are no common receptors and therefore no in-combination effects are considered likely to occur.
Wind	No in-combination effects are considered to occur due to a combination of distance from the Site, position with respect to and distance from the receptors and small to medium changes to existing the massing.
Daylight, Sunlight, Overshadowing	A daylight and sunlight amenity study (Watts, November 2015) assessed effects on receptors in the immediate vicinity of the committed development. Given the distance to the Proposed Development (approximately 600 m) there are no common receptors therefore no in-combination effects are likely to occur.
Archaeology	Chapter 12: Archaeology of the 2017 Environmental Statement for the Approved Development confirms that the residual effects of the Approved Development are considered to be negligible. Therefore, in line with the assessment methodology outlined in paragraph 13.4.2 no in-combination effects with other committed developments are considered to occur.
6) Kampus (112034/FO/2016/C2)	
Noise	The Environmental Statement (Deloitte, May 2016) identified a number of sensitive receivers. However due to the distance to the Proposed Development (approximately 720 m) there are no common receptors and therefore no in-combination effects are likely to occur.
Socioeconomics	An Environmental Statement (Deloitte, May 2016) has been undertaken for this committed development. However, socioeconomics was scoped out of the Environmental Statement and therefore it is assumed that the socioeconomic effects of this committed development are considered to be insignificant / negligible and the in-combination effects are likely to remain as assessed within Chapter 7: Socioeconomics of the 2017 Environmental Statement for the Approved Development.

Townscape and Visual	Planit has confirmed that this committed development includes a proposed building of significant height with potential to impact wider townscape receptors. Therefore, there is potential for an in-combination effect of greater significance on townscape than that detailed in Chapter 8: Townscape and Visual.
Built Heritage	Stephen Levrant Heritage Architecture Ltd confirms that there are no common receptors and therefore no in-combination effects are considered likely to occur.
Wind	The Environmental Statement (Deloitte, May 2016) presents an assessment of effects on receptors in the immediate vicinity of the committed development only. Given the distance to the Proposed Development (approximately 720 m) there are no common receptors and therefore no in-combination effects are likely to occur.
Daylight, Sunlight, Overshadowing	The Environmental Statement (Deloitte, May 2016) presents an assessment of effects on receptors in the immediate vicinity of the committed development only. Given the distance to the Proposed Development (approximately 720 m) there are no common receptors and therefore no in-combination effects are likely to occur.
Archaeology	Chapter 12: Archaeology of the 2017 Environmental Statement for the Approved Development confirms that the residual effects of the Approved Development are considered to be negligible. Therefore, in line with the assessment methodology outlined in paragraph 13.4.2 no in-combination effects with other committed developments are considered to occur.
7) Invicta House (116164/FO/2017)	
Noise	The noise assessment that was carried out for the development of Invicta House did not model any future noise level predictions or specifically address any likely effects at named receptors. However, both the stated glazing and ventilation would be expected to control the levels of noise ingress and limit set for noise levels by Manchester City Council, included within the planning conditions, would make in combination effects between Invicta House and the Proposed Development unlikely. It should be noted that the noise assessment did not consider noise created by construction traffic, but a CTMP would be submitted with the planning documents.
Socioeconomics	No socioeconomic assessment was undertaken for this committed development. Assuming that construction of the development occurs at the same time as the Proposed Development, there is likely to be a positive in-combination effect on direct / indirect and induced employment. Given the scale of the committed development it is likely that there will be a positive in-combination effect of greater significance that assessed within Chapter 7: Socioeconomics of the 2017 Environmental Statement for the Approved Development. During operation the development includes for predominantly residential use with a commercial unit and there is therefore potential for a positive in-combination effect on direct / in direct and induced employment. However, given

	that the development predominantly consists of residential use the significance of the in-combination effect on direct / in direct and induced employment, although positive, is likely to remain as assessed in Chapter 7: Socioeconomics of the 2017 Environmental Statement for the Approved Development.
Townscape and Visual	Planit has confirmed that though 12 viewpoints experience cumulative development, it is not considered that this will result in further impact. This is because of the separation between the Proposed Development and the committed developments, a minimal scale of visibility or other committed developments obscuring the Proposed Development. In these cases, it was deemed unlikely that further in-combination effects resulting from the Proposed Development were likely to arise. Therefore, no further effects are expected to arise as a result of the kinetic cumulative assessment due to limited views of committed development. No in-combination effects with regards to visual amenity are considered to occur. The Design and Access Statement, written by ICA, refers to the retention of the Invicta House Atkinson Street front, for which, the design is in keeping within the surrounding area. The Heritage report Stephen Levrant Heritage Architecture Ltd. concluded a negligible cumulative impact on the surrounding architectural integrity and appreciation of listed buildings. However, views towards and on Deansgate will be impacted by two considerable increases in current building height.
Built Heritage	There is potential for common receptors as there is a direct view between properties from Atkinson street and Deansgate, although it is minimal. Stephen Levrant Heritage Architecture Ltd. considered the current view between these streets, the Deansgate/Peter Street Conservation Area, to be of medium value and for the changes to result in negligible impacts as the building facades would remain unchanged. Therefore, in-combination effects are unlikely.
Wind	No wind assessment has been undertaken to support this development and therefore the in-combination effects are difficult to quantify. However, it can be assumed that given the permission granted by Manchester City Council, the committed development was not considered to have negative impacts on the surrounding wind environment, therefore in-combination effects are considered to be unlikely.
Daylight, Sunlight, Overshadowing	Invicta House has been identified within the Daylight, Sunlight and Overshadowing assessment of the Proposed Development, and therefore no in-combination effects are likely.
Archaeology	Chapter 12: Archaeology of the 2017 Environmental Statement for the Approved Development confirms that the residual effects of the Approved Development are considered to be negligible. Therefore, in line with the assessment methodology outlined in paragraph 13.4.2 no in-combination effects with other committed developments are considered to occur.

8) Land Bounded By The River Irwell To The North & West, Water Street To The East And The A6402 & A57 To The South Manchester (115107/FO/2017)	
Noise	The Environmental Statement (Deloitte, March 2017) Noise chapter states that due to the requirement of Continuous Flight Auger (CFA) piling and concrete pumps there may be some moderate to major adverse effects during the construction phase. However, with the implementation of mitigation measures and construction best practise included in the CEMP for the development, there will be strict controls on the timings in which the noise levels are increased. Operational noise levels are predicted to not be significant and will meet the requirements of the planning conditions, the management of the sports facilities usage would ensure this. With the exception of during certain specific construction activities, which will be subject to controls and noise monitoring, no in combination effects are considered to occur. However, the distance between the committed development and the Proposed Development is large enough that even this exception is unlikely to result in in-combination effects.
Socioeconomics	The Environmental Statement (Deloitte, March 2017) included a cumulative assessment for the surrounding committed developments that concluded all effects, with the exception of healthcare facilities and education which would be negligible following mitigation, would be beneficial. It is therefore unlikely that the committed development would result in negative in-combination effects; as such no additional mitigation is required.
Townscape and Visual	Planit has confirmed that though 12 viewpoints experience cumulative development, it is not considered that this will result in further impact. This is because of the separation between the Proposed Development and the committed developments, a minimal scale of visibility or other committed developments obscuring the Proposed Development. In these cases, it was deemed unlikely that further in-combination effects resulting from the Proposed Development were likely to arise. Therefore, no further effects are expected to arise as a result of the kinetic cumulative assessment due to limited views of committed development. No in-combination effects with regards to visual amenity are considered to occur. The visual assessment has highlighted a need for cumulative impacts consideration as the impacts of the committed development were found to be ranging from moderate beneficial to adverse, such as many views around the station building, Liverpool Road, depending on the area being viewed, due to the disparate and varied townscape of the city. The distance of this committed development from the Proposed Development, approximately 910 m, means it is unlikely for residents and pedestrians to experience significant in combination effects. However, from viewpoints at a distance from the city, the committed development and the Proposed Development will contribute to a secondary cluster of core towers in Manchester City Centre.
Built Heritage	The committed development is expected to introduce minor to moderate adverse harm to the visual impact of the area, when considering the setting of local heritage. It is likely the committed development and the Proposed Development will both contribute to a changing skyline and will have a permanent significant effect on the surrounding areas of conservation. Although there is approximately 910 m between the developments and no common receptors are

	considered in the Heritage Statement (Stephen Levrant Heritage Architecture Ltd., February 2017), therefore, in-combination affects are unlikely.
Wind	Due to the distance between the committed development and the Proposed Development (approximately 910 m), in-combination effects are unlikely.
Daylight, Sunlight, Overshadowing	Due to the distance between the Site and the committed development it is considered that there will be no common receptors and therefore no in-combination effects are likely to occur.
Archaeology	Chapter 12: Archaeology of the 2017 Environmental Statement for the Approved Development confirms that the residual effects of the Approved Development are considered to be negligible. Therefore, in line with the assessment methodology outlined in paragraph 13.4.2 no in-combination effects with other committed developments are considered to occur.
9) Former Bauer Millet Site (115871/FO/2017)	
Noise	Although the cumulative assessment within the Environmental Statement (Deloitte, March 2017) had not considered the Approved Development within their list of committed developments, it was stated that as the residential buildings and ones under construction were a sufficient distance from each construction to experience a level of noise that would not be expected to exceed noise limits. Operational noise due to the Approved Development and the committed developments in the surrounding area would include mechanical services noise, noise egress due to leisure activities and changes in road traffic noise levels due to changes in traffic flows. The change in traffic is expected to have negligible/minor effects on the noise levels. Due to the distance from sensitive receptors, the development is expected to have negligible impacts on the noise levels due to mechanical services. During both construction and operation the site is expected to have negligible impacts on noise and vibration, even so they have suggested a range of mitigation methods which would further reduce the magnitude and potential of any increases in noise levels. This means in combination effects are unlikely with regards to noise.
Socioeconomics	The Environmental Statement (Deloitte, March 2017) socioeconomics chapter completed a cumulative assessment for the surrounding committed developments that concluded all effects would be beneficial, other than healthcare facilities which is expected to be have a moderate adverse impact, prior to mitigation, and negligible following mitigation. It is unlikely that the committed development would result in negative in-combination effects with the exception of potential in-combination stress on healthcare facilities. This latter effect was scoped out of the socioeconomic assessment of the Approved Development, due to the fact that this can be mitigated. In combination effects are therefore unlikely.

Townscape and Visual	Planit has confirmed that though 12 viewpoints experience cumulative development, it is not considered that this will result in further impact. This is because of the separation between the Proposed Development and the committed developments, a minimal scale of visibility or other committed developments obscuring the Proposed Development. In these cases, it was deemed unlikely that further in-combination effects resulting from the Proposed Development were likely to arise. Therefore, no further effects are expected to arise as a result of the kinetic cumulative assessment due to limited views of committed development. No in-combination effects with regards to visual amenity are considered to occur. A total of eight out of 17 viewpoints were considered to be moderately significant and there were no significant townscape resources predicted (townscape character, building heights and movement and linkages were considered to be moderately beneficial).
Built Heritage	It is stated within the Environmental Statement (Deloitte, March 2017) Heritage chapter that, during construction the Grade II listed Castleford Viaduct and the setting of the Grade II Manchester Central, with the change in the setting potentially resulting in a permanent minor adverse impact due to the loss of historic fabric. The physical interventions of the Viaduct due to the development will result in minor adverse impacts, affecting the significance of the listed structure. Although the impacts are expected to be minor adverse due to the change in setting, the operation of the development will result in repairs and maintenance of the Viaduct and therefore minor beneficial impacts. Due to the distance, potential beneficial effects and intervening building acting as screening, in combination effects are unlikely.
Wind	The Environmental Statement (Deloitte, March 2017) concludes the committed development to have negligible effects on all locations, with the exception of Deansgate Lock. This is not a common receptor between the committed development and the Approved Development and therefore in-combination effects are considered to be unlikely.
Daylight, Sunlight, Overshadowing	Due to the distance between the Site and the committed development it is considered that there will be no common receptors and therefore no in-combination effects are likely to occur.
Archaeology	Chapter 12: Archaeology of the 2017 Environmental Statement for the Approved Development confirms that the residual effects of the Approved Development are considered to be negligible. Therefore, in line with the assessment methodology outlined in paragraph 13.4.2 no in-combination effects with other committed developments are considered to occur.

10) 3 St John Street (115233/FO/2017)	
Noise	The noise assessment completed only concluded the likelihood of the internal environment of the proposed residential apartments meeting the acceptable noise level limits, and did not consider the Approved Development in the assessment. There is therefore potential for combination effects for the future users of the committed development, especially during the construction phases due a small distance of 270 m between them. However, no common receptors were identified and construction noise levels would be limited by restrictions set by Manchester City Council, therefore, in-combination effects are unlikely.
Socioeconomics	An assessment of the socioeconomic effects was not completed for the committed development, therefore it can be assumed that Manchester City Council did not consider any significant socioeconomic effects to be likely. Considering this, in-combination effects are therefore unlikely to occur.
Townscape and Visual	Planit has confirmed that though 12 viewpoints experience cumulative development, it is not considered that this will result in further impact. This is because of the separation between the Proposed Development and the committed developments, a minimal scale of visibility or other committed developments obscuring the Proposed Development. In these cases, it was deemed unlikely that further in-combination effects resulting from the Proposed Development were likely to arise. Therefore, no further effects are expected to arise as a result of the kinetic cumulative assessment due to limited views of committed development. No in-combination effects with regards to visual amenity are considered to occur. In combination effects cannot be predicted due to insufficient assessment by the committed development. As the development was approved by Manchester City Council without the assessment of townscape and visual impacts, it can be assumed that no effects were considered to be significant. Therefore, also taking account of the height of the committed development (5 storeys), it is unlikely there will be in combination effects.
Built Heritage	The Heritage statement concluded that the committed development would have less than significant indirect impacts on the surrounding setting, achieving this by working to comply with local guidance in order to preserve the local historic setting. It is therefore unlikely the will be in combination effects.
Wind	No wind assessment has been undertaken to support this development and therefore the in-combination effects are difficult to quantify. However, it can be assumed that given the permission granted by Manchester City Council, the committed development was not considered to have negative impacts on the surrounding wind environment, therefore in-combination effects are considered to be unlikely.
Daylight, Sunlight, Overshadowing	Due to the distance between the Site and the committed development it is considered that there would be a possibility of in-combination effects, as the committed development is within 300 m of a common receptor. However, the nature of the development being an addition of two storeys to a current building would not significantly affect the baseline.

	Additional to this, intervening screening present would further reduce any possible changes to the baseline, therefore no in-combination effects are not likely to occur.
Archaeology	Chapter 12: Archaeology of the 2017 Environmental Statement for the Approved Development confirms that the residual effects of the Approved Development are considered to be negligible. Therefore, in line with the assessment methodology outlined in paragraph 13.4.2 no in-combination effects with other committed developments are considered to occur.
11) Princess Street / Whitworth Street (114585/FO/2016)	
Noise	The Noise and Vibration assessment determined that the noise level 1 m from the worst affected window, of the closest noise sensitive receptor, would be 5 dB below the typical background noise levels. Therefore, the committed development is expected to meet the limits set by Manchester City Council. However, the assessment was completed without the availability of a detailed construction plan, although the distance of the committed development from other developments and the control measures in place results in in-combination effects being unlikely.
Socioeconomics	An Environmental Statement (Deloitte, November 2016) has been undertaken for this committed development. However, socioeconomics was scoped out of the Environmental Statement and therefore it is assumed that the socioeconomic effects of this committed development are considered to be insignificant / negligible and the in-combination effects are likely to remain as assessed within Chapter 7: Socioeconomics of the 2017 Environmental Statement for the Approved Development.
Townscape and Visual	Planit has confirmed that though 12 viewpoints experience cumulative development, it is not considered that this will result in further impact. This is because of the separation between the Proposed Development and the committed developments, a minimal scale of visibility or other committed developments obscuring the Proposed Development. In these cases, it was deemed unlikely that further in-combination effects resulting from the Proposed Development were likely to arise. Therefore, no further effects are expected to arise as a result of the kinetic cumulative assessment due to limited views of committed development. No in-combination effects with regards to visual amenity are considered to occur. The visual impact assessment, within the Heritage Statement determined that one, Viewpoint 6 looking south along Princess Street, short range visual receptor would be expected to be negligible and three others, two looking north east along Whitworth Street and another north towards the development along Princess Street, to be minor to moderate beneficial with regards to the impact of the committed development. The development is expected to add to the character of the area, with the potential to become a local landmark. The conclusions from the visual assessment and the distance, with intervening screening, between the committed development and the Proposed Development make it unlikely that there will be in combination effects. A townscape assessment was not included in the application. However, it could then be assumed that Manchester City Council did not think the committed development would have a significant impact, giving permission without a formal assessment.

Built Heritage	The site for the committed development is within a conservation area, known as Whitworth Street Conservation Area, but has no built form. The Heritage Statement concluded that the committed development would enhance the character and appearance of the identified heritage asset, whilst restoring lost streetscape. The setting of listed buildings including Lancaster House (Grade II), Regency House (Grade II), 3 Brazil Street (Grade II), The New Union PH (Grade II), and Central House (Grade II) are expected to improve, due to the previous neglected nature of the site. In combination effects are therefore not likely.
Wind	Due to the distance between the committed development and the Approved Development (approximately 670 m), in-combination effects are unlikely.
Daylight, Sunlight, Overshadowing	Due to the distance between the Site and the committed development it is considered that there will be no common receptors and therefore no in-combination effects are likely to occur.
Archaeology	Chapter 12: Archaeology of the 2017 Environmental Statement for the Approved Development confirms that the residual effects of the Approved Development are considered to be negligible. Therefore, in line with the assessment methodology outlined in paragraph 13.4.2 no in-combination effects with other committed developments are considered to occur.
12) St Peters Square (116189/FO/2017)	
Noise	An environmental noise assessment concluded that the noise level requirements would be met for all the noise sensitive receptors with exception of the balconies. Construction noise was not assessed and so it is not known if in combination effects are likely, however, the application for the committed development has since been withdrawn.
Socioeconomics	An assessment of the socioeconomic effects was not completed for the committed development. Therefore, it can be assumed that the local authority did not consider any significant socioeconomic effects to be likely. Considering this, in-combination effects are therefore unlikely to occur and the application has since been withdrawn.
Townscape and Visual	Planit has confirmed that though 12 viewpoints experience cumulative development, it is not considered that this will result in further impact. This is because of the separation between the Proposed Development and the committed developments, a minimal scale of visibility or other committed developments obscuring the Proposed Development. In these cases, it was deemed unlikely that further in-combination effects resulting from the Proposed Development were likely to arise. Therefore, no further effects are expected to arise as a result of the kinetic cumulative assessment due to limited views of committed development. No in-combination effects with regards to visual amenity are considered to occur. The visual impact of the committed development was subject to review by Places Matter, who concluded the committed development would be suitable and have minimal impact on the surrounding area with minor changes. A townscape assessment was not included in the application. However, it could then be assumed that Manchester City

	Council did not think the committed development would have a significant impact, giving permission without a formal assessment.
Built Heritage	The Heritage Assessment, within the ES, determined low to minor beneficial impacts within the George Street Conservation Area and moderate beneficial impacts within St Peter's Square as the area has such high importance. During construction the short term impacts due to construction activities are expected to be negligible. However, the application has since been withdrawn so in combination effects are unlikely.
Wind	The Wind Assessment Report (WSP, 2017) does consider some common sensitive receptors, such as Lower Mosely Street and the entrance to Peter Street; however, these receptors are not considered to be negatively impacted by the Approved Development. Therefore, in-combination effects are considered to be unlikely.
Daylight, Sunlight, Overshadowing	Due to the distance between the Site and the committed development it is considered that there will be no common receptors and therefore no in-combination effects are likely to occur.
Archaeology	Chapter 12: Archaeology of the 2017 Environmental Statement for the Approved Development confirms that the residual effects of the Approved Development are considered to be negligible. Therefore, in line with the assessment methodology outlined in paragraph 13.4.2 no in-combination effects with other committed developments are considered to occur.
13) Land Bounded By Water Street And The V&A Hotel To The West, The Bonded Warehouse And Railway Viaducts To The South, Atherton Street & Granada House To The East And Quay Street & The Globe & Simpson Building To The North Manchester; (114385)	
Noise	The Environmental Statement (Deloitte, May 2016) identified a number of sensitive receivers, especially during the construction phase. However due to the distance to the Proposed Development (approximately 530 m) and the intervening screening from buildings, there are no common receptors and therefore no in-combination effects are likely to occur.
Socioeconomics	The Environmental Statement (Deloitte, May 2016) identified a number of beneficial effects the committed development would have on Manchester City Centre and the surrounding area, introducing 927 FTE jobs during construction and 2067 FTE during operation. Potential adverse effects on the local healthcare services due to the increase in residential properties, and therefore population increase, were identified. This was scoped out of the socioeconomic assessment of the Approved Development, due to the fact that this can be mitigated. In combination effects are therefore unlikely.
Townscape and Visual	Deloitte and reports completed by Chris Burnet Associates have confirmed that this committed development includes proposed buildings of significant height with potential to impact wider townscape receptors. Therefore, there is potential

	for an in-combination effects of greater significance on townscape than that detailed in Chapter 8: Townscape and Visual. However, Planit has confirmed that though 12 viewpoints experience cumulative development, it is not considered that this will result in further impact. This is because of the separation between the Proposed Development and the committed developments, a minimal scale of visibility or other committed developments obscuring the Proposed Development. In these cases, it was deemed unlikely that further in-combination effects resulting from the Proposed Development were likely to arise. Therefore, no further effects are expected to arise as a result of the kinetic cumulative assessment due to limited views of committed development. No in-combination effects with regards to visual amenity are considered to occur.
Built Heritage	The Environmental Statement (Deloitte, May 2016) identifies the effect the committed development will have on the Deansgate / Peter Street Conservation area, though only a negligible impact will be experienced. However, for the Approved Development it has been suggested that the impact could be long term impacts of major significance. Therefore, there is potential for an in-combination effect, although it is unlikely to be greater than that detailed in Chapter 9: Built Heritage.
Wind	Due to the distance between the committed development and the Approved Development (approximately 530 m), in-combination effects are unlikely.
Daylight, Sunlight, Overshadowing	Due to the distance between the Site and the committed development it is considered that there will be no common receptors and therefore no in-combination effects are likely to occur.
Archaeology	Chapter 12: Archaeology of the 2017 Environmental Statement for the Approved Development confirms that the residual effects of the Approved Development are considered to be negligible. Therefore, in line with the assessment methodology outlined in paragraph 13.4.2 no in-combination effects with other committed developments are considered to occur.
14) Starlight Theatre (114294)	
Noise	The Environmental Statement (Deloitte, May 2016) identified three sensitive receptors. However due to the distance to the Proposed Development (approximately 720 m) there are no common receptors and therefore no in-combination effects are likely to occur.
Socioeconomics	An Environmental Statement (Deloitte, September 2016) has been undertaken for this committed development. However, socioeconomics was scoped out of the Environmental Statement and therefore it is assumed that the socioeconomic effects of this committed development are considered to be insignificant / negligible and the in-

	combination effects are likely to remain as assessed within Chapter 7: Socioeconomics of the 2017 Environmental Statement for the Approved Development.
Townscape and Visual	Planit has confirmed that this committed development includes a proposed building of significant height with potential to impact wider receptors. Therefore, there is potential for an in-combination effect of greater significance on townscape than that detailed in Chapter 8: Townscape and Visual. However, as the impacts of the committed development were considered to be of minor beneficial to negligible significance, alongside the distance between the Approved Development and the site (approximately 510 m) and intervening screening, in-combination effects are therefore unlikely. Planit has confirmed that though 12 viewpoints experience cumulative development, it is not considered that this will result in further impact. This is because of the separation between the Proposed Development and the committed developments, a minimal scale of visibility or other committed developments obscuring the Proposed Development. In these cases, it was deemed unlikely that further in-combination effects resulting from the Proposed Development were likely to arise. Therefore, no further effects are expected to arise as a result of the kinetic cumulative assessment due to limited views of committed development. No in-combination effects with regards to visual amenity are considered to occur.
Built Heritage	Stephen Levrant Heritage Architecture Ltd. confirms that there are no common receptors and therefore no in-combination effects are considered likely to occur.
Wind	Due to the distance between the committed development and the Approved Development (approximately 590 m), in-combination effects are unlikely.
Daylight, Sunlight, Overshadowing	Due to the distance between the Site and the committed development it is considered that there will be no common receptors and therefore no in-combination effects are likely to occur.
Archaeology	Chapter 12: Archaeology of the 2017 Environmental Statement for the Approved Development confirms that the residual effects of the Approved Development are considered to be negligible. Therefore, in line with the assessment methodology outlined in paragraph 13.4.2 no in-combination effects with other committed developments are considered to occur.
15) Land Bounded by Quay Street & Manchester College To The North (109660/FO/2015/C1)	
Noise	The Environmental Statement (Deloitte, December 2016) states that the noise egress for both the construction and the operational phase of the development would be restricted by conditions secured by the planning conditions and would be based on the requirements of Manchester City Council. Due to the distance between the development and the Proposed Development and no common sensitive receptors, in-combination effects are therefore unlikely.

Socioeconomics	The Environmental Statement (Deloitte, December 2016) socioeconomics chapter identified a number of beneficial effects the committed development would have on Manchester City Centre and the surrounding area, introducing 927 FTE jobs during construction and 1,621 FTE during operation. Potential adverse effects on the local healthcare and education, services due to the increase in residential properties and therefore population increase, were identified. This was scoped out of the socioeconomic assessment of the Approved Development, due to the fact that this can be mitigated. In combination effects are therefore unlikely.
Townscape and Visual	Planit has confirmed that this committed development includes a proposed building of significant height with potential to impact wider receptors. Therefore, there is potential for an in-combination effect of greater significance on townscape than that detailed in Chapter 8: Townscape and Visual. However, the assessment stated that the committed development would have the majority beneficial impacts on the surrounding townscape and visual, with the minimal negative impacts diminishing with other development in the area. Planit has confirmed that though 12 viewpoints experience cumulative development, it is not considered that this will result in further impact. This is because of the separation between the Proposed Development and the committed developments, a minimal scale of visibility or other committed developments obscuring the Proposed Development. In these cases, it was deemed unlikely that further in-combination effects resulting from the Proposed Development were likely to arise. Therefore, no further effects are expected to arise as a result of the kinetic cumulative assessment due to limited views of committed development. No in-combination effects with regards to visual amenity are considered to occur.
Built Heritage	The Environmental Statement (Deloitte, December 2016) determined a moderate/minor adverse impact on the historic built resource. However, for the Approved Development, Stephen Levrant Heritage Architecture Ltd. has suggested that this impact could be long term and of major significance. Therefore, there is potential for an in-combination effect, although it is unlikely to be greater than that detailed in Chapter 9: Built Heritage.
Wind	The Environmental Statement (Deloitte, December 2016) did not include an assessment of any common receptors, most likely due to the distance between the committed development and the Approved Development (approximately 400 m). Therefore in-combination effects are considered to be unlikely.
Daylight, Sunlight, Overshadowing	Due to the distance between the Site and the committed development it is considered that there will be no common receptors. The committed development lies just under 300 m from the sensitive receptors identified within the assessment of the Proposed Development, however, with intervening screening no in-combination effects are likely to occur.
Archaeology	Chapter 12: Archaeology of the 2017 Environmental Statement for the Approved Development confirms that the residual effects of the Approved Development are considered to be negligible. Therefore, in line with the assessment methodology outlined in paragraph 13.4.2 no in-combination effects with other committed developments are considered to occur.

16) Land Adjacent Manchester Hall (115200/FO/2017)	
Noise	The Noise Impact Assessment (Sandy Brown Associates, November 2016) assessed the impacts of the committed development on a number of sensitive receivers, although they were not identified individually. However, due to the distance to the Proposed Development (approximately 530 m) there are no common receptors and therefore no in-combination effects are likely to occur.
Socioeconomics	An assessment of the socioeconomic effects was not completed for the committed development. Therefore, it can be assumed that the local authority did not consider any significant socioeconomic effects to be likely. Considering this, in-combination effects are therefore unlikely to occur.
Townscape and Visual	Planit has confirmed that though 12 viewpoints experience cumulative development, it is not considered that this will result in further impact. This is because of the separation between the Proposed Development and the committed developments, a minimal scale of visibility or other committed developments obscuring the Proposed Development. In these cases, it was deemed unlikely that further in-combination effects resulting from the Proposed Development were likely to arise. Therefore, no further effects are expected to arise as a result of the kinetic cumulative assessment due to limited views of committed development. No in-combination effects with regards to visual amenity are considered to occur. A Townscape and Visual Assessment was not completed for the committed development, however the effect on townscape was discussed within the Heritage Statement. The committed development is two storeys higher than the surrounding buildings, but it is considered the townscape can accommodate due to the current variety of the wider townscape area.
Built Heritage	The Heritage Statement (Architectural Historic Practice, January 2017) states that the site's development will result in reinstating the urban grain and building line. The committed development is expected to have an effect on the setting of listed buildings, however it is also stated that the benefits of the development are expected to outweigh the negatives. Therefore, it is unlikely for there to be in-combination effects.
Wind	No wind assessment has been undertaken to support this development and therefore the in-combination effects are difficult to quantify. However, it can be assumed that given the permission granted by Manchester City Council, the committed development was not considered to have negative impacts on the surrounding wind environment, therefore in-combination effects are considered to be unlikely.
Daylight, Sunlight, Overshadowing	Due to the distance between the Site and the committed development it is considered that there would be a possibility of common receptors. However, within the qualitative opinion regarding daylight and sunlight amenity, provided by Gray Scanlan Hill, it is stated that the committed development will have no adverse impact on the daylight and sunlight within surrounding habitable room provisions. Additionally, intervening screening between the committed development and the

	Proposed Development would further reduce any potential impacts, and therefore no in-combination effects are likely to occur.
Archaeology	Chapter 12: Archaeology of the 2017 Environmental Statement for the Approved Development confirms that the residual effects of the Approved Development are considered to be negligible. Therefore, in line with the assessment methodology outlined in paragraph 13.4.2 no in-combination effects with other committed developments are considered to occur.
17) Olympia Trading Estate (116850/FO/2017)	
Noise	The Noise Impact Assessment (REC, June 2017) determines that there will be no adverse effects on the closest receptors, however this focussed on the noise sources already in operation, such as road networks, rather than the effects of the committed development. It is unlikely for any in-combination effects due to the distance (approximately 780 m) between the two developments.
Socioeconomics	An assessment of the socioeconomic effects was not completed for the committed development. Therefore, it can be assumed that Manchester City Council did not consider any significant socioeconomic effects to be likely. Considering this, in-combination effects are therefore unlikely to occur.
Townscape and Visual	Planit has confirmed that though 12 viewpoints experience cumulative development, it is not considered that this will result in further impact. This is because of the separation between the Proposed Development and the committed developments, a minimal scale of visibility or other committed developments obscuring the Proposed Development. In these cases, it was deemed unlikely that further in-combination effects resulting from the Proposed Development were likely to arise. Therefore, no further effects are expected to arise as a result of the kinetic cumulative assessment due to limited views of committed development. No in-combination effects with regards to visual amenity are considered to occur. The Environmental Statement (De Trafford Estates Group, July 2017) stated that there will be a limited change in the character and amenity of the views from a small number of receptors, with views of the site being limited, resulting in a negligible to minor adverse effect on the surrounding environment. The tall nature of the committed development is believed to be in keeping with the logical progression and development of the local area. This, along with the approximate 780 m between the committed development and the Proposed Development, mean in-combination effects are unlikely to occur.
Built Heritage	The Environmental Statement (De Trafford Estates Group, July 2017) concluded that there will be no significant impacts on the heritage assets, with the exception of some minor changes in setting. Considering this and with no shared sensitive receptors between the committed development and the Approved Development, it is unlikely that there will be in-combination effects.

Wind	The committed development will have a minimal impact on the surrounding environment, with some positive effects arising from the Approved Development. Due to the distance between the committed development and the Approved Development (approximately 780 m), it is therefore unlikely in-combination effects will occur.
Daylight, Sunlight, Overshadowing	The NTS states that the impacts on sunlight and daylight are expected to be negligible and negligible to minor adverse respectively. This alongside the distance between (approximately 780 m) the Proposed Development and the committed development, means in-combination effects are therefore unlikely.
Archaeology	Chapter 12: Archaeology of the 2017 Environmental Statement for the Approved Development confirms that the residual effects of the Approved Development are considered to be negligible. Therefore, in line with the assessment methodology outlined in paragraph 13.4.2 no in-combination effects with other committed developments are considered to occur.
18) New Bailey 09/57950/EIAHYB	
Noise	The Salford Central Environmental Statement (Arup, July 2009) stated that the potential noise emitted from the site would be controlled to acceptable levels through good design and mitigation. It was considered that no other developments in the surrounding area would act in-combination with the committed development, and therefore in-combination effects are unlikely.
Socioeconomics	The Salford Central Environmental Statement (Arup, July 2009) indicated that the committed development and the Approved Development did not have any common receptors and the cumulative impact on the local population, across many socioeconomic topics, was considered to be beneficial. This was scoped out of the socioeconomic assessment of the Approved Development, due to the fact that this can be mitigated. In combination effects are therefore unlikely.
Townscape and Visual	Planit has confirmed that though 12 viewpoints experience cumulative development, it is not considered that this will result in further impact. This is because of the separation between the Proposed Development and the committed developments, a minimal scale of visibility or other committed developments obscuring the Proposed Development. In these cases, it was deemed unlikely that further in-combination effects resulting from the Proposed Development were likely to arise. Therefore, no further effects are expected to arise as a result of the kinetic cumulative assessment due to limited views of committed development. No in-combination effects with regards to visual amenity are considered to occur.
Built Heritage	The Salford Central Environmental Statement (Arup, July 2009) indicates the committed development and the Approved Development do not have any common sensitive receptors, therefore, in-combination effects are unlikely.

Wind	Due to the distance between the committed development and the Approved Development (approximately 760 m), in-combination effects are unlikely.
Daylight, Sunlight, Overshadowing	Due to the distance between the Site and the committed development it is considered that there will be no common receptors and therefore no in-combination effects are likely to occur.
Archaeology	Chapter 12: Archaeology of the 2017 Environmental Statement for the Approved Development confirms that the residual effects of the Approved Development are considered to be negligible. Therefore, in line with the assessment methodology outlined in paragraph 13.4.2 no in-combination effects with other committed developments are considered to occur.
19) Middlewood Locks (06/52762/OUT)	
Noise	The Environmental Statement (Waterman, May 2006) states that an Environmental Management Plan (EMP) will limit the construction noise level impact to, at worst case scenario, temporary, local and minor adverse impacts. All impacts from the committed development should be limited to negligible, with the exception of the noise emitted from the increased levels of traffic on East Ordsall Lane. The committed development and the Proposed Development do not have any shared receptors and the distance between them (approximately 760 m) results in in-combination effects being unlikely.
Socioeconomics	The Environmental Statement (Waterman, May 2006) indicates that there would be positive impacts regarding employment opportunities and that the committed development would be in keeping with the current regeneration plans for Central Salford and Manchester. In-combination effects are therefore unlikely.
Townscape and Visual	Planit has confirmed that though 12 viewpoints experience cumulative development, it is not considered that this will result in further impact. This is because of the separation between the Proposed Development and the committed developments, a minimal scale of visibility or other committed developments obscuring the Proposed Development. In these cases, it was deemed unlikely that further in-combination effects resulting from the Proposed Development were likely to arise. Therefore, no further effects are expected to arise as a result of the kinetic cumulative assessment due to limited views of committed development. No in-combination effects with regards to visual amenity are considered to occur. Additional to this, the impacts from the committed development are also expected to be substantially beneficial for the area, so in-combination effects are unlikely.
Built Heritage	The Environmental Statement (Waterman, March 2006) states that there were no buildings of built heritage or listed building that could be affected by the development so Built Heritage was scoped out of the EIA, therefore in-combination effects are unlikely.

Wind	Due to the distance between the committed development and the Approved Development (approximately 640 m), in-combination effects are unlikely.
Daylight, Sunlight, Overshadowing	Due to the distance between the Site and the committed development it is considered that there will be no common receptors and therefore no in-combination effects are likely to occur.
Archaeology	Chapter 12: Archaeology of the 2017 Environmental Statement for the Approved Development confirms that the residual effects of the Approved Development are considered to be negligible. Therefore, in line with the assessment methodology outlined in paragraph 13.4.2 no in-combination effects with other committed developments are considered to occur.
20) 13 Quay Street Manchester M3 3HN (119537/FO/2018)	
Noise	The proposed extension to the 3rd and 4th floors of the building, which is a mixed-use building, does not have any noise related adverse impacts and no noise assessment was completed as part of the planning application for the committed development. Therefore, it is considered that no in-combination effects with the committed development and the Proposed Development will occur.
Socioeconomics	An assessment of the socioeconomic effects was not completed for the committed development; therefore, it can be assumed that Manchester City Council did not consider any significant socioeconomic effects to be likely. Considering this, in-combination effects are therefore unlikely to occur.
Townscape and Visual	No Townscape and Visual Impact Assessment has been completed for this scheme. However, due to the limited scale of development, no additional in-combination effects are likely to occur.
Built Heritage	No heritage statement has been undertaken to support this development and therefore the in-combination effects are difficult to quantify. However, it can be assumed that given the relatively minor nature of the proposed works and permission granted by Manchester City Council, the committed development was not considered to have negative impacts on the surrounding heritage assets. Therefore, no additional in-combination effects are likely to occur.
Wind	No wind assessment has been undertaken to support this development and therefore the in-combination effects are difficult to quantify. However, it can be assumed that given the permission granted by Manchester City Council, the committed development was not considered to have negative impacts on the surrounding wind environment, therefore in-combination effects are considered to be unlikely.
Daylight, Sunlight, Overshadowing	There are no sensitive receptors related to daylight, sunlight and overshadowing and therefore it is considered unlikely that in-combination effects will occur.

Archaeology	Chapter 12: Archaeology of the 2017 Environmental Statement for the Approved Development confirms that the residual effects of the Approved Development are considered to be negligible. Therefore, in line with the assessment methodology outlined in paragraph 13.4.2, no in-combination effects with other committed developments are considered to occur.
21) NCP Car Park Manchester Central Lower Mosley Street Manchester M2 3GX (118869/VO/2018)	
Noise	The Environmental Statement (Turley, January 2018) outlined that noise from construction is considered to represent a temporary, short term significant adverse effect on a number of sensitive receptors. However, none of these sensitive receptors are shared with those outlined, with major adverse significant effects, in the 2017 Environmental Statement for the Approved Development. Furthermore, construction related to the committed development will only be very short term in a given area and therefore Turley has considered that cumulative effects resulting from construction will be not significant. Therefore, it is unlikely that in-combination effects are to occur.
Socioeconomics	The Environmental Statement (Turley, January 2018) indicates that there would be moderate to major beneficial impacts regarding employment, productivity and operational expenditure during both construction and operational phases. Therefore, the committed development would be in keeping with the current regeneration plans for Central Salford and Manchester. In-combination effects are therefore unlikely.
Townscape and Visual	The Environmental Statement (Turley, January 2018) states that there are no in-combination significant cumulative effects, therefore No additional in-combination effects are likely to occur.
Built Heritage	The Environmental Statement (Turley, January 2018) indicates that there would be a cumulative significant adverse environmental effect on built heritage during construction as it was identified that another of cumulative schemes have identified various instances of adverse effects on heritage assets during their construction phases. However, Stephen Levrant Heritage Architecture Ltd. has outlined that there are no shared receptors which may have a significant adverse effect from construction activities. Therefore, it is unlikely that in-combination effects will occur.
Wind	The Environmental Statement (Turley, January 2018) states that there are no in-combination significant effects predicted in terms of wind. The Approved Development identified that the wind effects on pedestrian comfort and safety in the absence of any additional mitigation measures, are not significant for the majority of the receptor locations assessed. Therefore, in-combination effects are considered to be unlikely.
Daylight, Sunlight, Overshadowing	The Environmental Statement (Turley, January 2018) does not include a daylight, sunlight and shadow assessment, indicating that there are no sensitive receptors, therefore it is considered that no in-combination effects are likely to occur.

Archaeology	Chapter 12: Archaeology of the 2017 Environmental Statement for the Approved Development confirms that the residual effects of the Approved Development are considered to be negligible. Therefore, in line with the assessment methodology outlined in paragraph 13.4.2 no in-combination effects with other committed developments are considered to occur.
22) 100 Barbirolli Square Manchester M2 3AB (121887/FO/2018)	
Noise	Within the Design and Access Statement by AEW Europe LLP have stated that the noise emissions from the car park, vent and mechanical systems will not exceed the recommended noise levels, and that appropriate management will be implemented to manage any noise impacts. Therefore, as there are no sensitive receptors shared with the committed development and the Proposed Development, it is considered that no in-combination effects with the committed development and the Proposed Development will occur.
Socioeconomics	An assessment of the socioeconomic effects was not completed for the committed development; therefore, it can be assumed that Manchester City Council did not consider any significant socioeconomic effects to be likely. Considering this, in-combination effects are therefore unlikely to occur.
Townscape and Visual	No Townscape and Visual Impact Assessment has been completed for this scheme. However, due to the limited scale of development, no additional in-combination effects are likely to occur.
Built Heritage	An assessment of the built heritage effects was not completed for the committed development. The limited scale of the development means that there is no impact on any heritage assets. as confirmed by the consented scheme. Therefore, there will be no additional in-combination effects on any heritage assets.
Wind	No wind assessment has been undertaken to support this development and there is no reference to any potential impacts on the microclimate. Therefore, it can be assumed that given the permission granted by Manchester City Council, the committed development was not considered to have negative impacts on the surrounding wind environment, therefore in-combination effects are considered to be unlikely.
Daylight, Sunlight, Overshadowing	There was no daylight, sunlight and overshadowing assessment undertaking, illustrating that there are no sensitive receptors related to this and therefore it is considered unlikely that in-combination effects will occur.
Archaeology	Chapter 12: Archaeology of the 2017 Environmental Statement for the Approved Development confirms that the residual effects of the Approved Development are considered to be negligible. Therefore, in line with the assessment

	methodology outlined in paragraph 13.4.2 no in-combination effects with other committed developments are considered to occur.
23) Hotspur Press 2 Gloucester Street Manchester M1 5QR (120635/FO/2018)	
Noise	The Environmental Statement (Deloitte, July 2018) states that there are no anticipated cumulative effects as long as all committed developments adhere to the CMP for each scheme. Therefore, providing appropriate mitigation which will control the noise and vibration emitted from the sites is adhered to, in-combination effects are considered to be unlikely between the committed development and the Proposed Development.
Socioeconomics	An Environmental Statement (Deloitte, July 2018) has been undertaken for this committed development. However, significant effects with respect to socioeconomic issues are not anticipated and therefore an Environmental Statement chapter was not prepared. Therefore, it is assumed that the socioeconomic effects of this committed development are considered to be insignificant / negligible and the in-combination effects are likely to remain as assessed within Chapter 7: Socioeconomics of the 2017 Environmental Statement for the Approved Development.
Townscape and Visual	No cumulative townscape and visual effects have been effects have been set out for this scheme. Due to the separation with the Proposed Development and likely screening caused by the surrounding townscape, no additional in-combination effects are likely to occur.
Built Heritage	The Environmental Statement (Deloitte, July 2018) has determined a moderate/minor adverse impact on the historic built resource. Furthermore, the overall cumulative effects of the committed development are expected to result in very minor change which are balanced by the public benefits by the scheme in terms of operation. For construction the overall significance of effect will be minor adverse. However, for the Approved Development, Stephen Levrant Heritage Architecture Ltd. has suggested that this impact could be long term and of major significance although this will be very localised due to the enclosed nature of this site. The detachment of the Hotspur press from the Proposed Development will mean that there will be no additional potential for an in-combination effect. The impact is unlikely to be greater than that detailed in Chapter 9: Built Heritage.
Wind	The Environmental Statement (Deloitte, July 2018) has concluded that both residual and cumulative effects relating to both pedestrian level wind conditions and effects on the suitability of conditions within the surrounding area for existing activities, will be negligible and not significant for this committed development. Therefore, it is assumed that in-combination effects are considered to be unlikely and the potential effects are likely to remain as assessed within Chapter 10 of the 2017 Environmental Statement for the Approved Development.
Daylight, Sunlight, Overshadowing	The Environmental Statement (Deloitte, July 2018) Sunlight and Daylight chapter has concluded that the residual effects are not significant and that there is no requirement to separately assess a cumulative scenario. Therefore, the

	in-combination effects are considered unlikely between the committed development and the Proposed Development and the effects are likely to remain the same as those outlined in Chapter 11: Daylight, Sunlight and Overshadowing.
Archaeology	Chapter 12: Archaeology of the 2017 Environmental Statement for the Approved Development confirms that the residual effects of the Approved Development are considered to be negligible. Therefore, in line with the assessment methodology outlined in paragraph 13.4.2 no in-combination effects with other committed developments are considered to occur.
24) Land Bound by River Street, A Premier Inn and Associated Carpark, Mancunian Way and Garwood Street Manchester M1 5BG (118683/FO/2017)	
Noise	An Environmental Statement (Deloitte, December 2017) has been undertaken for this committed development and it has been concluded that other surrounding committed developments will result in no change in the determined impact significance due to the cumulative developments for both construction and operational phases. Furthermore, due to the distance from the Proposed Development this committed development is unlikely to share any sensitive receptors. Therefore, the in-combination effects are considered unlikely between the committed development and the Proposed Development.
Socioeconomics	The Environmental Statement (Deloitte, December 2017) outlines that the socioeconomic cumulative effects for the committed development are not expected to give rise to significant adverse effects and therefore it is unlikely to detrimentally impact on existing residents. Therefore, the potential in-combination effects are likely to remain as assessed within Chapter 7: Socioeconomics of the 2017 Environmental Statement for the Approved Development.
Townscape and Visual	Due to the separation with the Proposed Development and likely screening caused by the surrounding townscape, no additional in-combination effects are likely to occur.
Built Heritage	The Environmental Statement (Deloitte, December 2017) has stated there are no listed buildings located near the committed development and built heritage has therefore been scoped out. Considering this and the distance and detachment of the committed development from the Proposed Development means that there will be no greater in-combination effects arising from the committed development and the Proposed Development.
Wind	The Environmental Statement (Deloitte, December 2017) Wind chapter concludes that the pedestrian level wind conditions and the suitability of conditions within the surrounding area for existing activities are considered to have no significance of effect from the committed development and cumulative effects are therefore considered negligible. Therefore, it can be assumed that in-combination effects are considered to be unlikely with the committed development and the Approved Development.

Daylight, Sunlight, Overshadowing	It has been stated within the Environmental Statement (Deloitte, December 2017) that the cumulative effects of the committed development are likely to remain unchanged from the effects identified in the proposed scenario and therefore due to the distance from the committed development and the Proposed Development (approximately 750 m), in-combination effects are considered unlikely and the overall daylight, sunlight and overshadowing effects are likely to remain the same as those outlined in Chapter 11: Daylight, Sunlight and Overshadowing.
Archaeology	Chapter 12: Archaeology of the 2017 Environmental Statement for the Approved Development confirms that the residual effects of the Approved Development are considered to be negligible. Therefore, in line with the assessment methodology outlined in paragraph 13.4.2 no in-combination effects with other committed developments are considered to occur.
25) Unit 3 Baring Street Manchester M1 2PY (121901/DEM/2018)	
Noise	Within the planning documents for the committed development, it has been stated that a detailed demolition method statement will be required which will include noise and vibration. Specific construction and demolition working hours have also been outlined to manage noise levels. Therefore, as there is no noise assessment it can be assumed that there are no significant effects relating to noise and therefore in-combination effects are considered unlikely.
Socioeconomics	An assessment of the socioeconomic effects was not completed for the committed development; therefore, it can be assumed that Manchester City Council did not consider any significant socioeconomic effects to be likely. Considering this, in-combination effects are therefore unlikely to occur.
Townscape and Visual	Due to the limited scale of development and distance from the Proposed Development, no additional in-combination effects are likely to occur.
Built Heritage	An assessment of the built heritage effects was not completed for the committed development; which is considerably detached from the Proposed site. Therefore, it can be assumed that Manchester City Council did not consider any significant built heritage effects to be likely and there will be no additional in-combination effects arising from the development.
Wind	An assessment of the potential effects relating to wind and microclimate was not completed for the committed development; therefore, it can be assumed that Manchester City Council did not consider any significant effects to be likely. Considering this, and the distance from the Approved Development (approximately 1.05 km), in-combination effects are therefore unlikely to occur.

Daylight, Sunlight, Overshadowing	An assessment of potential daylight, sunlight and overshadowing effects was not completed for the committed development; therefore, it can be assumed that Manchester City Council did not consider any significant daylight, sunlight or overshadowing effects to be likely. Considering this, and the distance from the Proposed Development (approximately 1.05 km), in-combination effects are therefore unlikely to occur.
Archaeology	Chapter 12: Archaeology of the 2017 Environmental Statement for the Approved Development confirms that the residual effects of the Approved Development are considered to be negligible. Therefore, in line with the assessment methodology outlined in paragraph 13.4.2 no in-combination effects with other committed developments are considered to occur.
26) Mayfield Depot and Temperance Street Arches Fairfield Street Manchester M1 2QF (123728/FO/2019)	
Noise	Within the planning documents for the committed development, it has been included that a noise management plan has been prepared by Three Spires Acoustics Ltd which suggests noise limits appropriate for the committed development and will comply with planning requirements. Therefore, due to this and the distance from the Proposed Development (approximately 1.10 km), in-combination effects are considered unlikely.
Socioeconomics	An assessment of the socioeconomic effects was not completed for the committed development; therefore, it can be assumed that Manchester City Council did not consider any significant socioeconomic effects to be likely. Considering this, in-combination effects are therefore unlikely to occur.
Townscape and Visual	Due to the limited scale of development, nature of development proposals and distance from the Proposed Development, no additional in-combination effects are likely to occur.
Built Heritage	An assessment of the built heritage effects was not completed for the committed development which is considerably detached from the proposed site. Therefore, it can be assumed that Manchester City Council did not consider any significant built heritage effects to be likely. There will be no additional heritage impact or in-combination effects arising from the proposal.
Wind	An assessment of the potential effects relating to wind and microclimate was not completed for the committed development; therefore, it can be assumed that Manchester City Council did not consider any significant effects to be likely. Considering this, and the distance from the Approved Development (approximately 1.10 km), in-combination effects are therefore unlikely to occur.
Daylight, Sunlight, Overshadowing	An assessment of potential daylight, sunlight and overshadowing effects was not completed for the committed development; therefore, it can be assumed that Manchester City Council did not consider any significant daylight,

	sunlight or overshadowing effects to be likely. Considering this, and the distance from the Proposed Development (approximately 1.10 km), in-combination effects are therefore unlikely to occur.
Archaeology	Chapter 12: Archaeology of the 2017 Environmental Statement for the Approved Development confirms that the residual effects of the Approved Development are considered to be negligible. Therefore, in line with the assessment methodology outlined in paragraph 13.4.2 no in-combination effects with other committed developments are considered to occur.
27) Central Retail Park Great Ancoats Street Manchester M4 6DJ (120319/DEM/2018)	
Noise	No noise assessment was completed as part of the planning application for the committed development. Therefore, it is considered that there are no significant sensitive receptors and that no in-combination effects with the committed development and the Proposed Development will occur. Furthermore, the committed development is approximately 1.3 km from the Proposed Development which makes any overlap with significance of effects unlikely.
Socioeconomics	No socioeconomics assessment was completed as part of the planning application for the committed development. Therefore, it is considered that no in-combination effects with the committed development and the Proposed Development will occur.
Townscape and Visual	Due to the limited scale of development and distance from the Proposed Development, no additional in-combination effects are likely to occur.
Built Heritage	An assessment of the built heritage effects was not required for the demolition of these retail units which are of no heritage significance. Manchester City Council did not consider any significant built heritage effects to be likely to arise from the demolition and there will no additional in-combination effects arising from the Proposed Development.
Wind	No wind assessment was completed as part of the planning application for the committed development. Therefore, it is considered that no in-combination effects with the committed development and the Approved Development will occur. Furthermore, the committed development is approximately 1.3 km from the Approved Development which makes any overlap with significance of effects unlikely.
Daylight, Sunlight, Overshadowing	No daylight, sunlight and overshadowing assessment was completed as part of the planning application for the committed development. Therefore, it is considered that there are no significant sensitive receptors and that no in-combination effects with the committed development and the Proposed Development will occur. Furthermore, the committed development is approximately 1.3 km from the Proposed Development which makes any overlap with significance of effects unlikely.

Archaeology	Chapter 12: Archaeology of the 2017 Environmental Statement for the Approved Development confirms that the residual effects of the Approved Development are considered to be negligible. Therefore, in line with the assessment methodology outlined in paragraph 13.4.2 no in-combination effects with other committed developments are considered to occur.
28) Former Boddingtons Brewery Site Dutton Street Manchester M3 1LE (118831/FO/2018)	
Noise	An Environmental Statement (Deloitte, January 2018) has been undertaken for this committed development and it has been concluded that due to the location of the committed development being surrounding by road traffic noise, other construction sites will contribute little or no cumulative impact due to construction and demolition noise. In terms of operational noise, it is anticipated that cumulative industrial noise will have negligible to minor adverse effects. However, due to the distance from the Proposed Development (approximately 1.1 km), they are unlikely to share any sensitive receptors. Therefore, the in-combination effects are considered unlikely between the committed development and the Proposed Development.
Socioeconomics	The Environmental Statement (Deloitte, January 2018) outlines that the socioeconomic cumulative effects for the committed development are not expected to give rise to significant adverse effects and therefore it is unlikely to detrimentally impact on existing residents. Therefore, the potential in-combination effects are likely to remain as assessed within Chapter 7: Socioeconomics of the 2017 Environmental Statement for the Approved Development.
Townscape and Visual	Due to the distance from the Proposed Development and screening provided by the townscape of the city centre, no additional in-combination effects are likely to occur.
Built Heritage	The Environmental Statement (Deloitte, January 2018) has concluded that there will not be any cumulative impacts on the committed development. Therefore, due to this and the fact that the Proposed Development is approximately 1.1 km from the committed development, it is considered that no in-combination effects will occur.
Wind	The Environmental Statement (Deloitte, January 2018) concludes that following mitigation all potential residual effects on wind microclimate and pedestrian comfort are considered negligible and not significant. Therefore, it is considered that no in-combination effects with the committed development and the Approved Development will occur.
Daylight, Sunlight, Overshadowing	The Environmental Statement (Deloitte, January 2018) daylight and sunlight chapter has identified a moderate adverse effect on buildings located east and north sides of the committed development site, however based on all buildings being commercial, no mitigation measures were proposed. Therefore, due to this and the fact that the Proposed Development is approximately 1.1 km from the committed development, it is considered that no in-combination effects will occur.

Archaeology	Chapter 12: Archaeology of the 2017 Environmental Statement for the Approved Development confirms that the residual effects of the Approved Development are considered to be negligible. Therefore, in line with the assessment methodology outlined in paragraph 13.4.2 no in-combination effects with other committed developments are considered to occur.
29) 4 Angel Square Corporation Street Manchester M4 4DU (123437/FO/2019)	
Noise	An acoustics and vibration planning report was produced for the committed development outlining that it is expected that noise from plant can be controlled to satisfy Local Authority criteria by selecting low noise plant items and use of noise mitigation measures. Therefore, as there are no sensitive receptors or significant adverse noise impacts on the committed development it is likely that there will be no in-combination effects.
Socioeconomics	No socioeconomics assessment was completed as part of the planning application for the committed development. Therefore, it is considered that there are no significant adverse impacts and therefore that no in-combination effects with the committed development and the Approved Development will occur.
Townscape and Visual	Due to the distance from the Proposed Development and screening provided by the townscape of the city centre, no additional in-combination effects are likely to occur.
Built Heritage	A heritage statement was undertaken for the committed development which identified designated heritage assets potentially affected by the committed development. However, the overall residual impact is considered to be neutral in heritage terms. Therefore, due to this and the fact that the Proposed Development is approximately 1.1 km from the committed development, it is considered that no in-combination effects will occur.
Wind	A wind microclimate assessment was undertaken for the committed development which concludes that most areas of the site and surroundings were suitable for their intended uses throughout the year, and once final mitigation measures are included all areas were considered suitable for intended pedestrian use. Therefore, post mitigation, there are no adverse significant wind microclimate related effects and it is considered that due to this and the location of the committed development in relation to the Approved Development (approximately 1.1 km), no in-combination effects with the committed development and the Approved Development will occur.
Daylight, Sunlight, Overshadowing	A daylight, sunlight impact assessment was undertaken on the committed development which concluded that there is likely to be slight to moderate adverse cumulative effects. However, the affected developments are those located directly adjacent and very close (under 100 m) to the committed development. Due to the distance between the

	committed development and the Proposed Development (approximately 1.1 km) it is therefore unlikely that they will share any common sensitive receptors and therefore the in-combination effects are likely to be insignificant.
Archaeology	Chapter 12: Archaeology of the 2017 Environmental Statement for the Approved Development confirms that the residual effects of the Approved Development are considered to be negligible. Therefore, in line with the assessment methodology outlined in paragraph 13.4.2 no in-combination effects with other committed developments are considered to occur.
30) Land Bounded by Water Street and The Victoria And Albert Marriott Hotel to The West, The Grade II Listed Bonded Warehouse & Railway Viaducts to the South, Atherton Street & Old Granada Studios to the East And Quay Street to the North (121511/FO/2018)	
Noise	An Environmental Statement (Deloitte, October 2018) was undertaken for the committed development and it was concluded that it is expected that the cumulative effects with other sites would be unlikely to change the significance at nearest noise sensitive receptor areas for construction. Furthermore, on the basis that operational noise associated with the other committed developments are controlled to have negligible effect on the nearest noise sensitive premises to the relevant committed development. Therefore, given that the committed development and the Proposed Development do not share any sensitive receptors, it is considered unlikely that in-combination effects will occur.
Socioeconomics	The Environmental Statement (Deloitte, October 2018) outlines that the socioeconomic cumulative effects for the committed development are not expected to give rise to significant adverse effects and therefore it is unlikely to detrimentally impact on existing residents. Therefore, the potential in-combination effects are likely to remain as assessed within Chapter 7: Socioeconomics of the 2017 Environmental Statement for the Approved Development.
Townscape and Visual	Due to the distance from the Proposed Development and screening provided by the townscape of the city centre, no additional in-combination effects are likely to occur.
Built Heritage	The Environmental Statement (Deloitte, October 2018) has stated that the overall cumulative significance of effect will be minor adverse in terms of construction. For operation the overall is expected to result in limited instances of minor adverse harm to specific sensitive receptors (which are not shared receptors with the Approved Development). Therefore, for the Approved Development, Stephen Levrant Heritage Architecture Ltd. has suggested that this impact could be long term and of potential significance. Therefore, there is potential for an in-combination effect, although as the development is detached from the proposed site and screened by the city's existing fabric there will be no greater effect than that detailed in Chapter 9: Built Heritage.
Wind	The Environmental Statement (Deloitte, October 2018) concludes that following mitigation all cumulative effects on wind microclimate and pedestrian comfort are considered to be at most moderate adverse in terms of building entrances and waiting areas (which is very localised and close to the committed development). Therefore, as the Approved Development is over 500 m from the committed development, it is unlikely that they will share any sensitive receptors

	and therefore, it is considered that no in-combination effects with the committed development and the Approved Development will occur.
Daylight, Sunlight, Overshadowing	The Environmental Statement (Deloitte, January 2018) concludes that following mitigation, all cumulative effects on daylight, sunlight or overshadowing will not be significant. Therefore, it is considered that no in-combination effects with the committed development and the Proposed Development will occur.
Archaeology	Chapter 12: Archaeology of the 2017 Environmental Statement for the Approved Development confirms that the residual effects of the Approved Development are considered to be negligible. Therefore, in line with the assessment methodology outlined in paragraph 13.4.2 no in-combination effects with other committed developments are considered to occur.
31) Starlight Theatre Water Street Manchester (119890/VO/2018)	
Noise	An Environmental Statement (Deloitte, October 2016) was undertaken and it was concluded that for both construction and operational stages of the committed development project there were no significant effects from noise after best practicable means were implemented to mitigate any potentially significant noise impacts. Therefore, it is unlikely that noise levels would combine to produce a cumulative significant effect at any receptor between the committed development and the Proposed Development.
Socioeconomics	Socioeconomics is discussed in the Planning Statement where it states that the committed development will provide socioeconomic benefits. Therefore, the potential in-combination effects are likely to remain as assessed within Chapter 7: Socioeconomics of the 2017 Environmental Statement for the Approved Development.
Townscape and Visual	Due to the limited scale of development, nature of development proposals and distance from the Proposed Development, no additional in-combination effects are likely to occur.
Built Heritage	The Environmental Statement (Deloitte, October 2016) concludes the overall cumulative significance of effect will be minor adverse in terms of construction. However, there are no shared sensitive receptors between the committed development and the Proposed Development and the detachment from the site will mean that that that no additional in-combination effects will occur.
Wind	The Environmental Statement (Deloitte, October 2016) concludes that resulting conditions are expected to be at least tolerable for proposed pedestrian activities and therefore the cumulative effects of the committed development and adjacent future developments are expected to be no worse than minor adverse. Moreover, it is considered that no in-combination effects with the committed development and the Approved Development will occur.

Daylight, Sunlight, Overshadowing	The daylight and sunlight assessment demonstrated that the committed development had no existing nearby habitable rooms and therefore the impact on residential sensitive receptors was negligible, the assessment also concluded that there will be no overshadowing impact upon nearby public spaces; daylight and sunlight impacts were scoped out of the EIA. Therefore, it is concluded that the potential in-combination effects are likely to remain as assessed within Chapter 11: Daylight, Sunlight and Overshadowing.
Archaeology	Chapter 12: Archaeology of the 2017 Environmental Statement for the Approved Development confirms that the residual effects of the Approved Development are considered to be negligible. Therefore, in line with the assessment methodology outlined in paragraph 13.4.2 no in-combination effects with other committed developments are considered to occur.
32) Astley And Byrom House Quay Street Manchester M3 4AE (119610/FO/2018)	
Noise	The acoustic planning report concluded that the relevant plant noise limits at worst affecting existing noise sensitive premises would be lower than those levels that representative background levels, therefore leading to no increased adverse impacts. Therefore, it is considered that if best practicable means is adhered to and mitigation measures are followed as outlined for the Proposed Development, it is unlikely that cumulative effects will occur.
Socioeconomics	No assessment of the socioeconomic effects was completed for the committed development; therefore, it can be assumed that Manchester City Council did not consider any significant socioeconomic effects to be likely. Considering this, in-combination effects are therefore unlikely to occur.
Townscape and Visual	Due to the limited scale of development and distance from the Proposed Development, no additional in-combination effects are likely to occur.
Built Heritage	No assessment of the built heritage effects was completed for the committed development which comprises refurbishment of a 1950/60s office. Manchester City Council did not consider any significant built heritage effects would be likely to occur. There will no additional in-combination effects likely to arise.
Wind	No wind assessment was completed as part of the planning application for the committed development. Therefore, it is considered unlikely that in-combination effects with the committed development and the Approved Development will occur. It is concluded that the potential in-combination effects are likely to remain as assessed within Chapter 10 of the 2017 Environmental Statement for the Approved Development.
Daylight, Sunlight, Overshadowing	No daylight, sunlight and overshadowing assessment was completed as part of the planning application for the committed development. Therefore, it is considered unlikely that there are no shared significant sensitive receptors and

	that no in-combination effects with the committed development and the Proposed Development will occur. It is concluded that the potential in-combination effects are likely to remain as assessed within Chapter 11: Daylight, Sunlight and Overshadowing.
Archaeology	Chapter 12: Archaeology of the 2017 Environmental Statement for the Approved Development confirms that the residual effects of the Approved Development are considered to be negligible. Therefore, in line with the assessment methodology outlined in paragraph 13.4.2 no in-combination effects with other committed developments are considered to occur.
33) Potato Wharf Blocks 3 & 4 Manchester M3 4LA (117971/LO/2017)	
Noise	A noise assessment was not undertaken for the committed development. Considering this, and the distance from the Proposed Development (approximately 740 m), in-combination effects are therefore unlikely to occur.
Socioeconomics	An assessment of the socioeconomic effects was not completed for the committed development; therefore, it can be assumed that Manchester City Council did not consider any significant socioeconomic effects to be likely. Considering this, in-combination effects are therefore unlikely to occur.
Townscape and Visual	Due to the limited scale of development combined with the distance from the Proposed Development, no additional in-combination effects are likely to occur.
Built Heritage	No assessment of the built heritage effects was completed for the committed development which is considerably detached from the Proposed site. Manchester City Council did not consider any significant built heritage effects to be likely to arise from the committed development and therefore there will be no additional in-combination effects.
Wind	No wind assessment has been undertaken to support this development and there is no reference to any potential impacts on the microclimate. Therefore, it can be assumed that given the permission granted by Manchester City Council, the committed development was not considered to have negative impacts on the surrounding wind environment, therefore in-combination effects are considered to be unlikely.
Daylight, Sunlight, Overshadowing	There was no daylight, sunlight and overshadowing assessment undertaken, illustrating that there are no sensitive receptors related to this and therefore it is considered unlikely that in-combination effects will occur.
Archaeology	Chapter 12: Archaeology of the 2017 Environmental Statement for the Approved Development confirms that the residual effects of the Approved Development are considered to be negligible. Therefore, in line with the assessment methodology outlined in paragraph 13.4.2 no in-combination effects with other committed developments are considered to occur.

34) Land Bounded by Chester Road, Mancunian Way and Former Bridgewater Canal Offices Manchester (119806/FO/2018)	
Noise	An Environmental Statement (Deloitte, April 2018) was undertaken for the committed development which outlined that there is the potential for significant cumulative noise impacts to occur during the construction phase. However, implementing suitable mitigation options, as outlined in the noise chapter of the committed development, should ensure no significant cumulative impact. Therefore, if the Proposed Development ensures its mitigation measures are adhered to there is unlikely to be a significant in-combination effect.
Socioeconomics	Socioeconomic was scoped out as it was considered it would not give rise to likely significant effects, therefore in-combination effects are unlikely to occur.
Townscape and Visual	Due to the distance from the Proposed Development and significant contemporary townscape between this scheme and the Proposed Development, no additional in-combination effects are considered likely to occur.
Built Heritage	The Environmental Statement (Deloitte, April 2016) concluded that the impact of the developments outlined to have a potential cumulative effect are not considered to cause any additional significant impact on the historic built environment. Therefore, it is unlikely that the in-combination effects of the Proposed Development will be greater than that detailed in Chapter 9: Built Heritage.
Wind	The Environmental Statement (Deloitte, April 2016) demonstrated that the residual effect on exceedance of safety threshold, wind effect on thoroughfares within the site and wind effect at entrances is considered to be negligible. Considering this and the distance from the committed development to the Proposed Development (approximately 810 m), it is unlikely that they will share any sensitive receptors and therefore in-combination effects are unlikely to occur.
Daylight, Sunlight, Overshadowing	The Environmental Statement (Deloitte, April 2016) concluded that the during construction the potential daylight and sunlight effects are considered negligible, not significant. During operation the effect on daylight to the surrounding properties is considered negligible to minor adverse in significance and therefore no further mitigation is necessary. Considering this and the distance from the committed development to the Proposed Development (approximately 810 m), it is unlikely that they will share any sensitive receptors and therefore in-combination effects are unlikely to occur.
Archaeology	Chapter 12: Archaeology of the 2017 Environmental Statement for the Approved Development confirms that the residual effects of the Approved Development are considered to be negligible. Therefore, in line with the assessment methodology outlined in paragraph 13.4.2 no in-combination effects with other committed developments are considered to occur.

35) Town Hall Albert Square Manchester M2 5DB (123626/LO/2019)	
Noise	A baseline noise assessment was completed which outlined there are no significant sensitive receptors and that construction management fully considered the impact of noise and machinery and measures have been put in place to reduce this. Therefore, it can be considered unlikely that in-combination effects will occur.
Socioeconomics	The committed development is to deliver against a range of social value targets to ensure a positive impact of the project on the surrounding population. Considering this and the fact that there is no socioeconomic assessment, it can be assumed that Manchester City Council did not consider any significant socioeconomic effects to be likely and, in-combination effects are therefore unlikely to occur.
Townscape and Visual	Due to the nature of development proposals, no additional in-combination effects are likely to occur.
Built Heritage	The heritage impact assessment has outlined that through careful design development the long-term impact of the committed development on the Town Hall would be neutral. Therefore, even though it is a shared receptor with the Proposed Development, the potential in-combination effect is unlikely to be greater than that detailed in Chapter 9: Built Heritage.
Wind	No wind assessment has been undertaken to support this development and there is no reference to any potential impacts on the microclimate. Therefore, it can be assumed that given the permission granted by Manchester City Council, the committed development was not considered to have negative impacts on the surrounding wind environment, therefore in-combination effects are considered to be unlikely.
Daylight, Sunlight, Overshadowing	There was no daylight, sunlight and overshadowing assessment undertaking, illustrating that there are no sensitive receptors related to this and therefore it is considered unlikely that in-combination effects will occur.
Archaeology	Chapter 12: Archaeology of the 2017 Environmental Statement for the Approved Development confirms that the residual effects of the Approved Development are considered to be negligible. Therefore, in line with the assessment methodology outlined in paragraph 13.4.2 no in-combination effects with other committed developments are considered to occur.
36) Pearl Assurance House 25 Princess Street Manchester M2 4HH (123522/FO/2019)	
Noise	A noise and vibration assessment report was undertaken for the committed development which outlines measures to ensure the development is protected by adverse impacts. Furthermore, there are no significant sensitive receptors

	which concludes that there are unlikely to be any in-combination effects with the Proposed Development and the committed development.
Socioeconomics	An assessment of the socioeconomic effects was not completed for the committed development; therefore, it can be assumed that Manchester City Council did not consider any significant socioeconomic effects to be likely. Considering this, in-combination effects are therefore unlikely to occur.
Townscape and Visual	An assessment of the townscape and visual impacts was not completed for the committed development; therefore, it can be assumed that Manchester City Council did not consider any significant townscape and visual effects to be likely. Therefore, considering this, no additional in-combination effects are likely to occur.
Built Heritage	The heritage statement concludes that the visual impact of the committed development on the setting of the Albert Square Conservation Area and settings of the identified listed buildings is largely neutral. Therefore, even though it is a shared receptor with the Proposed Development, the potential in-combination effect is unlikely to be greater than that detailed in Chapter 9: Built Heritage.
Wind	No wind assessment has been undertaken to support this development and there is no reference to any potential impacts on the microclimate. Therefore, it can be assumed that given the permission granted by Manchester City Council, the committed development was not considered to have negative impacts on the surrounding wind environment, therefore in-combination effects are considered to be unlikely.
Daylight, Sunlight, Overshadowing	The daylight and sunlight assessment concluded that the impact on daylight and sunlight will be appropriate and acceptable. Furthermore, the only sensitive receptor outlined was The Chambers on Booth Street which is not shared as a receptor with the Proposed Development and therefore in-combinations effects are unlikely to occur if proposed mitigation measures are adhered to.
Archaeology	Chapter 12: Archaeology of the 2017 Environmental Statement for the Approved Development confirms that the residual effects of the Approved Development are considered to be negligible. Therefore, in line with the assessment methodology outlined in paragraph 13.4.2 no in-combination effects with other committed developments are considered to occur.
37) Ground Floor 49 Peter Street Manchester M2 3NG (121988/FO/2018)	
Noise	A noise assessment was undertaken for the committed development which outlines that noise levels at the nearest noise sensitive receptor will be controlled to 10dB below the measured background level in the daytime. There are no significance adverse effects assessed and therefore it is considered that in-combinations effects are unlikely to occur if proposed mitigation measures are adhered to.

Socioeconomics	An assessment of the socioeconomic effects was not completed for the committed development; therefore, it can be assumed that Manchester City Council did not consider any significant socioeconomic effects to be likely. Considering this, in-combination effects are therefore unlikely to occur.
Townscape and Visual	Due to the limited scale and nature of development proposals, no additional in-combination effects are likely to occur.
Built Heritage	An assessment of the built heritage effects was not completed for the committed development; therefore, it can be assumed that Manchester City Council did not consider any significant built heritage effects to be likely. Considering this, in-combination effects are therefore unlikely to occur.
Wind	No wind assessment has been undertaken to support this development and there is no reference to any potential impacts on the microclimate. Therefore, it can be assumed that given the permission granted by Manchester City Council, the committed development was not considered to have negative impacts on the surrounding wind environment, therefore in-combination effects are considered to be unlikely.
Daylight, Sunlight, Overshadowing	There was no daylight, sunlight and overshadowing assessment undertaking, illustrating that there are no sensitive receptors related to this and therefore it is considered unlikely that in-combination effects will occur.
Archaeology	Chapter 12: Archaeology of the 2017 Environmental Statement for the Approved Development confirms that the residual effects of the Approved Development are considered to be negligible. Therefore, in line with the assessment methodology outlined in paragraph 13.4.2 no in-combination effects with other committed developments are considered to occur.
38) 44 Peter Street Manchester M2 5GP (122388/FO/2019)	
Noise	A noise impact assessment was undertaken for the committed development which concluded that noise generated by the development can readily be controlled and will not result in any adverse impact on nearby sensitive receptors, if compliance with Polices DC26 of Unitary Development Plan and DM1 of the Core Strategy are adhered to. Therefore, it is considered that in-combinations effects are unlikely to occur.
Socioeconomics	An assessment of the socioeconomic effects was not completed for the committed development; therefore, it can be assumed that Manchester City Council did not consider any significant socioeconomic effects to be likely. Considering this, in-combination effects are therefore unlikely to occur.
Townscape and Visual	Due to the limited scale and nature of development proposals, no additional in-combination effects are likely to occur.

Built Heritage	The heritage impact assessment concludes that the committed development will aim to have a neutral impact om the setting of nearby listed buildings and enhance the Peter Street Conservation Area. Therefore, even though there are shared receptors between the committed development and the Proposed Development, the committed development does not identify any significance of effect; and therefore, the potential in-combination effect is unlikely to be greater than that detailed in Chapter 9: Built Heritage.
Wind	No wind assessment has been undertaken to support this development and there is no reference to any potential impacts on the microclimate. Therefore, it can be assumed that given the permission granted by Manchester City Council, the committed development was not considered to have negative impacts on the surrounding wind environment, therefore in-combination effects are considered to be unlikely.
Daylight, Sunlight, Overshadowing	There was no daylight, sunlight and overshadowing assessment undertaking, illustrating that there are no sensitive receptors related to this and therefore it is considered unlikely that in-combination effects will occur.
Archaeology	Chapter 12: Archaeology of the 2017 Environmental Statement for the Approved Development confirms that the residual effects of the Approved Development are considered to be negligible. Therefore, in line with the assessment methodology outlined in paragraph 13.4.2 no in-combination effects with other committed developments are considered to occur.
39) Lincoln Square Manchester (120014/FO/2018)	
Noise	A noise impact assessment was not completed for the committed development; therefore, it can be assumed that Manchester City Council did not consider any significant noise effects to be likely. Considering this, in-combination effects are therefore unlikely to occur.
Socioeconomics	An assessment of the socioeconomic effects was not completed for the committed development; therefore, it can be assumed that Manchester City Council did not consider any significant socioeconomic effects to be likely. Considering this, in-combination effects are therefore unlikely to occur.
Townscape and Visual	Further townscape impacts may arise for the Civic Quarter. It is considered that the Proposed Development and Lincoln Square proposals complement each other, and any in-combination townscape impact would be beneficial – albeit limited by due to the large scale of change already assessed for the character area.
Built Heritage	The heritage statement has outlined various significant heritage assets within the surrounding area of the committed development. However, no significance of effect has been stated for these and the nature of the committed development means that the visual effects are relatively minor. Therefore, even though there are shared built heritage

	sensitive receptors with the Proposed Development, the potential in-combination effect is unlikely to be greater than that detailed in Chapter 9: Built Heritage.
Wind	No wind assessment has been undertaken to support this development and there is no reference to any potential impacts on the microclimate. Therefore, it can be assumed that given the permission granted by Manchester City Council, the committed development was not considered to have negative impacts on the surrounding wind environment, therefore in-combination effects are considered to be unlikely.
Daylight, Sunlight, Overshadowing	The committed development has considered removal of tress to reduce the amount of overshadowing at the site and therefore the proposed tree cover removal will have a positive impact on the daylight and sunlight of the committed development. Considering this, it is therefore unlikely that in-combination effects will occur.
Archaeology	Chapter 12: Archaeology of the 2017 Environmental Statement for the Approved Development confirms that the residual effects of the Approved Development are considered to be negligible. Therefore, in line with the assessment methodology outlined in paragraph 13.4.2 no in-combination effects with other committed developments are considered to occur.
40) Great Northern Complex Encompassing Great Northern Warehouse, Great Northern Square, 223-255 Deansgate And Goods Yard Entrance Manchester M3 4EN (118568/FO/2017)	
Noise	An acoustic planning report was undertaken for the committed development which was summarised in the Planning Statement. There will be no significant permanent residual noise and vibration effects as a consequence of the committed development. Considering this, in-combination effects are therefore unlikely to occur.
Socioeconomics	An assessment of the socioeconomic effects was not completed for the committed development; therefore, it can be assumed that Manchester City Council did not consider any significant socioeconomic effects to be likely. Considering this, in-combination effects are therefore unlikely to occur.
Townscape and Visual	An assessment of the townscape and visual impacts was not completed for the committed development; therefore, it can be assumed that Manchester City Council did not consider any significant townscape and visual effects to be likely. Therefore, considering this, no additional in-combination effects are likely to occur.
Built Heritage	The heritage statement concludes there will be a moderate adverse impact on the admin block within the committed development. However, this is not a shared sensitive receptor with the Proposed Development and therefore in-combination effects are considered unlikely to occur.

Wind	No wind assessment has been undertaken to support this development and there is no reference to any potential impacts on the microclimate. Therefore, it can be assumed that given the permission granted by Manchester City Council, the committed development was not considered to have negative impacts on the surrounding wind environment, therefore in-combination effects are considered to be unlikely.
Daylight, Sunlight, Overshadowing	The committed development has considered removal of tress to reduce the amount of overshadowing at the site and therefore the proposed tree cover removal will have a positive impact on the daylight and sunlight of the committed development. Considering this, it is therefore unlikely that in-combination effects will occur.
Archaeology	Chapter 12: Archaeology of the 2017 Environmental Statement for the Approved Development confirms that the residual effects of the Approved Development are considered to be negligible. Therefore, in line with the assessment methodology outlined in paragraph 13.4.2 no in-combination effects with other committed developments are considered to occur.
41) Granada House Atherton Street Manchester M3 3GS (118040/FO/2017)	
Noise	An acoustic planning report was undertaken for the committed development which outlined the sensitive receptors (none of which are shared with the sensitive receptors for the Proposed Development). Furthermore, noise limits were set to be below existing typical background noise level which are cumulative limits. Therefore, it is likely that the potential in-combination effects will remain as assessed within Chapter 6: Noise and Vibration of the 2017 Environmental Statement for the Approved Development.
Socioeconomics	An assessment of the socioeconomic effects was not completed for the committed development; therefore, it can be assumed that Manchester City Council did not consider any significant adverse socioeconomic effects to be likely. Considering this, in-combination effects are therefore unlikely to occur
Townscape and Visual	Due to the separation with the Proposed Development and likely screening caused by the surrounding townscape, no additional in-combination effects are likely to occur.
Built Heritage	The heritage statement concludes there will be a moderate adverse impact on the admin block within the committed development. However, this is not a shared sensitive receptor with the Proposed Development and therefore in-combination effects are considered unlikely to occur.
Wind	No wind assessment has been undertaken to support this development and there is no reference to any potential impacts on the microclimate. Therefore, it can be assumed that given the permission granted by Manchester City Council, the committed development was not considered to have negative impacts on the surrounding wind environment, therefore in-combination effects are considered to be unlikely.

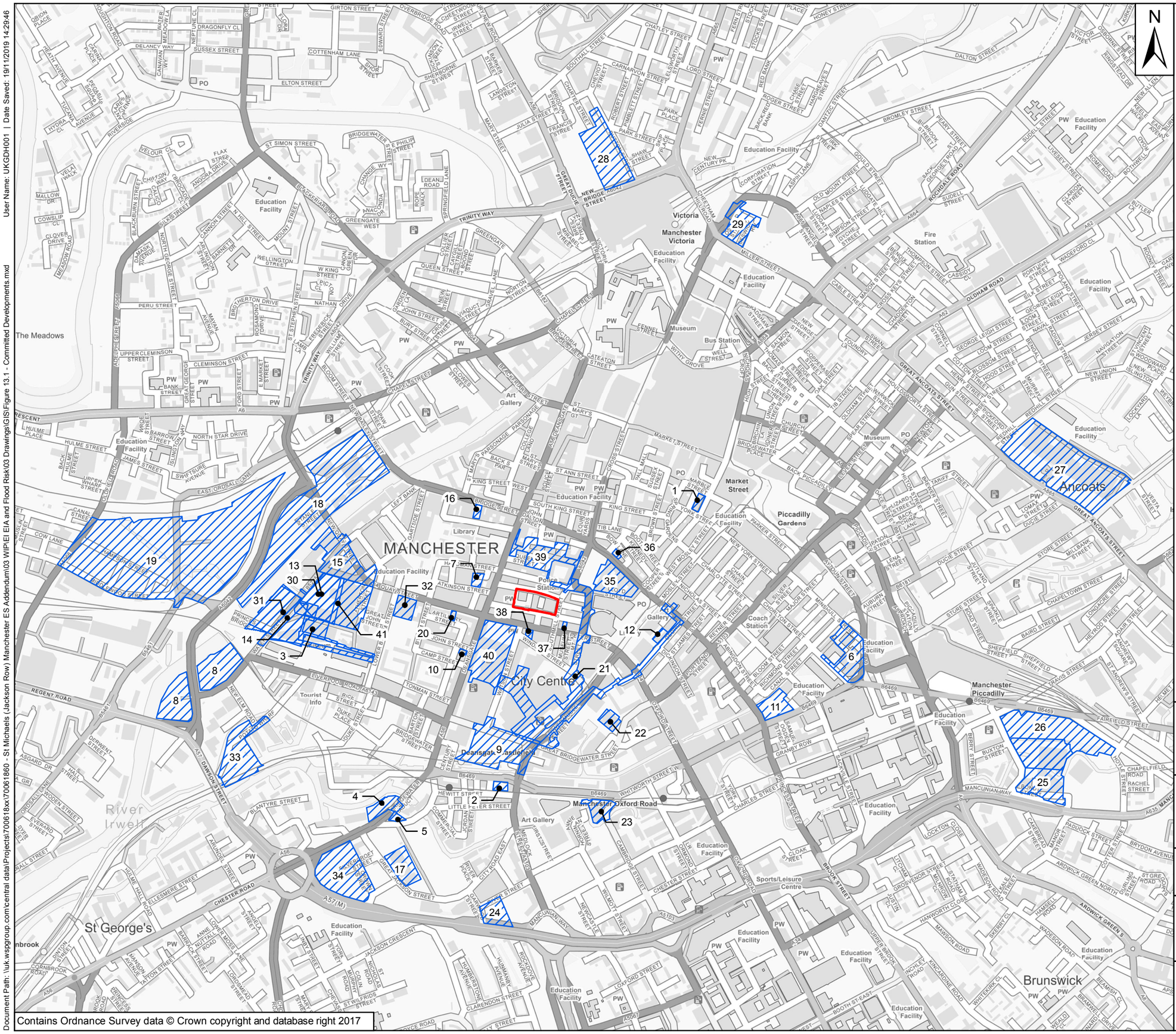
Daylight, Sunlight, Overshadowing	The daylight and sunlight report for the committed development outlines two potential sensitive receptors in terms of daylight, sunlight and overshadowing issues, however these receptors do not overlap with any outlined in Chapter 11: Daylight, Sunlight and Overshadowing. Therefore, due to this and the distance between the committed development and Proposed Development (approximately 450 m) it is unlikely that any in-combination effects will occur.
Archaeology	Chapter 12: Archaeology of the 2017 Environmental Statement for the Approved Development confirms that the residual effects of the Approved Development are considered to be negligible. Therefore, in line with the assessment methodology outlined in paragraph 13.4.2 no in-combination effects with other committed developments are considered to occur.

13.5 LIMITATIONS AND ASSUMPTIONS

No update.

13.6 REFERENCES

No update.



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Key

Planning Application Boundary

Committed Developments

Note: For details of committed developments see Table 13.1 in the 2019 Updated ES Addendum.

0 100 200 300 400 500 m

wsp

Client: Jackson's Row Development Ltd

Project: St Michael's, Jackson's Road

Title: Committed Developments

Drawing No:	Figure 13.1	Drawn:	GH
Date:	19/11/2019	Checked:	BL
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Document Path: \\uk.wspgroup.com\central data\Projects\70061 8xx\70061860 - St Michaels (Jackson Row) Manchester ES Addendum\03 WIP\EI EIA and Flood Risk\03 Drawings\GIS\Figure 13.1 - Committed Developments.mxd User Name: UKGDH001 | Date Saved: 19/11/2019 14:29:46

Appendix 2.2

Biodiversity Assessment

Jackson's Row Developments Ltd

ST MICHAEL'S, JACKSON'S ROW

APPENDIX 2.2: BIODIVERSITY ASSESSMENT

70061860-BA001
NOVEMBER 2019

PUBLIC

Jackson's Row Developments Ltd

ST MICHAEL'S, JACKSON'S ROW

APPENDIX 2.2: BIODIVERSITY ASSESSMENT

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DATE: NOVEMBER 2019

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1 INTRODUCTION

1.1 BACKGROUND

1.1.1. WSP UK Limited (Ltd) (WSP) was commissioned by Jackson's Row Developments Ltd to undertake an Ecological Appraisal in 2015 (referred to as a 'Biodiversity Assessment') with subsequent bat surveys conducted in 2016. An updated Preliminary Bat Roost Assessment (PBRA) and bat emergence surveys were undertaken in 2019. The purpose of the update survey was to inform a Section 73[1] application for the site with regards to ecological constraints associated with bats. The Jackson's Row site is located north of the A57 (M), in central Manchester at National Ordnance Grid (NGR) reference SJ83663 98054. The Jackson's Row site (hereafter referred to as 'the Site') will comprise a mixed-use development, for further details see Site Location Plan, Figure 1.

1.2 SITE DESCRIPTION AND PROPOSED DEVELOPMENT

1.2.1. The Site comprises a number of buildings between Jackson's Row and Bootle Street, central Manchester. The Site is within an area of predominantly commercial properties. The Rochdale Canal and the River Irwell are located approximately 0.5km from the Site to the south and north-west, respectively.

1.2.2. Within the Site, habitats included hardstanding, buildings, ornamental scrub and scattered trees.

1.2.3. The Proposed Development includes construction of two buildings comprising residential dwellings, two hotels, a synagogue, a number of restaurants and bars, and office spaces. In addition, the Proposed Development includes public realm areas, revised access plans, car parking, landscaping and pedestrian routes through the Site. The Site area comprises 0.5ha.

1.3 SCOPE OF WORKS

1.3.1. The brief provided to WSP was:

- To provide baseline ecological information about the Site with particular reference to whether legally protected and/or notable sites, species or habitats are present or likely to be present;
- To provide recommendations to enable compliance with relevant nature conservation legislation and planning policy; and
- To identify the need for avoidance, mitigation, compensation or enhancement measures and/or further ecological surveys, as required.

1.4 RELEVANT LEGISLATION AND POLICY

1.4.1. The appraisal has been compiled with reference to the following relevant nature conservation legislation, planning policy and the UK Biodiversity Framework from which the protection of sites, habitats and species is derived in England. The context and

[1] Section 73 of the Town and Country Planning Act 1990 (as amended)

applicability of each item is explained as appropriate in the relevant sections of the report and additional details are presented in Appendix A.

- The Conservation of Habitats and Species Regulations 2017 (as amended) (the 'Habitats Regulations');
- The Wildlife and Countryside Act 1981 (as amended) (WCA);
- Countryside Rights of Way Act 2000;
- The Natural Environment and Rural Communities (NERC) Act 2006 (England);
- The Protection of Badgers Act 1992;
- The Wild Mammals (Protection) Act 1996;
- The UK Post-2010 Biodiversity Framework (2011-2020) (JNCC and Defra, 2012);
- Biodiversity 2020: A strategy for England's wildlife and ecosystem services (Defra, 2011);
- UK Biodiversity Action Plan (UKBAP)[2]; and
- The National Planning Policy Framework 2019 (Ministry of Housing Communities & Local Government, 2019).

[2] The UK BAP has now been replaced by the UK Post-2010 Biodiversity Framework, however, it contains useful information on how to characterise important species assemblages and habitats which is still relevant.

2 METHODOLOGY

2.1 OVERVIEW

2.1.1. This appraisal has been prepared with reference to current good practice guidance published by the Chartered Institute for Ecology and Environmental Management (CIEEM, 2017), and Joint Nature Conservation Committee (JNCC, 2010); and guidance contained in the British Standard - Code of Practice for Biodiversity and Development BS42020:2013 (British Standards Institute (BSI), 2013).

2.1.2. This Ecological Appraisal is based on the following data sources:

- An ecological desk study;
- A habitat survey; and
- A protected/notable species assessment.

2.2 DESK STUDY

2.2.1. A full desk study was undertaken in 2015 and updated in 2019 to review existing ecological baseline information available in the public domain and to obtain information held by relevant third parties, details of records can be found in Appendix B.

2.2.2. For the purpose of the desk study exercise, records were collated within various radii around the Site. This approach is consistent with current good practice guidance published by the CIEEM, 2012,2017 and 2019. To provide the baseline data for the ecological desk study, the following information was requested from the Greater Manchester Ecology Unit (GMEU):

- Records of legally protected and notable species within 2km of the Site;
- Bat records within a 5km radius of the Site; and
- Records of non-statutory sites designated for nature conservation value within 2km of the Site.

2.2.3. Freely downloadable datasets (available from Natural England) were consulted for information regarding the presence of statutory designated habitats[3] within 2km of the Site. This search was extended to 10km for Natura 2000 sites (Special Areas of Conservation (SAC) and Special Protection Areas (SPA)) of European importance and internationally designated Ramsar sites.

2.2.4. Freely downloadable datasets (available from Natural England) were consulted for information regarding Habitats of Principal Importance (HPI)[4] within 1km and woodland listed on the Ancient Woodland Inventory[5].

---

[3] Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR) and Local Nature Reserves (LNR).

[4] Mapped locations of HPI are usually not available, but HPI aligns in the most part with UKBAP habitats. Inventories of UKBAP habitat have been prepared by a variety of organisations and at a national (Natural England priority habitat inventory) and local scale (e.g. by local records centres). In some instances, these are primarily based on aerial photograph analysis rather than field survey.

[5] The ancient woodland inventory in England lists areas over two hectares in size which have been continuously wooded since at least 1600.

2.2.5. In addition, open source 1:25,000 Ordnance Survey mapping was used to identify any mapped water bodies and watercourses within 0.5km of the Site.

2.2.6. The findings of the desk study can be found in Appendix B.

2.3 WALKOVER SURVEY

2.3.1. An Ecological Appraisal is a broad inspection which identifies habitat types present at a Site and evaluates their potential to support protected or notable species. A Site walkover was undertaken on 15 October 2015 by a Chartered Environmentalist, Principal Ecologist and Full Member of CIEEM, from the publicly accessible areas of Site. The habitats within the Site boundary were identified in accordance with the Joint Nature Conservation Committee (JNCC) Phase 1 survey methodology (JNCC, 2010) and notes were taken on dominant species present any features of interest. The habitats recorded were also assessed for their suitability to support protected or notable species following CIEEM guidance (CIEEM, 2017).

2.3.2. Field signs of legally protected or priority species were noted and where no field signs were present, an assessment was made of whether protected or priority species were likely to be present. Features of ecological interest or evidence of protected species were recorded as Target Notes (see Appendix C).

2.3.3. Buildings and trees on Site were surveyed to determine if they were suitable for roosting bats. These were then categorised and further surveys were recommended on the bat potential rating of the feature as described within Table 2-2.

2.3.4. The surveys also looked for the presence of common invasive species such as Japanese knotweed *Reynoutria japonica*, giant hogweed *Heracleum mantegazzianum* and Himalayan balsam *Impatiens glandulifera.*

2.4 BAT SURVEYS

2.4.1. The bat surveys were completed throughout the appropriate season and utilised a variety of methods as set out in good practice (Hundt, 2012 for surveys undertaken in 2015 and Collins, 2016 for surveys undertaken in 2016 and 2019).

BAT SURVEY 2016

Preliminary Bat Roost Assessment (PBRA)

2.4.2. An external and internal building inspection was carried out by WSP (WSP/Parsons Brinckerhoff at the time of survey) in 2016. Three buildings were accessed, where safe to do so, and externally surveyed from the ground. Surveys focused on roof spaces and features on the inside and outside of windows. An endoscope was used to investigate any cavities.

2.4.3. Signs of bat use searched for include:

- scratches;
- droppings;
- staining at potential entrances;
- live and dead bats

Bat Dusk Emergence Surveys

2.4.4. Built structures identified to have features suitable to support bat roosts were subject to further surveys to watch and listen for bats emerging from, or returning to, a roost. The buildings were identified following the PBRA carried out in 2016. The level of survey

effort employed was proportional to the suitability identified in accordance with best practice (Collins, J., 2016). Surveyor locations were utilised to fully cover the potential roosting features on all suitable buildings.

2.4.5. The 2016 bat dusk emergence surveys were undertaken in the following conditions:

Table 2-1 – Conditions recorded during the 2016 surveys

Date	Survey Type	Sunset	Weather Conditions
15/09/16	Dusk Emergence	19:24	Clear sky, temperature from 22.6^{0}C to 18.7^{0}C at the end of surveys. No breeze at the start of survey picking up to beaufort wind speed of 1 by the end.
22/09/16	Dusk Emergence	19:06	Cloud covers 6 Oktas, wind 1 on beaufort wind speed scale. Temperature 15.6^{0}C at start to 13.70C at finish

BAT SURVEY 2019

PBRA

2.4.6. An updated external inspection of the buildings was conducted by WSP in 2019. These surveys form the basis of the species-specific survey undertaken in August2019.

2.4.7. The survey followed current good practice guidelines published by The Bat Conservation Trust (Collins, J., 2016) and was led by a Principal Ecologist who was a Full member of the CIEEM (MCIEEM).

2.4.8. The 2019 survey comprised an assessment of features on each structure that could be used by roosting bats such as small holes and crevices and also features that would provide entry/exit points for bats to access internal areas such as roof voids.

2.4.9. Binoculars (Avian F 8x42) and torch (Clulite 1 million candlepower) were used to inspect potential roost features (PRF) where necessary.

2.4.10. The assessment of suitability was based on the broad criteria outlined in Table 2-2 below (Collins, J., 2016), combined with the professional judgement and experience of the surveyor in recognising suitable habitat features and field signs of bats.

Table 2-2 – Assessment of suitability criteria

Suitability	Description
Negligible	Negligible habitat features on site likely to be used by roosting bats.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically, but does not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats. (i.e. unlikely to be suitable for maternity or hibernation.)

Suitability	Description
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost type of high conservation significance.
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.
Confirmed Roost	A structure with evidence of bat presence, i.e. droppings, feeding remains, audible bat calls heard during daytime survey or sightings of the animals themselves, existing record of bats roosting at the location.

Bat Dusk Emergence Surveys

2.4.11. The update PBRA undertaken in 2019 confirmed the findings of the 2016 assessment. The level of survey effort employed was again proportional to the suitability identified in accordance with best practice (Collins, J., 2016).

2.4.12. The 2019 bat dusk emergence surveys were undertaken in the following conditions:

Table 2-3 – Conditions recorded during the 2019 surveys

Date	Survey Type	Start Time	Sunset Time	End Time	Weather Conditions
30/08/19	Dusk Emergence	1944	20:04	21:25	Warm, dry and calm. Temperature 18°C, decreasing to 16.9°C by the end. Relative humidity 54%, increasing to 60%
11/09/19	Dusk Emergence	1916	19:36	20:50	Dry and calm. Temperature 17.8°C, decreasing to 16.0°C by the end. Relative humidity 61%,

2.4.13. Methods followed current good practice guidelines published by The Bat Conservation Trust (Collins, J., 2016). Techniques, equipment and assessment criteria were consistent with currently accepted standards for bat surveys.

2.4.14. The survey programme was led by an Ecologist working as an accredited agent under a licensed bat ecologist licence with fieldwork undertaken by a team of ecologists.

2.4.15. The dusk emergence surveys began 15 minutes before sunset and continued until 120 minutes after sunset.

2.4.16. The surveyors used Batbox duet to aid detection of calls in the field and an Anabat SD1 to record calls for sonogram analysis and confirmation of species identification bat detectors to listen to and record echolocation calls of bats observed. During the survey,

surveyors mapped the flight-lines used by any bats observed and noted any features used by the bats to exit/enter the buildings. Incidental records of bat activity in the vicinity of the surveyor locations were also collected.

2.5 LIMITATIONS TO THE ASSESSMENT

2.5.1. An Ecological Appraisal does not comprise a full botanical assessment of all species present within a Site; therefore, species lists are indicative only. Similarly, plant species are not as easily identifiable within areas of short/low mown grassland habitats. The list of species identified at the Site is therefore unlikely to be comprehensive; however, it provides a broad overview of the habitat types and their ecological value. Given, the urban location of Site the data collected from the survey is considered valid to inform the scope of works.

2.5.2. The Site was assessed from publicly accessible areas only. No information on asbestos was available for the small roof space in the public house and as such was viewed from the loft hatch only; the cellar was not entered. Whilst the inability to fully access the buildings presents a limitation, the urban location of the site (and the subsequent results of bat surveys) does not present a significant limitation to the assessment presented here.

2.5.3. Only emergence surveys were undertaken due to safety reasons, no dawn surveys were completed. Surveys were not commissioned until late in the bat activity season in both 2016 (August) and 2019 (end of August and September) and as such surveys were spaced out as far as possible for the latter part of the season August, September and October only. Given the PRF identified were considered likely only to support small roosts of low conservation significance (particularly owing to the urban nature of the surroundings), the significance of the limitation is reduced and the conclusions drawn here are considered reliable.

2.5.4. The baseline conditions described in this report are accurate at the time at which the survey was undertaken. Should considerable time pass (e.g. 2+ years) and/or conditions/land-use on the Site change prior to the commencement of works, it is recommended that an update survey is undertaken.

2.5.5. Visual observation of bat activity was constrained by light levels. While surveyors may be able to see bats silhouetted against the sky, individuals flying against a background of dark buildings or trees were much more difficult to spot. The use of bat detectors to hear echolocation calls helps to ensure that activity is not missed. The building was well-lit with external lighting at the rear and on one of the gables and clients in the pub garden were noisy.

3 RESULTS

3.1 DESK STUDY

Statutory Designated Sites

3.1.1. The Rochdale Canal Special Area of Conservation (SAC) and Site of Special Scientific Interest (SSSI) is located approximately 6.0km north-east of the Site. The JNCC qualifies this site for protection due to the presence of a significant population of the European Protected Species (EPS) floating water-plantain *Luronium natans* in a botanically diverse waterplant community, which also supports a wide range of pondweeds *Potamogeton spp*. This population of *Luronium* is representative of the formerly more widespread canal populations of north-west England.

3.1.2. There are no other statutory designated sites located within 2km of the Site.

Non-Statutory Sites

3.1.3. There are three Sites of Biological Interest (SBIs) located within 2km of the Site. SBIs are areas designated for protection due to their significant wildlife value and are of county-wide importance.

3.1.4. The Rochdale Canal (Stott's Lane Ducie Street Basin) and the Ashton Canal are both designated as SBIs and are located approximately 1.44 km north-east and 1.20 km east from the Site, respectively. The Rochdale Canal is designated for protection for its floating water plantain population. It is also of note that stretches support white-clawed crayfish *Austropotamobius pallipes,* which has full legal protection under the WCA and American pondweed *Potamogeton epihydrus*, a Red Data Book species. In addition, stretches of the Ashton Canal also support floating water plantain and the nationally scarce grass-wrack pondweed *Potamogeton compressus*; both are UK Biodiversity Priority Species and are designated as Species of Principal Importance (SPI) under Section 41 of the NERC Act 2006. The River Irwell SBI is located 1.28 km north-west from the Site and recognised for its distinctive aquatic species composition.

3.1.5. There are no connecting features between the described non-statutory sites and the Site.

Species

3.1.6. GMEU provided the records of protected and notable species. These are detailed in Appendix B.

3.1.7. Habitats and species listed under the Greater Manchester Biodiversity Action Plan (BAP) which may be relevant to the Site include:

- Urban-managed greenspace;
- Black redstart *Phoenicurus ochruros;* and
- Bats.

3.1.8. The 2019 records reported a range of bat and bird species, including black redstart, as well as great crested newts *Triturus cristatus*. The nearest record was Black redstart 0.07km to the East of the Site recorded in 2018. The nearest great crested newt record was 1.5km to the North West of the Site in 2017

3.2 ECOLOGICAL APPRAISAL

3.2.1. The habitats present on Site in 2015 consisted of buildings, hardstanding, ornamental shrubs and immature trees. Overall the habitats on Site are considered to be of low ecological value. No reassessment of habitats was undertaken as part of the updates in 2019.

PROTECTED SPECIES

Breeding Birds

3.2.2. The Site contained a small number of ornamental hawthorn *Crataegus orientalis* trees. However, these were considered unlikely to support breeding birds and are therefore not considered to pose a constraint to the Proposed Development.

3.2.3. The Greater Manchester area, including central Manchester, is considered a hotspot for black redstart breeding and. species records returned from the data search show that this species has been recorded less than 1km from the Site boundary. The walkover survey was undertaken in autumn, these birds are summer migrants, and as such would not be expected to be present on Site at this time. The Site contained a number of flat roofs but with little vegetation and foraging habitat. Therefore, the Site provides limited opportunities for this species.

Invasive Species

3.2.4. An established stand of small leaved cotoneaster *Cotoneaster microphyllus* was identified in the centre of the Site. No other invasive species were recorded within the Site at the time of survey (2015).

Other Species

3.2.5. No other habitats with potential for protected and/or notable species were identified on Site and therefore it was considered unlikely that other protected species pose a constraint to the Proposed Development.

BUILDING INSPECTION

3.2.6. The buildings on Site were assessed for their suitability to support roosting bats in 2015.All buildings within the Site were externally re-assessed in 2019 and a summary of features identified during the inspection is presented below in Table 3-1, results are shown on Figure 3.

Table 3-1 – Features found on the building inspection survey 2019

Feature Area No.	2016 reference	Summary Description	Roost Suitability
2 – Building	A	Manchester Reform Synagogue fronting onto Jacksons Row. Mid-1950s building with flat roof with low brick parapet. Rear part rendered. Series of lower windows with metal security grills. No gaps around windows, brickwork in good condition with no missing mortar.	Negligible
4 – Building	C	Part of former Bootle Street Police Station built in 1930s. Three- and four-storey brick building with flat roof and brick	Negligible

Feature Area No.	2016 reference	Summary Description	Roost Suitability
		parapet. PVC window frames with no gaps and security grill on ground floor. Brickwork intact with no missing mortar.	
5 – Building	C	Four-storey building fronting onto Southmill Street. Portland stone façade and main entrance to building. Extended half round windows at ground floor level with rectangular windows on upper floors. PVC frames with no gaps.	Negligible
6 – Building	C	Four- and two-storey building off Bootle Street. PVC windows with no gaps, and mortar and brickwork in good condition.	Negligible
8 - Building	B	Building 8; the Sir Ralph Abercromby Public House on Bootle Street. Mid-1900s building of brick with slate roof with ridge tiles on the original building. Later extensions at rear with flat roof and one with equal pitched slate roof. Original roof multi-pitched with leaded valleys with a central brick chimney and one at front. Facia boards on gable and around majority of building. Close inspection not possible but evidence of slight gap on sections of facia between wall and facia.	Moderate suitability

BAT DUSK EMERGENCE SURVEYS

3.2.7. No emergence was recorded during either the 2016 or the 2019 surveys.

3.2.8. During the 30 August 2019 survey, the earliest registration of a bat call, was at the rear of the building, 20 minutes following sunset. It was a commuting common pipistrelle that was heard but not seen. Following this, there were six further registrations throughout the survey. All were faint and short, heard but not seen, confined to the rear of building 8 (Sir Ralph Abercromby Public House) and adjoining car park, suggesting commuting rather than foraging. No bats were recorded on Bootle Street and no bats were seen emerging from the buildings. Anabat analysis confirmed the species to be common pipistrelle.

3.2.9. The second survey, undertaken on 11 September 2019, recorded a single bat pass; a common pipistrelle 28 minutes after sunset commuting across the car park area 1. Subsequent Anabat analysis recorded eight short calls of common pipistrelle that indicated the bats were commuting and not feeding at the Site. No bats were seen emerging from building 8 (Sir Ralph Abercromby Public House).

4 DISCUSSION AND RECOMMENDATIONS

4.1 DESIGNATED SITES

4.1.1. The Site does not share any contiguous or complementary habitat with the SAC which has been identified within 10km of it. The SAC's primary classification is for its aquatic vegetation community. Given there are no waterbodies on Site, the distance from the Site boundary and the lack of direct connectivity, it is not expected that the proposed work on Site will impact on the SAC. Therefore, it is possible to exclude the risk of likely significant effects upon it and no further assessment is required. No other statutory or non-statutory sites are likely to be directly or indirectly impacted upon from the Proposed Development due to the spatial separation and lack of connectivity between them and the Site.

4.2 HABITATS

4.2.1. The Site is dominated by man-made habitats such as buildings and hardstanding. There are limited areas of semi-natural habitat present including ornamental shrubs and scattered trees. Such habitats are considered to be common within the local context and unlikely to be of significant value for any protected or notable species.

4.3 PROTECTED SPECIES

BIRDS

4.3.1. No evidence of protected or notable species was recorded during the survey. However, the trees and hedgerow on Site have potential to support nesting birds during the breeding bird season, albeit limited and the Proposed Development is therefore unlikely to have a significant effect on breeding birds.

BATS

4.3.2. Buildings and trees on Site were assessed for their potential to support roosting bats. Some features were identified on building 8 (Sir Ralph Abercromby Public House), as having moderate potential for bats. Following a building inspection there are still some features suitable for roosting bats but no signs of potential bat presence were identified during the internal inspection.

4.3.3. As a result of the assessment of moderate potential for building 8 (Sir Ralph Abercromby Public House) , two emergence surveys were undertaken in 2016 and updated in 2019, in accordance with best practice guidelines (Collins, 2016), during which no bat emergences were seen. Therefore, a conclusion of likely absence of roosting bats within building 8 (Sir Ralph Abercromby Public House) was concluded.

4.4 RECOMMENDATIONS

BATS

4.4.1. Due to the concluded absence of roosting within the Site, bats will not constrain the Proposed Development. However, should building 8 (Sir Ralph Abercromby Public House) be demolished or subject to significant refurbishment, then a pre-start demolition check would be recommended as a precaution to ensure that the features

identified on the building had not begun to be used by bats in the intervening time period.

BIRDS

4.4.2. Given the Site has limited food sources for black redstart; it is not recommended that surveys for this species are undertaken at this time. No other ecological surveys for birds are required given the current ecological records received for the Site.

4.4.3. All wild birds are afforded partial protection under Section 1 of the WCA 1981 (as amended), making it an offence, amongst other things, to intentionally or recklessly kill, injure or take a wild bird; take or destroy its eggs; and/or to take, damage, destroy, interfere with or obstruct access to its nest whilst it is in use or being built.

4.4.4. The clearance of the buildings together with any trees and scrub should ideally be carried out outside the bird breeding season i.e. between October and February. If these are to be removed during the bird breeding season (generally considered to be from March-September) then they should be checked to confirm the absence of nesting birds by a suitably qualified ecologist prior to removal. Where nesting birds are encountered, the ecologist should advise on an appropriate buffer to be established within which no works would be conducted until the young have fledged the nest.

INVASIVE SPECIES

4.4.5. An established stand of small-leaved cotoneaster was identified in the centre of the Site. Works should be timed so as to minimise the spread of these species, by working outside of the flowering / seeding periods. Should any of the works directly impact the invasive species, these plants will need to be managed appropriately. Cotoneaster should be removed out of flower when displaying no berries, before being chipped and removed from the Site. Cotoneaster plants spread via the berries, which are on the plant during the autumn and winter months. Therefore, if this plant is removed or disturbed during the time when the berries are present this could cause the plant to spread. If necessary, removal of this plant should occur during the spring (April – May).

ECOLOGICAL ENHANCEMENT

4.4.6. The National Planning Policy Framework and NERC Act 2006 place a duty upon public bodies, including planning authorities in England and Wales to promote and enhance biodiversity in all of their functions. Habitats and species of value will therefore need to be considered within the development and landscaping design process.

4.4.7. The results of the biodiversity assessment suggest that the following should be considered within the development design to minimise potentially adverse ecological effects and realise opportunities to enhance biodiversity:

- Any soft landscaping should take into account local wildlife listed in the Greater Manchester Biodiversity Action Plan and efforts should be made to promote these species;
- Should any artificial lighting be installed or utilised at night during the proposed works then it is recommended that low pressure sodium lamps or high-pressure sodium instead of mercury or metal halide lamps is used due to its UV filtration characteristics. This will avoid disturbance to commuting, foraging or roosting bats.

Lighting should also be directional to avoid light spill (Bat Conservation Trust & Institute of Lighting Engineers 2008); and

- Given the design includes roof gardens, green roofs and tall buildings there is opportunity within the design to support the Manchester BAP for black redstart. Therefore, it is recommended the design of these features should incorporate favourable habitat such as achievable ledges and foraging opportunity in the planting. This would also have benefits for other birds and provide foraging opportunities for insects and bats.

5 CONCLUSION

5.1.1. The Ecological Assessment undertaken in October 2015 and updated in 2019 noted that the buildings on Site have some potential for roosting bats and breeding birds. In addition, an invasive plant species was identified on the Site.

5.1.2. Further surveys were undertaken to investigate the potential use of the buildings for bats. Building 8 (Sir Ralph Abercromby Public House) has visible features, however likely absence is concluded for these features following emergence surveys and an external inspection.

5.1.3. The existing building's roofs and the vegetation on Site have some potential to support nesting birds and therefore, should be removed outside the nesting season (commonly taken to be March to September inclusive). It is considered unlikely that the Proposed Development will impact on protected/notable species or local conservation sites as identified in the study.

5.1.4. There is opportunity within the building design plans to provide valuable wildlife habitats within the proposed green spaces, including suitable provisions for the locally highlighted black redstart.

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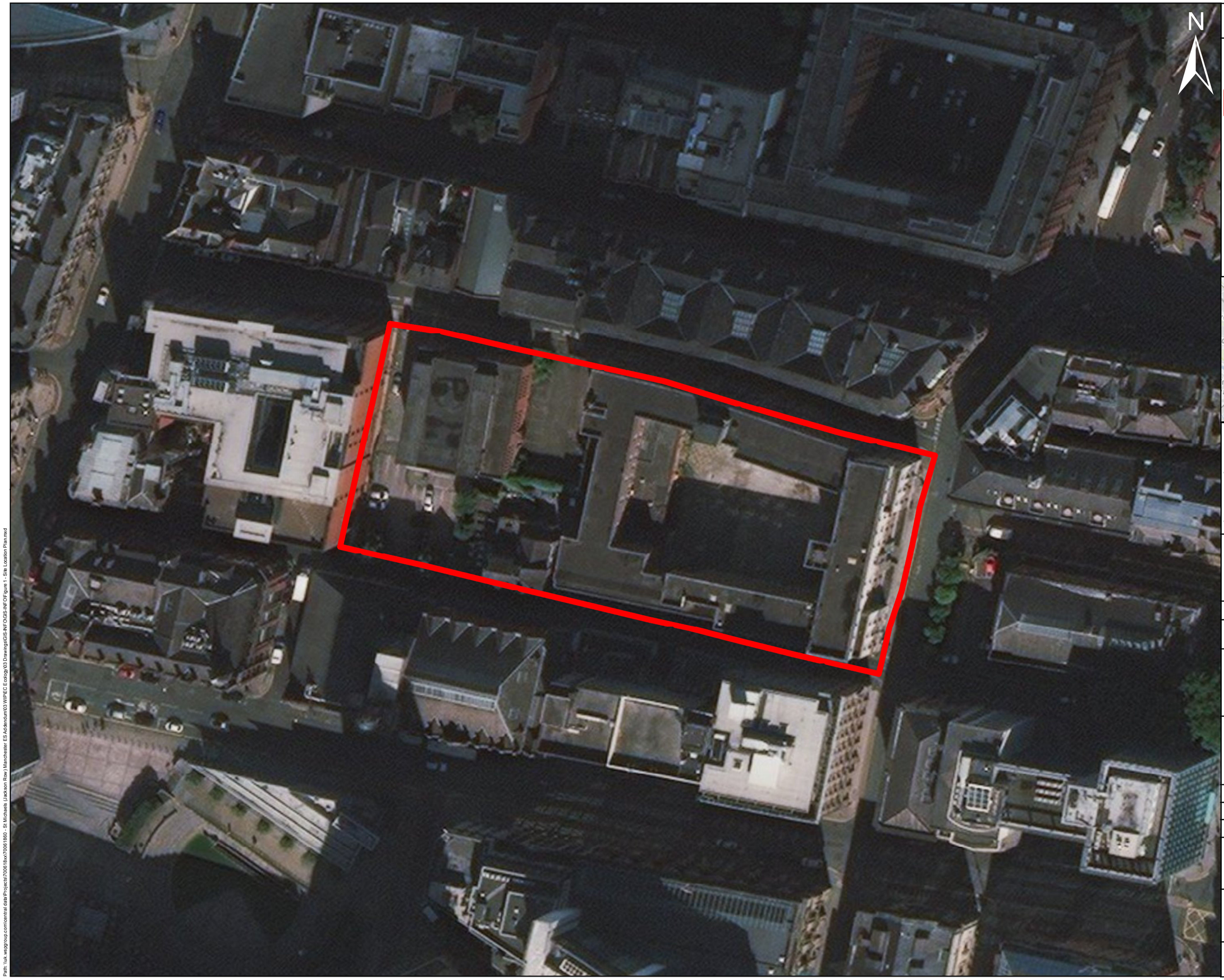
Figure 6-1 - Site Location Plan



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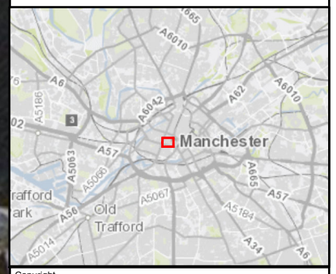
Legend

Site Boundary



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Revision Details	By / Check	Date	Suffix

Drawing Status
FINAL

Job Title
Jackson's Row Developments Ltd

Drawing Title
Figure 1:
Site Location Plan

Scale at A3: 1:750

Drawn	
RE	

Stage 1 check	Stage 2 check	Originated	Date
XX	-	RE	22/10/2019

wsp
8 First Street
Manchester
M15 4RP

Drawing Number	Rev
Figure 1 - Site Location Plan	001

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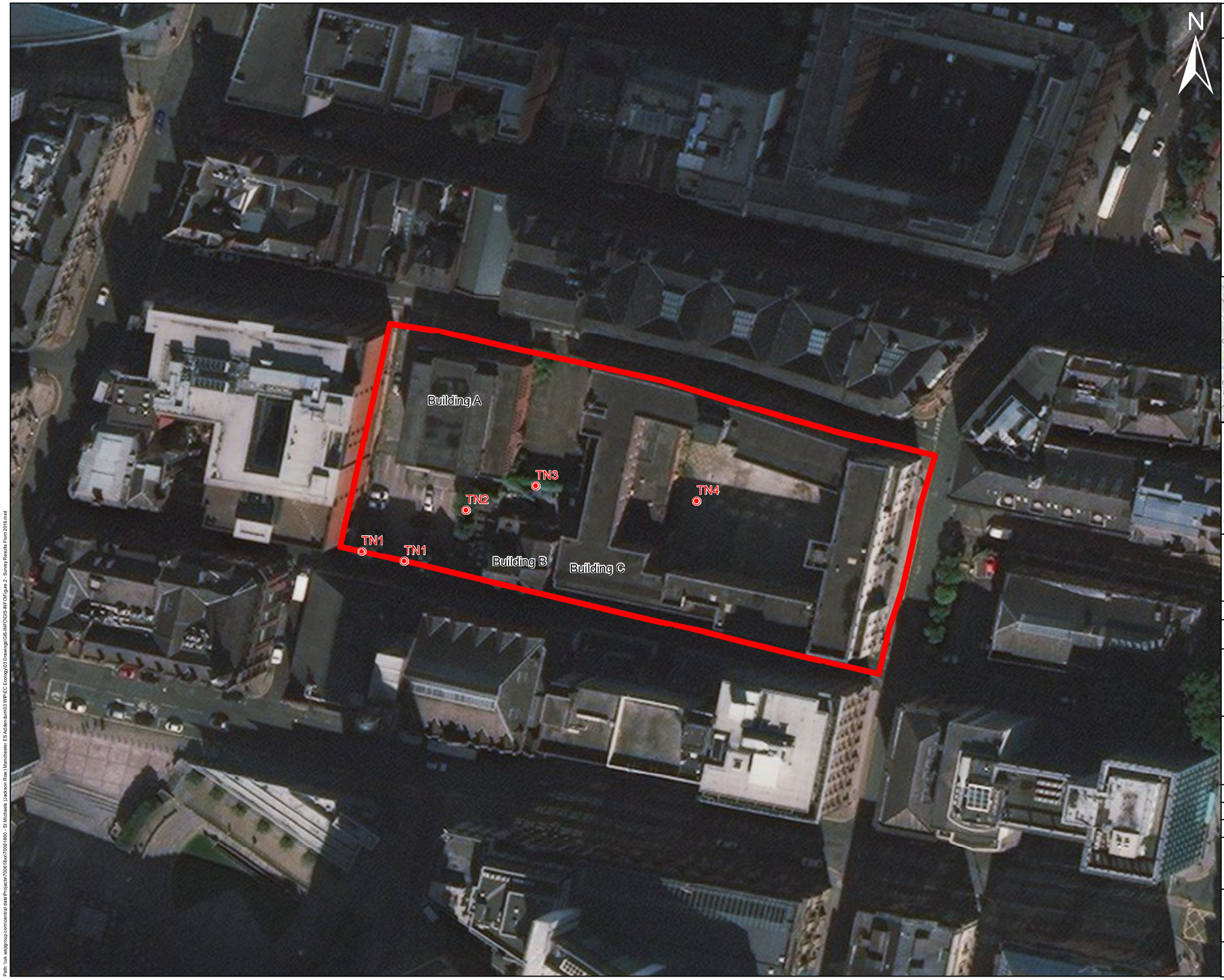
Figure 6-2 – Survey results from 2016



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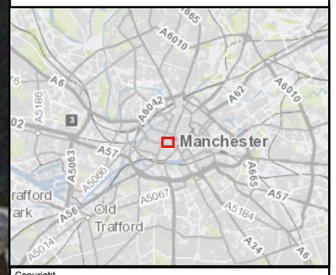
Site Boundary

Target Note



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Job Title
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Drawing Title
Figure 2:
Survey Results from 2016

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Drawn	RE		
Stage 1 check	Stage 2 check	Originated	Date
XX	-	RE	22/10/2019

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Drawing Number	Rev
Figure 2 - Survey Results From 2016	001

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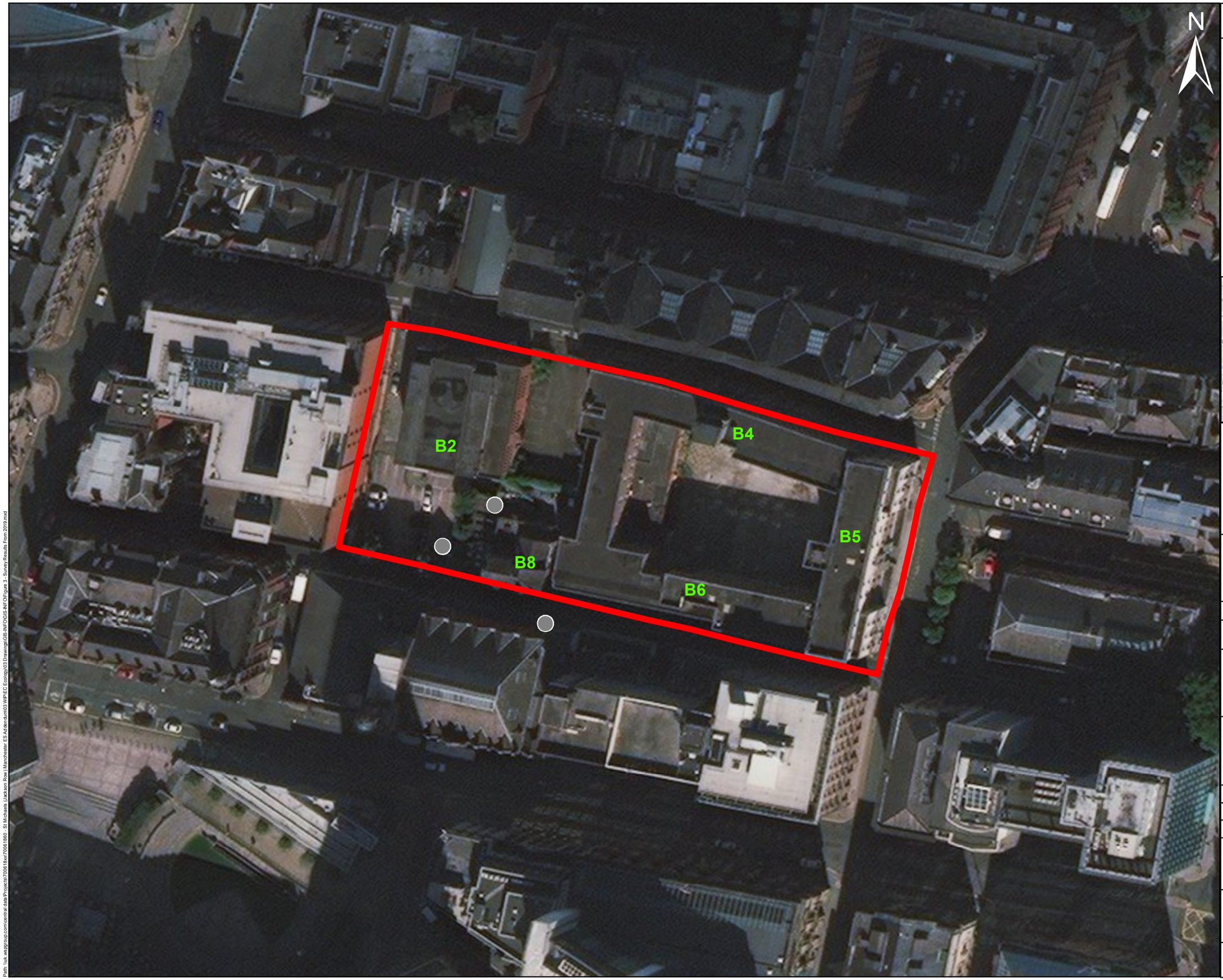
Figure 6-3 - Survey results from 2019



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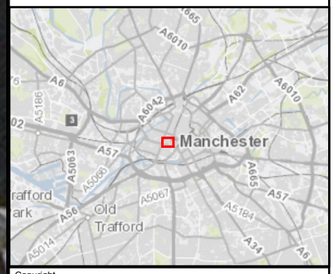
Legend

Site Boundary

Surveyor Locations



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Job Title: Jackson's Row Developments Ltd

Drawing Title: Figure 3: Survey Results from 2019

Scale at A3	1:750		
Drawn	RE		
Stage 1 check	Stage 2 check	Originated	Date
XX	-	RE	22/10/2019

wsp
8 First Street
Manchester
M15 4RP

Drawing Number	Rev
Figure 3 - Survey Results From 2019	001

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Appendix A

RELEVANT LEGISLATION AND PLANNING POLICY

PUBLIC

ENGLAND & WALES LEGISLATION AND POLICY CONTEXT

This report has been compiled with reference to relevant wildlife legislation, planning policy and the UK Biodiversity Framework. An overview and context of relevant legislation is provided, with the relevant protection each species groups or species receives summarised in Table A1.

The Wildlife and Countryside Act 1981, (as amended) (WCA)

Protected birds, animals and plants are listed under Schedules 1, 5, 8 and 9 respectively of the WCA, a description of these Schedules and their meaning is provided below.

Under the WCA (England and Wales) all birds, their nests and eggs (with exception of species listed under Schedule 2) are protected by the WCA. It is an offence to:

- Intentionally kill, injure, or take any wild bird,
- Take or destroy an egg of any wild bird.
- Damage or destroy the nest of any wild bird (whilst being built, or in use). Under the WCA the clearance of vegetation within the survey area boundary, or immediately adjacent to the survey area during the bird nesting season could result in an offence occurring by the disruption or destruction of nest sites. The bird breeding season can be taken to occur between March - August inclusive, although is subject to variations based on species, geographical and seasonal factors.

Schedule 1

Birds listed under Schedule 1 of the WCA[6] are afforded additional protection with regard to intentional or reckless disturbance whilst nest-building, or at a nest containing eggs or young, or disturb the dependent young of such a bird.

Schedule 5

Species listed in Schedule 5 can either be fully protected or be partially protected under Section 9, which makes it unlawful to intentionally:

- Part 1: kill, injure or take;
- Part 2: possess or control (live or dead animal, part or derivative);

[6] To view the current list of Schedule 1 listed birds visit: http://www.legislation.gov.uk/ukpga/1981/69/schedule/1 [Accessed 11/0719].

- Part 4 (a): damage or destruct any structure used for shelter or protection;
- Part 4 (b): disturb them in a place of shelter or protection;
- Part 4 (c): obstruct access to place of shelter or protection;
- Part 5 (a): sell, offer for sale, possess or transport for the purpose of sale (live or dead animal, part or derivative);
- Part 5 (b): advertise for buying or selling.

Schedule 8

The Act makes it an offence (subject to exceptions) to pick, uproot, trade in, or possess (for the purposes of trade) any wild plant listed in Schedule 8, and prohibits the unauthorised intentional uprooting of such plants.

Schedule 9

Invasive species listed under Schedule 9 are prohibited from release into the wild and the Act prohibits planting or "causing to grow" in the wild of any plant species listed in Schedule 9. It should be noted that certain bird species listed on Schedule 1 of the WCA are also listed on Schedule 9 to prevent release of non-native and captive individuals, this includes barn owl, red kite, goshawk and corncrake.

Countryside Rights of Way Act 2000 (CRoW Act)

The CRoW Act has amended the WCA in England and Wales strengthening the protection afforded to Sites of Special Scientific Interest (SSSI) and the legal protection for threatened species. It adds the word 'reckless' to the wording of the offences listed under Section 9(4) of the WCA. This alteration makes it an offence to recklessly commit an offence, where previously an offence had to be intentional to result in a breach of legislation.

Natural Environment and Rural Communities (NERC) Act 2006

Species and Habitats of Principal Importance in England and Wales are listed under Section 41 and Section 42 respectively of the NERC Act. The Section 41 and 42 lists detail species that are of principal importance for the conservation of biodiversity in England and Wales, and should be used to guide decision-makers such as local and regional authorities when implementing their duty to have regard for the conservation of biodiversity in the exercise of their normal functions – as required under Section 40 of the NERC Act 2006.

The Protection of Badgers Act (1992)

It is an offence to wilfully take, kill, injure, possess or ill-treat a badger. Under the Act their setts are protected against intentional or reckless interference. Sett interference includes damaging or destroying a sett, obstructing access to any part of the sett, or disturbance of a badger whilst it is occupying a sett. The Act defines a badger sett as 'any structure or place, which displays signs indicating the

current use by a badger' and Natural England takes this definition to include seasonally used setts that are not occupied but that show sign of recent use by badgers (Natural England, 2009[7]).

If impacts to badgers or their setts are unavoidable then authorised sett disturbance requires a licence.

The UK Post-2010 Biodiversity Framework (2011-2020) (JNCC and Defra, 2012)

This Framework lists the UK's most threatened species and habitats and sets out targets and objectives for their management and recovery. The UK Biodiversity Action Plan (BAP) process is delivered nationally, regionally and locally and should be used as a guide for decision-makers to have regards for the targets set by the framework and the goals they aim to achieve. The UK BAP has now been replaced by the UK Post-2010 Biodiversity Framework, however, it contains useful information on how to characterise important species assemblages and habitats which is still relevant (UK Post-2010 Biodiversity Framework, 2012[8]).

The Conservation of Habitats and Species Regulations 2017 (as amended)

The Conservation of Habitats and Species Regulations 2017 (as amended) consolidate the Conservation of Habitats and Species Regulations 2010 with subsequent amendments. The Regulations transpose Council Directive 92/43/EEC, on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive), into national law. They also transpose elements of the EU Wild Birds Directive in England and Wales. The Regulations came into force on 30th November 2017, and extend to England and Wales (including the adjacent territorial sea).

All species listed under Annex IV of the Habitats Directive require strict protection and are known as European Protected Species (EPS). Under Regulation 42 of the Habitats Regulations it is unlawful to:

- Deliberately kill, capture or disturb;
- Deliberately take or destroy the eggs of; and
- Damage or destroy the breeding site/resting place of any species protected under this legislation.

[7] Natural England, June 2009, Protection of Badgers Act 1992 (as amended), Guidance on 'Current Use' in the definition of a Badger Sett WMLG17, Natural England, Peterborough.

[8] JNCC and Defra (on behalf of the Four Countries' Biodiversity Group), July 2012, UK Post-2010 Biodiversity Framework, Available from: http://jncc.defra.gov.uk/pdf/UK_Post2010_Bio-Fwork.pdf [Accessed 11/07/19].

If the Ecologist determines that impacts to an EPS are unavoidable then the works may need to be carried out under a site specific mitigation licence from Natural England or Natural Resources Wales. Low Impact Class licences are also available in both England and Wales for bats and great crested newts. This enables Registered Low Impact Consultants to undertake certain low impact activities reducing the EPS application paperwork and process length.

Certain EPS are also listed under Annex II of the Habitats Directive and are afforded protection by the establishment of core areas of habitat known as Special Areas of Conservation. This means these species are a relevant consideration in a Habitats Regulations Assessment (HRA).

The Birds Directive seeks to maintain populations of all wild bird species across their natural range (Article 2). All bird species listed under Annex I[9] of the Birds Directive are rare or vulnerable and afforded protection by the classification of Special Protection Areas (SPAs), these are also designated under all regularly occurring migratory species, with regard to the protection of wetlands of international importance (Article 4). This means these bird species and communities are a relevant consideration in HRA.

The National Planning Policy Framework (2019)

The National Planning Policy Framework (2019) states that at an overview level the 'planning system should contribute to and enhance the national and local environment by… minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures'.

[9] To view birds listed under Annex I visit: http://ec.europa.eu/environment/nature/conservation/wildbirds/threatened/index_en.htm [accessed 11/0719]

Table A:1: Key Species and National Wildlife Legislation, Policy and Biodiversity Framework Applicable in England & Wales

Species	Legislation, Planning Policy and UK Biodiversity Framework							
	Wildlife and Countryside Act 1981 (as amended), (WCA)				The Conservation of Habitats and Species Regulations 2017 (as amended) (Habitats Regulations) - Regulation 41	Natural Environment and Rural Communities (NERC) Act 2006 / The Environment (Wales) Act (2016)	The Protection of Badgers Act 1992	The UK Post-2010 Biodiversity Framework 2011-2020 (JNCC and Defra, 2012)
	Schedule 1	Schedule 5	Schedule 8	Schedule 9	European Protected Species (Annex IV of the EC Habitats Directive)			
Bats		✓ [10](part)			✓[11]	✓[12]		✓[13]
Birds	✓			✓[14]		✓[15]		✓[16]

[10] These species are partially protected under section 9(4)(b), (4)(c) and (5).

[11] Only Barbastelle (*Barbastella barbastellus*), Bechstein's bat (*Myotis bechsteinii*), greater horseshoe bat (*Rhinolophus ferrumequinum*) and lesser horseshoe bat (*Rhinolophus hipposideros*) are listed on Annex II of the Habitats Directive.

[12] Greater horseshoe bat, lesser horseshoe bat, Bechstein's bat, noctule (*Nyctalus noctula*), soprano pipistrelle (*Pipistrellus pygmaeus*), brown long-eared bat (*Plecotus auritus*) and barbastelle are listed as Species of Principal Importance in England with the addition of common pipistrelle (*Pipistrellus pipistrellus*) in Wales listed under Section 7 of the Environment (Wales) Act (2016) http://www.legislation.gov.uk/ukpga/2006/16/contents.

[13] Barbastelle bat, Bechstein's bat, noctule, soprano pipistrelle, brown long-eared bat, greater horseshoe bat, lesser horseshoe bat are listed as UK BAP species of bat.

[14] To view plants and animals listed on Schedule 9 Part 1 visit http://www.legislation.gov.uk/ukpga/1981/69/schedule/9 [accessed 11/0719]

[15] There are 49 species of birds listed as Species of Principal Importance in England in Section 41 of the NERC Act 2006 and 51 species in Wales under Section 7 of the Environment (Wales) Act (2016) http://www.legislation.gov.uk/ukpga/2006/16/contents.

[16] To view the current list of UK BAP priority birds visit: http://jncc.defra.gov.uk/page-5163 [Accessed 11/07/19].

Appendix B

BIOLOGICAL RECORDS

PUBLIC

Table B-1 - Species records located in 2015 within 2 km of the Site boundary

Species	Closest Record to site	Date	Distance from Site Boundary	Suitable habitat present on site
Birds				
Lapwing *Vanellus vanellus*	SJ827981	01/06/2012	0.85 km west	×
Lesser redpoll *Carduelis cabaret*	SJ823989	27/01/2011	1.57 km north west	×
Skylark *Alauda arvensis*	SJ82809803	25/05/2012	0.82 km west	×
House sparrow *Passer domesticus*	SJ82499901	16/03/2014	1.48 km north west	✓
Dunnock *Prunella modularis*	SJ83309839	20/02/2014	0.46 km north west	✓
Peregrine falcon *Falco peregrinus*	SJ823989	11/09/2010	1.57 km north west	×
Song thrush *Turdus philomelos*	SJ82899803	01/04/2014	0.72 km west	✓
Little ringed plover *Charadrius dubius*	SJ82779811	17/05/2011	0.85 km west	×
Kingfisher *Alcedo atthis*	SJ838976	01/02/2013	0.39 km south east	×
Bullfinch *Pyrrhula pyrrhula*	SJ82859800	22/04/2014	0.76 km west	✓
Starling *Sturnus vulgaris*	SJ837961	04/12/2012	0.74 km west	✓
Black redstart *Phoenicurus ochruros*	SJ83839744	20/06/2011	0.56 km south east	✓
Mammals				
West European Hedgehog *Erinaceus europaeus*	SJ845972	16/01/2013	1.1 km south east	×
Badger *Meles meles*	Confidential	20/09/2011	0.52 km south east	×
Amphibians/Reptiles				
Common toad *Bufo bufo*	SJ823987	19/04/2014	1.47 km north west	×

Table B-2 - Bat roost records returned in 2015 within 5 km of the Site boundary

Species	Closest Record to site	Date	Distance from Site Boundary
Common pipistrelle *Pipistrellus pipistrellus*	SJ83239773	15/08/2012	0.47 km south west
Soprano pipistrelle *Pipistrellus pygmaeus*	SJ82849793	26/06/2013	0.78 km south west
Pipistrellus sp.	SJ83729744	05/06/2008	0.54 km south
Daubenton's bat *Myotis daubentonii*	SD798008	13/07/2006	4.70 km north west
Brown long-eared bat *Plecotus auritus*	SJ87059697	04/07/2011	3.47 km south east
Vespertilionidae sp.	SJ82849793	20/06/2013	0.79 km west

Table B-3 - Species records located in 2019 within 2 km of the Site boundary

Common name	Distance	Closest record to site	Date	Direction
Black redstart *Phoenicurus ochruros*	0.07km	SJ838980	21/05/2018	East
Bull finch *Pyrrhula pyrrhula*	0.73km	SJ835988	17/05/2013	North
Cuckoo *Cuculidae*	0.73km	SJ835988	24/07/2017	North
Dunnock *Prunella modularis*	0.39km	SJ83309839	20/02/2014	North West
Herring Gull *Larus argentatus*	1.5km	SJ847968	13/12/2015	South East
House Sparrow *Passer domesticus*	0.73km	SJ835988	04/01/2017	North
King Fisher *Alcedo atthis*	0.3km	SJ838976	01/02/2013	South
Lapwing *Vanellus vanellus*	0.2km	SJ840980	09/01/2010	East
Lesser Redpoll *Carduelis cabaret*	0.7km	SJ835988	19/10/2012	North
Linnet *Linaria cannabina*	1.0km	SJ826983	13/06/2010	West
Peregrine *Falco peregrinus*	0.08km	SJ83549802	20/03/2018	West
Reed Bunting *Emberiza schoeniclus*	1.9km	SJ82059682	04/12/2016	South West
Skylark *Alauda arvensis*	0.80km	SJ82809803	25/05/2012	West
Spotted Flycatcher *Muscicapa striata*	0.73km	SJ835988	22/05/2014	North
Song Thrush *Turdus philomelos*	0.71km	SJ8288898046	08/06/2012	West

Common name	Distance	Closest record to site	Date	Direction
Starling *Sturnus vulgaris*	0.78km	SJ82849812	10/06/2014	West
Tree Sparrow *Passer montanus*	1.4km	SJ83539649	01/05/2013	South
Yellow Wagtail *Motacilla flava*	1.0km	SJ84749813	25/11/2014	East
Soprano Pipistrelle *Pipistrellus pygmaeus*	0.85km	SJ84589804	01/01/2013	East
Pipistrelle sp *Pipistrellus sp.*	0.72km	SJ834973	15/12/2015	South West
Common Pipistrelle *Pipistrellus pipistrellus*	0.25km	SJ83419787	22/08/2012	West
Brown Long-eared Bat *Plecotus auritus*	0.55km	SJ83259846	18/10/2013	North West
Common Toad *Bufo bufo*	1.4km	SJ823987	19/04/2014	North West
Great Crested Newt *Triturus cristatus*	1.5km	SJ82289875	01/08/2017	North West
Hedgehog *Erinaceinae*	1.0km	SJ845972	13/12/2013	South East
Badger (Sett) *Meles meles*	1.2km	SJ8426999187	22/02/2011	North
Badger (Sighting) *Meles meles*	0.53km	SJ842977	25/04/2012	East

Appendix C

TARGET NOTES

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Table C-1 – Target notes

Target Note	Grid Reference	Description
1	SJ83619 98007 & SJ83631 98004	Vegetation identified in this area: ▪ 5 immature oriental rowan (one densely covered in ivy) ▪ The understorey vegetation in is patch bare ground with some perennial rye grass *Lolium perenne,* chickweed *Stellaria media* and white clover *Trifolium repens.* Dumped material was also present in this area.
2	SJ83640 98017	Small leaved cotoneaster was present within this planter. A vegetation planter was also present in this area and contained laurel *Laurus*, sycamore *Acer pseudoplatanus,* ornamental rowan *Sorbus sp*. and ornamental rose *Rosa sp*.
3	SJ83657 98021	Russian vine *Fallopia baldschuanica* was seen on the wall located at the back of Building B (the Sir Ralph Abercromby Public House).
4	SJ83688 98020	Buddleia *Buddleja sp*. was present in cracks present in the courtyard of the Site.

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Appendix 8.1

Townscape Baseline and Effects

APPENDIX 8.1: TOWNSCAPE BASELINE AND EFFECTS

As set out in Chapter 8, in order to assess the Proposed Amendments to the Approved Development, an additional consideration has been provided to the townscape receptors. The following text provides a summary to the updates made to the Baseline and Sensitivity table and Townscape Effects table below. Where receptors are not listed below, no update has been required.

Baseline and Sensitivity table

No update to the baseline descriptions.

Townscape Effects table

Townscape Element	Construction Phase Changes	Operational Phase Changes	Cumulative Effects
Heritage Designations	No update to the construction phase impacts.	No update to the operational phase impacts.	No update to the cumulative impacts.
Townscape Character Area – Civic Quarter	No update to the construction phase impacts.	No update to the operational phase impacts.	No update to the cumulative impacts.
Urban Grain	No update to the construction phase impacts.	No update to the operational phase impacts.	No update to the cumulative impacts.
Land Use	No update to the construction phase impacts.	No update to the operational phase impacts.	No update to the cumulative impacts.
Building Heights	No update to the construction phase impacts.	No update to the operational phase impacts.	No update to the cumulative impacts.
Topography & Flood Risk	No update to the construction phase impacts.	No update to the operational phase impacts.	No update to the cumulative impacts.
Movement & Linkages	Embedded mitigation text amended. The Proposed Development is not anticipated to alter the assessed construction effects, therefore no update to the magnitude of impact and significance of effect.	Description of change and embedded mitigation text amended. The Proposed Development is not anticipated to alter the assessed operational effects, therefore no update to the magnitude of impact and significance of effect.	No update to the cumulative impacts.
Environmental Designations, Public Realm & Public Open Space	No update to the construction phase impacts.	Description of change text amended. The Proposed Development is not anticipated to alter the assessed effects, therefore no update to magnitude of impact and significance of effect.	No update to the cumulative impacts.
Site Character	No update to the construction phase impacts.	No update to the operational phase impacts.	No update to the cumulative impacts.

Appendix 8.1: Townscape Baseline and Sensitivity

Townscape Elements	Baseline Description	Townscape Value ►	Susceptibility to Change ►	Overall Sensitivity of Receptor
Heritage Designations	Heritage dominates the immediate townscape. No Listed Buildings within the Site boundary. However, within the setting of a large number of listed structures, including the Grade I Listed Town Hall, Albert Memorial and John Ryland's Library, as well as other key Grade II* Listed city landmarks such as the Midland Hotel, Central Library and Town Hall Extension. Grade II Listed buildings lie adjacent to the Site's northern, eastern and southern boundaries. The Site is located within the Deansgate/ Peter Street Conservation Area and adjacent to the St. Peter's Square Conservation Area. The existing contained nature of the Site and surrounding townscape limits intervisibility to adjacent heritage assets. Any development of scale will need to consider the impact on the setting of wider heritage assets.	Medium/ High	Medium	**Medium/ High**
Townscape Character Area – Civic Quarter	The Site is located within Manchester City Centre, as defined by the Local Plan. The Core Strategy splits the City Centre into a number of neighbourhoods, each with their own distinctive townscape character. These neighbourhoods have since been updated by the City Centre Strategic Plan 2015-2018, which redefines the Site from the Central Business District to the Civic Quarter. The strategic prominence of the Site is not reflected by the built form that sits within it. The 'lost block' notion of the Site refers to its location along secondary and tertiary streets with limited use to support the city centre. Moving away from the grand landmark buildings to the east, the Site holds a very different character. This character is less about impressive Manchester buildings within civic space. It is not a destination. Rather, it is functional and relatively forgotten. The boundaries between City Centre neighbourhoods have been tightly drawn. The Site therefore sits at a pivotal point between St. John's and Spinningfields to the west and the Central Business District to the north. The latter two are defined largely by commercial use. Spinningfields is defined further by modern commercial development, which is supplemented by high quality restaurant use and public realm. The Central Business District is defined more by its historical built form. Narrow streets of a tight urban grain provide commercial use with a mix of high end retail use. St. John's to the south-west is unique in that it provides geometric low-rise residential use within the heart of the city centre, around a rare green space. The Site's location at the centre of these neighbourhoods, combined with the relative disconnects from its existing neighbourhood highlights the importance for any new development to strengthen and support all the surrounding neighbourhoods. The opportunity exists to weave together neighbourhood characters, helping to develop a more coherent and legible city core.	Medium	Medium	**Medium**

Terminology for Townscape Impact:

Townscape Value:	High, Medium, Low	Duration:	Long-term, Medium-term, Short-term
Susceptibility to Change:	High, Medium, Low	Reversibility:	Yes, within (timescale)/No
Overall Sensitivity of Receptor:	High, Medium, Low	Overall Magnitude of Impact:	Major, Moderate, Minor, Negligible, Neutral, No Change
Size/Scale of Impact:	Major, Moderate, Minor, Negligible, Neutral, No Change	Nature of Impact:	Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
Geographical Extent of Impact:	(Descriptive)	Significance:	Significant, Moderately Significant, Minor Significance, Not Significant

Urban Grain	The Site lacks a coherent structure, instead providing a mixed urban grain. The former Police Station provides a strong frontage to the Site's eastern boundary, as well as defining a building line along Jackson's Row and Bootle Street. Within the west of the Site, the Synagogue and Sir Ralph Abercromby Pub are equally inefficient. For a strategic city centre location, these blocks both provide a negative solid to void ratio which causes the buildings to sit within areas of 'dead' space, breaking the frontages along Bootle Street and Jackson's Row, and give way to uses such as surface car parking which is not expected so close to the centre of the city. The Synagogue and Sir Ralph Abercromby pub provide interesting townscape value as distinctive solitary blocks. The pub in particular plays with the street frontage by stepping forward into Bootle Street. This creates interest along the streetscape and creates a townscape landmark out of a building of only minor heritage value. Within the wider area, a mix within the urban grain can largely be defined by larger, newer blocks to the west supporting key routes and space. This is supplemented by a tight grain to the north and east made up of mostly more historical plots set to the back of pavement along narrower streets. Landmark buildings can be easily picked out of the plan, given their unique shapes set within larger urban voids reflecting their associated public realm. It is only in these spaces, which give landmark buildings 'breathing space' within the city centre where streets do not display a strong sense of enclosure on both sides – reflecting the density expected for the core of a major city.	Low/ Medium	Medium	**Medium**
Land Use	The Site provides a mix of uses, which includes a former civic use in the Police Station, religious use and a Public House. Despite the mix of uses, the Site remains largely inefficient due to the amount of 'dead' space, which is not expected given the strategic location. The pivotal location of the Site between a number of neighbourhoods of different characters highlights the mix of land uses within the surrounding area. To the north and west, large areas of commercial use reflect the Central Business District and Spinningfields clusters. Hotel uses to the south is mixed with commercial defining the conference quarter. Civic use to the east sits within the Civic Quarter at the heart of the city. The uses on Site are not a true reflection of the remaining character area the Site sits within. This highlights the requirement for the Site to change – to support and enhance the Civic Quarter, but also to complement the adjacent neighbourhoods and the city centre as a whole.	Low	Low	**Low**
Building Heights	Development on Site is provided at a scale which is largely alien to the majority of the city centre. The mix between 2-4 storeys is lost within the surrounding townscape. The surrounding tight grain, density and medium height 'hides' a large majority of the Site. This creates the opportunity for new height to be accommodated without harm. New development within Figure 8.7 of Appendix 8.4 is apparent due to gradual height increases across the city in recent years. Recent development is being brought forward at an increased scale to ensure the city is adequately densified to ensure it can operate efficiently with limited sprawl. Within the city centre, this is starting to develop a secondary cluster of tall buildings within the city centre (primary cluster along west and south of city centre), drawn down from the River Irwell, through Spinningfields and to the Great Northern Tower and the Beetham Tower. The gradual increase in scale across the city has caused the Town Hall spire to become lost within the roofscape of Manchester. The city has lost the marker for the heart of the city, instead replacing it with further markers around the edge of the city centre. Marker buildings can act as useful guides for all to navigate the city. An opportunity exists to provide a new marker at the heart of the city centre.	Low	Medium	**Low/ Medium**
Topography & Flood Risk	The Site is not located within or near a flood zone. The Site is subject to a substantial level change. The Site falls approximately 4.2 metres from its junction with Southmill Street down to Deansgate along Jackson's Row. The Site however does not fall in a similar way along Bootle Street, instead falling more gradually by 2.9 metres from Southmill Street down to Deansgate.	Low	Low	**Low**
Movement & Linkages	Due to the Site's strategic location, it is highly accessible from a number of transport nodes. The newly orientated St. Peter's Square tram stop is located 200 metres to the east of the Site, providing frequent and extensive services to the wider Greater Manchester area. This is supplemented by the Deansgate/ Castlefield tram stop 500 metres to the south. Oxford Road railway station lies within a 10-minute walk to the south-east, providing a regular regional and national rail service. Primary vehicular and pedestrian routes within the context of the Site include Deansgate to the west, Peter Street to the south and John Dalton Street to the north. The Site is connected to these via the secondary routes of Southmill Street and Jackson's Row as well as the tertiary link along Bootle Street. Due to the prominent road connections, the Site is well serviced by bus stops. In contrast to the highly accessible surroundings, the Site itself is entirely impermeable – instead pushing movement routes around its northern, eastern or southern boundaries. The lack of active use prevents these routes becoming more prominent pedestrian routes, further defining the area as a 'lost block' within the city core. Any development at the Site could potentially strengthen and activate these routes to facilitate improved permeability between Albert Square and Deansgate.	Low	Low	**Low**
Environmental Designations, Public Realm & Public Open Space	There are no formal environmental designations affecting the Site. No public realm exists within the current Site boundary. The Site's central location ensures it is surrounded by a network of public squares, with further public green spaces located to the west. Any development proposals must consider the relationship and impact on the surrounding public spaces, particularly Albert Square and St. Peter's Square due to their popularity and key civic use.	Low/ Medium	Low/ Medium	**Low/ Medium**

Terminology for Townscape Impact:

Townscape Value:	High, Medium, Low	Duration:	Long-term, Medium-term, Short-term
Susceptibility to Change:	High, Medium, Low	Reversibility:	Yes, within (timescale)/No
Overall Sensitivity of Receptor:	High, Medium, Low	Overall Magnitude of Impact:	Major, Moderate, Minor, Negligible, Neutral, No Change
Size/Scale of Impact:	Major, Moderate, Minor, Negligible, Neutral, No Change	Nature of Impact:	Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
Geographical Extent of Impact:	(Descriptive)	Significance:	Significant, Moderately Significant, Minor Significance, Not Significant

Site Character	The Site can be characterised as a 'lost block'. Despite the Site's strategic city core location, it provides very little activity or townscape significance to merit its location. The north-east corner of the Site acts as a key gateway into the area around the Site. Currently, this gateway is poorly defined and very few city goers are drawn across Albert Square along Southmill Street towards the Site. The landmarks to the east of the Site and key movement routes to the south and west cause city goers to move around this 'lost block' rather than through it via Jackson's Row or Bootle Street. This is partly due to the route hierarchy, however also facilitated by a lack of draw into the Site or a lack of active use onto the surrounding streets. Localised views tend to focus towards the key landmarks.	Low	Low	**Low**

Appendix 8.1: Townscape Residual Impacts Table: Description of Change, Magnitude and Significance

Townscape Resources	Description of Change	Embedded Mitigation	Overall Sensitivity of Receptor	Size/Scale of Impact	Geographical Extent of Impact	Duration/ Reversibility	Overall Magnitude of Impact	Nature of Impact	Significance
Heritage Designations	Construction Phase: Potential impact on the setting of nearby Listed Buildings, including the Grade I Listed Town Hall and Albert Square Memorial. Potential impact on the setting of Deansgate/ Peter Street Conservation Area, as well as St. Peter's Square Conservation Area and Albert Square Conservation Area.	Construction works will be considered to control impacts on surrounding heritage through the accordance with a Construction Environmental Management Plan. Adverse impacts will be temporary and therefore removed after the construction phase.	**Medium/ High**	Minor	Local	Short/ Medium-Term Reversible	Minor	Adverse Direct + Indirect	Moderately Significant
	Operational Phase: No direct impacts on listed buildings, however, indirect impacts to the setting of a high number of heritage assets, across the grades, including two grade I listed buildings. Direct impact on Deansgate/ Peter St. Conservation Area, further indirect effects on the setting of Albert Square and St. Peter's Square Conservation Area.	The Proposed Development is intending to be bold, and act as a landmark for the city. The bold, contemporary design ensures it can be read as a separate element within the townscape to heritage features, however it may become difficult to appreciate some elements of heritage without also reading the Proposed Development. The proposed high quality finishing and a responsive colour palette ensures where the Proposed Development is visible, the colours reflect the broad tones of the Civic Quarter and finishing ensures the building looks as intended.		Moderate	City Centre Scale	Long-Term Irreversible	**Minor**	**Adverse** Direct + Indirect	**Moderately Significant**
Townscape Character – Civic Quarter	Construction Phase: Minor effects primarily due to predicted impact of construction traffic and operations.	Site hoarding will visually screen construction works. Deliveries will arrive 'just in time', utilising strict 'left turn only' policy and one-way access into the Site via Deansgate - Jackson's Row and out via Southmill Street – John Dalton Street.	**Medium**	Minor	Local	Short/ Medium-Term Reversible	Minor	Adverse Direct + Indirect	Minor Significance
	Operational Phase: The Site represents a rare opportunity to develop a strategic Site to support and enhance the growth of the city centre. A new mix of uses is proposed to directly improve the existing offer of the Civic Quarter and create a new destination. The strategic location of the Quarter and proposed mix of uses help to tie surrounding Character Areas together into a legible and coherent city centre.	The Civic Quarter demands high quality architecture. Whilst the proposed architectural style may differ from the majority of the Civic Quarter, the Proposed Development provides a contemporary alternative. Proposed materials have been chosen to reflect the broad colouration of the Civic Quarter, utilising the warm tones of the Town Hall and Town Hall Extension.		Moderate	Local	Long-Term Irreversible	**Moderate**	**Beneficial** Direct + Indirect	**Moderately Significant**
Urban Grain	Construction Phase: Construction works will include demolition of the existing Synagogue and rear portion of the Police Station buildings on Site. The urban form associated with the Police Station frontage onto Southmill Street and the Sir Ralph Abercromby Pub will remain throughout construction and form part of the new development. The initial demolition stage will lead onto the gradual evolution of the proposed grain, with timescales associated with an urban void on site limited to approximately 9 months.	N/A	**Medium**	Minor	Local	Short/ Medium-Term Reversible	Negligible	Adverse Direct	Not Significant

Terminology for Townscape Impact:

Townscape Value:	High, Medium, Low
Susceptibility to Change:	High, Medium, Low
Overall Sensitivity of Receptor:	High, Medium, Low
Size/Scale of Impact:	Major, Moderate, Minor, Negligible, Neutral, No Change
Geographical Extent of Impact:	(Descriptive)
Duration:	Long-term, Medium-term, Short-term
Reversibility:	Yes, within (timescale)/No
Overall Magnitude of Impact:	Major, Moderate, Minor, Negligible, Neutral, No Change
Nature of Impact:	Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
Significance:	Significant, Moderately Significant, Minor Significance, Not Significant

Appendix 8.1: Townscape Residual Impacts Table: Description of Change, Magnitude and Significance

Townscape Resources	Description of Change	Embedded Mitigation	Overall Sensitivity of Receptor	Size/Scale of Impact	Geographical Extent of Impact	Duration/ Reversibility	Overall Magnitude of Impact	Nature of Impact	Significance
	Operational Phase: The Proposed Development seeks to maximise development quantum within the Site whilst retaining and strengthening the existing building line. The retained buildings of the Sir Ralph Abercromby Pub and former Police Station façade along Southmill Street provide familiar features from which the Proposed Development arises. The interest along Bootle Street created by the stepping of the Sir Ralph Abercromby has been retained as a feature to ensure the retained forms on Site are not inundated by contemporary forms. The inclusion of the square at ground level helps to split the form of Block A and Block B, limiting consideration of the Proposed Development as one solid mass within an area of predominantly finer grain development. The proposed grain reflects a more 'efficient' layout expected for a strategic City Centre Site.	Building form, scale, massing and arrangement to reflect wider context forms 'embedded' mitigation. Alterations to the grain respond to existing building lines – allowing the Proposed Development to support and enclose the existing movement routes. The Proposed Development will also allow a new route through the Site associated with a new public space, creating a break in the building form.		Moderate	Local	Long-Term Irreversible	**Moderate**	**Beneficial** Direct	**Moderately Significant**
Land Use	Construction Phase: The Site currently hosts limited land use. Due to the inability of the Site to be phased, Manchester Reform Synagogue will be impacted by construction works and will be required to be temporarily relocated, in an equivalent facility, during the construction period until the permanent new Synagogue is operational. The limited number of surface car parking spaces on Site will also be lost. The former Police Station is not currently occupied therefore will not cause further land use impacts. It is expected that the Sir Ralph Abercromby Pub will remain operational throughout the construction period, limiting further construction impact on existing uses.	N/A	**Low**	Minor	Local	Short/ Medium-Term Reversible	Minor	Adverse Direct	Not Significant
	Operational Phase: Provision of a completely new mix of land uses, to respond to the uses within the surrounding context, including: - Replacement of Manchester Reform Synagogue within the podium of the Proposed Development; - Retention of the Sir Ralph Abercromby public house; - Retention of the former Police Station along Southmill Street to facilitate a new Boutique Hotel; - Provision of a new 5* hotel including conference and leisure facilities; - Grade A office space to supplement offer of Spinningfields and CBD; - City core residential development; and - Retail, restaurant, cafes and drinking establishment use to supplement the above uses.	Land uses respond to the character and mix of the Civic Quarter and support and strengthen surrounding character areas. The wide mix of uses responds to the rare opportunity the Site represents to develop in this strategic location.		Major	Local	Long-Term Irreversible	**Major**	**Beneficial** Direct + Indirect	**Moderately Significant**
Building Heights	Construction Phase: Initial construction stage will result in the demolition of the existing Synagogue and rear portion of the Police Station prior to the erection of new structures. The Site will then undergo construction of the proposed development – where the construction impact is likely to increase as the tower is built to its full height.	A single construction phase construction approach reduces the length of construction works.	**Low/ Medium**	Moderate	City Centre Scale	Short/ Medium-Term Reversible	Moderate	Adverse Direct	Minor Significance

Terminology for Townscape Impact:

Townscape Value: High, Medium, Low
Susceptibility to Change: High, Medium, Low
Overall Sensitivity of Receptor: High, Medium, Low
Size/Scale of Impact: Major, Moderate, Minor, Negligible, Neutral, No Change
Geographical Extent of Impact: (Descriptive)

Duration: Long-term, Medium-term, Short-term
Reversibility: Yes, within (timescale)/No
Overall Magnitude of Impact: Major, Moderate, Minor, Negligible, Neutral, No Change
Nature of Impact: Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
Significance: Significant, Moderately Significant, Minor Significance, Not Significant

Appendix 8.1: Townscape Residual Impacts Table: Description of Change, Magnitude and Significance

Townscape Resources	Description of Change	Embedded Mitigation	Overall Sensitivity of Receptor	Size/Scale of Impact	Geographical Extent of Impact	Duration/ Reversibility	Overall Magnitude of Impact	Nature of Impact	Significance
	Operational Phase: The Proposed Development seeks to remark the middle of Manchester, since views of the Town Hall spire have been lost amongst the surrounding townscape. The tower is proposed within an emerging secondary cluster of city core towers, to counteract development along the city centre periphery. From afar, viewers of Manchester will see an evolving skyline, with the Proposed Development central to this.	The elliptic shape to the tower helps to reduce the bulky massing, particularly along its wide elevation as the scale of the tower diminishes across its width. The vertical pattern within the façade seeks to accentuate the height, rather than the width. The behaviour of the anodised finish in differing light conditions softens the massing against the open sky.		Moderate	City Centre Scale	Long-Term Irreversible	**Moderate**	**Neutral** Direct	**Moderately Significant**
Topography & Flood Risk	Construction Phase: Minor changes in topography to facilitate construction and implement the Proposed Development.	N/A	**Low**	Negligible	Local	Short/ Medium-Term Reversible	Negligible	N/A	Not Significant
	Operational Phase: Minor changes in topography	Development will work with existing ground levels and tie in to the surrounding ground levels		Negligible	Local	Long-Term Irreversible	**Negligible**	**N/A**	**Not Significant**
Movement & Linkages	Construction Phase: No existing movement routes through the Site for construction to impact. Pedestrian and vehicular access along Bootle Street, Jackson's Row and Southmill Street will be maintained throughout the construction period, with limited closure to footpaths potentially required where necessary. Wider movement routes are likely be impacted by construction traffic. New movement and linkages through the Site will be limited until after construction completes.	Site hoarding to visually screen construction works and retain the use of the existing routes during construction. Deliveries will be made 'just in time' to limit congestion on local routes and follow one-way access through the immediate road network to minimise disruption.	**Low**	Minor	Local	Short/ Medium-Term Reversible	Minor	Adverse Indirect	Not Significant
	Operational Phase: The Proposed Development will retain and support the existing movement hierarchy, activating the surrounding streets around its perimeter in keeping with the existing street hierarchy. New public space created between the two proposed blocks allows a new north-south route to emerge through the centre of the Site, connecting Bootle Street to Jackson's Row, with further active uses facing along it.	Existing street hierarchy is retained and enhanced. Activation occurs along Jackson's Row and Southmill Street, as well as onto the new public space. Inactive frontages have been minimised, and where necessary, this has been provided along Bootle Street to respond to the existing street hierarchy. New activity created by the proposed offer has the potential to enhance the vibrancy of existing routes.		Minor	Local	Long-Term Irreversible	**Minor**	**Beneficial** Direct	**Not Significant**
Environmental Designations, Public Realm & Public Open Space	Construction Phase: No existing designations or public realm within the Site for construction to impact. Access to the public realm will be limited to after construction completes. Amenity of adjacent Albert Square may be affected by the presence of nearby construction works.	N/A	**Low/ Medium**	Minor	Local	Short/ Medium-Term Reversible	Minor	Adverse Direct + Indirect	Not Significant
	Operational Phase: The Proposed Development seeks to provide two new squares within the Site. The first is at ground level, between the proposed blocks and created to provide access and an appropriate setting for the retained Sir Ralph Abercromby public house. The new square will be supported by retail units, office entrance and the retained public house. The second space is the roof garden, located on top of Block B, accessed by a public lift from Jackson's Row and via a landscaped feature stair from the roof of the Block A podium.	New linkages into existing public realm network – activation of spaces through adjacent units. Simple and well tested materials and finishes will be used to attenuate the retained and proposed buildings and ensure the long term look and feel of the public realm.		Major	Local	Long-Term Irreversible	**Major**	**Beneficial** Direct + Indirect	**Moderately Significant**
Site Character	Construction Phase: The Site currently lacks a strong character, due to the dominance of the vacant Police Station portraying an 'empty' and underutilised place. Any existing character will be disrupted due to the presence of construction works.	N/A	**Low**	Minor	Local	Short/ Medium-Term Reversible	Minor	Adverse Direct	Not Significant
	Operational Phase: Development will facilitate an entirely new character, overturning the existing 'lost block' nature. This character will be defined by the mix of uses proposed – creating a new destination at the heart of the city centre and supporting the growth of the city core.	Remnants of the existing character will be embedded into the design, including the Synagogue, retention of the Sir Ralph Abercromby public house and re-use of the former Police Station frontage along Southmill Street.		Moderate	Local	Long-Term Irreversible	**Moderate**	**Beneficial** Direct	**Minor Significance**

Terminology for Townscape Impact:

Townscape Value:	High, Medium, Low
Susceptibility to Change:	High, Medium, Low
Overall Sensitivity of Receptor:	High, Medium, Low
Size/Scale of Impact:	Major, Moderate, Minor, Negligible, Neutral, No Change
Geographical Extent of Impact:	(Descriptive)
Duration:	Long-term, Medium-term, Short-term
Reversibility:	Yes, within (timescale)/No
Overall Magnitude of Impact:	Major, Moderate, Minor, Negligible, Neutral, No Change
Nature of Impact:	Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
Significance:	Significant, Moderately Significant, Minor Significance, Not Significant

Appendix 8.2

TVIA Baseline and Effects

APPENDIX 8.2: TVIA BASELINE AND EFFECTS

As set out in Chapter 8, in order to assess the Proposed Amendments to the Approved Development, an additional assessment has been provided to views 13, 14, 15, 16, 21 and 27 as they have been considered the only views with the potential to result in further significant effects. The following text provides a summary to the updates made to the Baseline and Sensitivity table and Visual Effects table below.

Baseline and Sensitivity table

No update

Visual Effects table

View	Construction Phase changes	Operational Phase Changes	Cumulative Changes	Impact Assessment Changes
View 13	None	Description of change and embedded mitigation text amended	None	No change to magnitude of impact and significance of effect.
View 14	None	Description of change text amended	None	No change to magnitude of impact and significance of effect.
View 15	None	Embedded mitigation text amended	None	No change to magnitude of impact and significance of effect.
View 16	None	Description of change and embedded mitigation text amended	None	No change to magnitude of impact and significance of effect.
View 21	None	Embedded mitigation text amended	None	No change to magnitude of impact and significance of effect.
View 27	None	Phase description of change and embedded mitigation text amended	None	No change to magnitude of impact and significance of effect.

Appendix 8.2: Visual Receptors - Baseline and Sensitivity

Viewpoint No. and Location	Designation, Townscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View	Type of View and Number of Users	Value of Views	Susceptibility to Change	Overall Sensitivity of Receptor
1: View from Regent Road Bridge looking north-east	Designation: View of Grade I Listed Town Hall spire / Water Street Townscape Character Area Distance to site: c. 1km south-west	The evolving Manchester skyline is apparent in this view. The tip of the Town Hall spire is noticeable at the centre of view, however its legibility is partially obscured by City Tower rising behind it and the development surrounding Grape Street rising before it (as a future baseline scheme). The Beetham Tower dominates the skyline, with clear views of Great Northern Tower, Civil Justice building and the newly completed No. 1 Spinningfields also apparent in the rapidly evolving skyline. These have become the new city markers, replacing the heritage markers representing the core of the city. The open view is caused by development plots yet to come forward, therefore the view is likely to be temporary.	Open view of skyline. Few pedestrian viewers as high wall of bridge obscures the view for the majority of vehicular traffic. Viewers of the city skyline would expect to see an evolving city – which is currently apparent.	Low	Low	**Low**
2. View facing south along Cheetham Hill Road from the northern corner of Manchester Fort Shopping Centre	Designation: Grade II Listed St. Chad Church Distance to site: c. 2.4km north	Cluttered viewpoint on the northern approach into Manchester. The Beetham Tower is clearly visible at the centre of the view, marking the city centre down Cheetham Hill Road. This has since been supplemented by the development of Owen Street, shown here as a future baseline scheme, which will rise and form a cluster of towers. Road infrastructure prevalent in the foreground. The Oratory Church of St. Chad is visible and provides a sole piece of heritage value within the view, albeit one which has been obscured by the development of Owen Street. The viewpoint is popular for travellers into the city centre, however most are not likely to be appreciating the view given the extent of road infrastructure - only requiring a marker to the city centre – provided by the existing tower cluster.	View framed by trees and the shopping centre. Glimpse of the city along Cheetham Hill Road. A high number of people are likely to experience the view, within the context of travelling along Cheetham Hill Road into the city centre	Low	Low	**Low**
3: View from Cathedral Gardens looking south	Designation: Grade I Listed Manchester Cathedral, Grade II Listed Corn Exchange, Grade II Listed Royal Exchange / Cathedral Conservation Area / Medieval Quarter Townscape Character Area Distance to site: c. 775m north	The view is dominated by significant heritage assets, including the Grade I Listed Cathedral. This heritage is visible in relation to new development containing Selfridges and Harvey Nichols which draw the eye due to their bold signage and advertising. The view is taken from the south-western corner of Cathedral Gardens and represents a likely wayfinding and/or appreciation point of the city within a significant portion of public realm. Owen Street – as a representation of future baseline, rises in the gap between the turret of the Royal Exchange and Selfridges, limiting the appreciation of the Grade II Listed feature and adding a further contemporary element into the view.	Framed view between the historical Cathedral and Corn Exchange. View further framed by Royal Exchange turret and contemporary advertising for Harvey Nichols. Potential for a high number of viewers, particularly when Cathedral Gardens is active.	High	High	**High**
4: View facing south-west from the corner of High Street and Copperas Street	Designation: Grade II Listed Former Wholesale Fish Market, 104-106 High Street and 75-77 High Street / Smithfield Conservation Area / Northern Quarter Townscape Character Area Distance to site: c. 950m north-east	The viewpoint is characterised by low density heritage assets, including the retained façade of Grade II Listed frontages facing onto a cobbled street of interesting townscape value. The viewpoint is not particularly popular, however the character of view is moderately important to the route. The Arndale car park provides a distinctive closure of the street at the back of the view, highlighting a clear contrast against the red brick, detailed facades of High Street.	View is relatively contained by the surrounding townscape. Low number of viewers.	Low	Medium	**Low/ Medium**

Terminology for Visual Impact:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Impact:	(Descriptive)
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term, Direct, Indirect
Value of Views:	High, Medium, Low	Reversibility:	Yes, within (timescale)/No
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Impact:	Major, Moderate, Minor, Negligible, Neutral, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Impact:	Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
Size/Scale of Impact:	Major, Moderate, Minor, Negligible, Neutral, No Change	Significance:	Significant, Moderately Significant, Not Significant

Appendix 8.2: Visual Receptors - Baseline and Sensitivity

Viewpoint No. and Location	Designation, Townscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View	Type of View and Number of Users	Value of Views	Susceptibility to Change	Overall Sensitivity of Receptor
5: View facing south-west across Piccadilly Gardens from the corner of Piccadilly and Oldham Street	Designation: Retail Core Townscape Character Area Distance to site: c. 720m north-east	View from the northern edge of Piccadilly Gardens, facing into the significant public space. The viewpoint is cluttered, both at street level and across the surrounding townscape. A mixture of architectural styles and cranes suggest a city in flux. The busy, bustling environment limits the ability to stop and appreciate the view. The character of the view includes no heritage, and there are no markers to guides the viewer towards the heart of the city.	High number of viewers. Open view above the townscape surrounding Piccadilly Gardens and landscape within	Medium	Low	**Low/ Medium**
6: View facing along Fairfield Street from the corner of South Pump Street	Designation: Grade II* London Road Fire Station, Grade II Shena Simon 6th Form College / Whitworth Conservation Area / Piccadilly Townscape Character Area Distance to site: c. 1km south-east	The view is characterised by red brick and terracotta heritage buildings, with a complicated roofscape and detailed fenestration. The roadway represents a busy bus corridor and the arrival point into the city centre for a number of vehicular travellers.	Moderate number of viewers, travelling along route - fleeting, however a first glimpse within the city arriving through gateway	Medium	Medium	**Medium**
7: View facing north-west from the corner of Oxford Street and Whitworth Street	Designation: Grade II* Listed Central Library, Town Hall Extension and the Broadhurst and Lee Building. Grade II Listed Palace Theatre and Princes Building / Petersfield Townscape Character Area Distance to site: c. 560m south-east	Mixed townscape in the view. The view is framed, with strong enclosure onto the street, terminating in the Central Library and pitched gable of the Town Hall Extension. Heritage dominant in the view, however mixed in with contemporary architecture including the Portland Stone One St. Peter's Square. The view represents the arrival point from Oxford Road station or from travellers along Oxford Road.	Framed View. High number of viewers – potential to be enjoying the view as waiting to cross the street. Due to the location of Oxford Road Station, this is likely to be the less busy side of the street, however vista is more apparent	Medium	Medium	**Medium**
8: View facing north across Whitworth Street from the arches of First Street	Designation: Grade II* Listed Manchester Central and Grade II Listed 13-17 Albion Street / Petersfield Townscape Character Area Distance to site: c. 500 south	The character of the view is defined by the busy road junction and the lower levels of Axis tower (included as a future baseline scheme) and the Beetham Tower. The arched roof of Manchester Central is modest in height, and the view is primarily of the back and side of the listed building. Axis partially obscures this view, causing the listed building to fall into the background of the view. Greater Northern Tower breaks the ridgeline above this listed building. The view is characterised by urban influences including the contemporary Beetham Tower and Axis Tower, roadway and elevated tram track. Heritage assets which would have previously been more dominant in this view have become secondary to the baseline viewpoint character.	View framed by Beetham Tower, the future baseline scheme of Axis and listed 13-17 Albion Street. High number of travelling viewers, mostly vehicular users where view is fleeting	Low/ Medium	Low	**Low**
9: View facing north-east along Chester Road from the corner of Angela Street	Designation: Grade II* Listed St. George Church / Castlefield Conservation Area / Castlefield Townscape Character Area Distance to site: 1km south-west	The view is dominated by St. George Church. This is visible in the context of the busy vehicular arrival route into Manchester City Centre. The backdrop of the view is characterised as a wall of contemporary development along the edge of the Bridgewater Canal/ River Medlock – framed by the ongoing construction of Owen Street to the right of the view, which forms a future baseline development. The Beetham Tower and Citygate Central building are also clearly apparent. It is expected that the majority of vehicular travellers approaching the visible major junction are unlikely to be appreciating the view.	High number of travelling viewers, where view is fleeting. View is open. Historic value of St. George Church is lost within the surrounding context.	Low/ Medium	Low	**Low**
10: View facing north-east from Bridgewater Canal Tow Path	Designation: Grade II Listed Merchants Warehouse / Castlefield Conservation Area / Castlefield Townscape Character Area Distance to site: c. 740m south-west	The corner of Grade II Listed Merchants Warehouse forms the edge of the view. This has been redeveloped with contemporary features which reflect the Beetham Tower just beyond. Canal edge forms the dominant feature, with the elevated busy railway route partially obscured across the left of the view. The view addresses the recreational route along the Bridgewater Canal.	High number of viewers along Canal Towpath. Contemporary features in view framing the right, railway infrastructure and trees framing the left	Low/ Medium	Medium	**Medium**
11: View facing south-east from the bridge along Bridge Street	Designation: Spinningfields Townscape Character Area Distance to site: c. 470m north-west	The arrival point into the city from Salford Central train station is addressed by this view. The contemporary Civil Justice building dominates the viewpoint and provides a key gateway landmark. No further markers aid wayfinding within the view to other areas of the city.	Not a particularly popular viewpoint. Travellers are not appreciating views, rather require a route into the city. Cultural association of Manchester gateway and Crown Court	Low/ Medium	Low	**Low**

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Value of Views:	High, Medium, Low	Reversibility:	Yes, within (timescale)/No
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Impact:	Major, Moderate, Minor, Negligible, Neutral, No Change
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Size/Scale of Impact:	Major, Moderate, Minor, Negligible, Neutral, No Change	Significance:	Significant, Moderately Significant, Not Significant

Appendix 8.2: Visual Receptors - Baseline and Sensitivity

Viewpoint No. and Location	Designation, Townscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View	Type of View and Number of Users	Value of Views	Susceptibility to Change	Overall Sensitivity of Receptor
12: View facing north from the platform of Deansgate/ Castlefield Tram Stop	Designation: Grade II* Manchester Central. Spire of Grade I Listed Town Hall / Petersfield Townscape Character Area Distance to site: c. 430m south	View from the platform of Deansgate/ Castlefield tram stop, as a major arrival point for the city. The view directly faces the back of Manchester Central, which forms a distinctive architectural form within the view. The Town Hall spire is apparent at the centre of the view. The Beetham Tower forms the edge of the view, and provides an unprecedented scale against other features in the view. Great Northern Tower forms the other dominant feature of the view, with its unique stepped architecture and materiality which reflects the Beetham Tower. Landmark (a future baseline scheme) rises to the right of the view to ensure contemporary development is read in and amongst the heritage assets.	Open view. High number of viewers who utilise the view to orientate themselves after disembarking the tram, or appreciating the view whilst waiting to embark	Medium	Medium	**Medium**
13: View east along Jackson's Row from its junction with Deansgate	Designation: Grade II* Listed Town Hall Extension and Grade II Listed Elliott House, 1-5 Central Street and Lloyds House / Deansgate Conservation Area / Civic Quarter Townscape Character Area Distance to site: c. 50m west	The scene is framed by heritage assets on the left of the view, terminated by the partially visible Grade II* Listed 1-5 Central Street and the roofscape of the Town Hall Extension. 201 Deansgate forms the dominant feature of the view and comprises of six storeys of predominantly inactive contemporary frontage along Jackson's Row. Rising slightly up Jackson's Row, the Manchester Reform Synagogue is noticeable due to it mid-C20th architecture alongside a small amount of surface car parking. Cranes above the immediate townscape add an urban feeling expected from the heart of the city centre.	View framed by heritage and 201 Deansgate. Few viewers along this minor street, however the potential exists for fleeting views from pedestrians travelling along Deansgate.	Low	Low	**Low**
14: View west along Jackson's Row from its junction with Southmill Street	Designation: Grade II Listed Lloyds House and 184-186 Deansgate / Deansgate Conservation Area / Civic Quarter Townscape Character Area Distance to site: c. 10m north-east	The view is characterised by the dominance of Bootle Street Police Station. This is split between the Portland stone frontage along Southmill Street and a functional frontage along Jackson's Row. Grade II Listed Lloyds House frames the opposite edge of the view, pushing the viewers eye down the hill and towards Deansgate which at this point, is defined by the Listed 184-186 Deansgate. The contemporary form of Invicta House (a future baseline scheme) rises above 184-186 Deansgate and provides a contemporary feature to the view. A lack of activity is apparent within the character of the view. The falling levels along the Police Station frontage cause an unwelcoming environment, preventing overlooking onto the pavement.	The view is framed by Bootle Street Police Station and Lloyds House. A small number of users are likely to experience the view, given the lack of destinations, and the unwelcoming environment limiting use as a shortcut across the city centre.	Low	Low	**Low**
15: View east along Bootle Street from its junction with Deansgate	Designation: Grade II* Listed Central Library and Grade II Listed Onward Buildings / Deansgate Conservation Area / Civic Quarter Townscape Character Area Distance to site: c. 60m south-west	The view is framed along Bootle Street by Onwards Buildings and 201 Deansgate adding a contemporary character. Onward Buildings are less impressive along Bootle Street than its Deansgate frontage. The glimpse of the Central Library terminates the view up Bootle Street and reminds the viewer of the location within the core of the city. Within the view, Bootle Street expresses its character as a tertiary street. Activity along the length of Bootle Street is limited, with bins and surface car parking visible. Cranes above the immediate townscape add an urban feeling expected from the heart of the city centre. This is juxtaposed against the gap visible halfway along Bootle Street.	Framed view. Few viewers along this minor street, however the potential exists for fleeting views from pedestrians travelling along Deansgate.	Low	Low	**Low**
16: View west along Bootle Street from its junction with Southmill Street	Designation: Grade II Listed Harvester House, Royal London House and Sunlight House / Deansgate Conservation Area / Civic Quarter Townscape Character Area Distance to site: c. 10m south-east	The view has the character of an urban backstreet and presents a glimpse down Bootle Street. The Police Station façade is dominant, and presents a similar lack of activity onto the street. The Sir Ralph Abercromby pub creates interest along Bootle Street by breaking the building line and stepping into the street. The low stature of the pub creates the feeling of a hidden asset within the city. A number of bins suggests the status of Bootle Street as a minor 'back street'. A mix of architectural styles and materials are apparent in the view. The Orthogonal turret of Sunlight House visible above the blank frontage of 201 Deansgate at the back of the view.	Framed View. Few users are likely to experience the view, given the lack of destinations, and the unwelcoming environment limiting use as a shortcut across the city centre.	Low	Low	**Low**
17: View north-east from the corner of Deansgate and Quay Street	Designation: Grade II Listed Onward Buildings, Albert Memorial Hall and Harvester House / Deansgate Conservation Area / Petersfield Townscape Character Area Distance to site: c.100m south-west	The viewpoint is taken from a key orientation point for the city, at the junction between key north-south and east-west routes. The dominant building in the foreground is not listed, although it does provide some heritage and townscape value. Activity at the ground floor is visible, despite dominant road infrastructure. Tower of Albert Memorial Hall prominent heritage feature, as is the corner of the Onward Buildings. The detailed roofscape and façade provides some interest to the view. Although the view is potentially unnatural during the crossing of busy junction	Open view experienced by a high number of viewers	Medium	Medium	**Medium**

Terminology for Visual Impact:

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Value of Views:	High, Medium, Low	Reversibility:	Yes, within (timescale)/No
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Impact:	Major, Moderate, Minor, Negligible, Neutral, No Change
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Viewpoint No. and Location	Designation, Townscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View	Type of View and Number of Users	Value of Views	Susceptibility to Change	Overall Sensitivity of Receptor
18: View north-east from Byrom Street	Designation: Grade II Listed 24, 24a, 26 and 28 St. John Street and The Opera House / St. John Street Conservation Area / St. John's Townscape Character Area Distance to site: c. 275m south-west	The viewpoint is characterised by the Grade II listed Georgian terrace at the centre of the view. The architecture provides strong regularity, highlighting distinctive features such as chimney columns and porticos. Contemporary architecture does feature in the view along Byrom Street, juxtaposing between the Georgian terraces and the Grade II Listed Opera House. The trees to the left of the view represent the edge of St. John's Gardens – a precious green space within the heart of the city.	Open view. Relatively few viewers, however some will be experiencing the oasis of St. John's Gardens.	Medium	Medium	**Medium**
19: View facing north along Deansgate from the corner of Tonman Street	Designation: Grade II Listed 235-291 Deansgate / Petersfield Townscape Character Area Distance to site: c. 310m south-west	The viewpoint is taken along the strong movement corridor of Deansgate, directly through the heart of Manchester. The Grade II listed frontage of 235-291 Deansgate dominates this viewpoint. The building provides a regular and continuous frontage along this length of Deansgate, with a strong linear pattern both vertically and horizontally, reinforcing its scale. Regular increases to the storey height along the length break up the massing and create interest in the roofscape. The ground floor is activated behind the wide vehicular section of Deansgate. Due to the building to width ratio of Deansgate, large portions of the sky are visible. The viewer is drawn down the length of the building frontage, rather than guided by a marker to the city centre. This view is punctuated by 125 Deansgate – due to its point in construction, it forms a future baseline feature adding a contemporary feel above the listed regular frontage.	Open view experienced by a high number of viewers	Medium	Medium	**Medium**
20: View north-west across Lower Mosley Street from the centre of Barbirolli Square	Designation: Grade II* Listed Manchester Central and Midland Hotel. Grade II Listed Royale Club and 56-58 Peter Street / Petersfield Townscape Character Area Distance to site: c. 280m south-east	The view can be characterised by the large mix of architectural styles. Grade II* Listed buildings frame the edges of the view. Within the centre of the view, a mix of more contemporary developments are apparent, with Grade II Listed buildings mixed between. The material palette also varies considerably. The orange tones of the terracotta facing the Midland Hotel reinforces the location within the Civic Quarter. The strength of colour diminishes further from the city core, down to the grey/ blue tones of the Great Northern Tower. The view presents cluttered townscape beyond the infrastructure in the foreground. The development of London Scottish House is included within the future baseline representing its advanced stage of construction. This will add an additional contemporary feature to the view, adjacent to the listed Midland Hotel.	Open view. Moderate numbers of viewers are likely to experience this view in Barbirolli Square, either in relation to the cultural attraction of Bridgewater Hall, or directly relating to the office use surrounding the viewpoint location. The experience of Barbirolli Square is not limited by its view.	Medium	Low	**Low/ Medium**
21: View facing west along Central Street from the entrance to Library Walk	Designation: Grade II* Listed Lawrence Buildings and Grade II Listed Friends Meeting House and 1-5 Central Street / St. Peters Square Conservation Area / Civic Quarter Townscape Character Area Distance to site: c. 100m east	The viewpoint frames Central Street between the listed Lawrence Buildings to the right of the view and Friends Meeting House. The Lawrence Buildings reflect the Gothic Revival architecture of the Town Hall. Central Street is terminated by the Portland Stone Bootle Street Police Station, marking the eastern edge of the site. No. 1 Spinningfields has recently risen above the Police Station and adds a completely new contemporary architectural style to the viewpoint.	Framed view. High number of viewers appreciating the wider architecture of the core of the city, within areas of public space. View will be fleeting during travel towards/ from Albert Square or St. Peters Square for the majority of people.	Medium	Medium	**Medium**
22: View west from the centre of Library Walk	Designation: Grade II* Listed Central Library and Town Hall Extension and Grade II Listed Friends Meeting House / St. Peters Square Conservation Area / Civic Quarter Townscape Character Area Distance to site: c. 150m east	The viewpoint is taken from the managed access route between Central Library and the Town Hall Extension. The viewpoint is characterised by the narrow view between the historic assets, set within the context of contemporary public realm and a contemporary access into the Library. The viewpoint is only accessible during the day, however Library Walk remains a movement route of interest, if not a busy one, through the civic quarter. The limited space between the buildings visible in the view provides an oasis from the busy city beyond, therefore creating an opportunity to sit and relax, as seen in the view. This provides the potential for the view to be enjoyed. The Portland stone Bootle Street Police Station terminates the view down Central Street. No. 1 Spinningfields rises above the Police Station, providing architecture to the viewpoint as a modern alternative to the historic architecture which dominates the viewpoint.	Framed view. Moderate number of viewers, however this includes visitors there to appreciate the architectural attraction and setting of the Civic Quarter, and cultural association of the Town Hall and Central Library. Viewers are able to stop and appreciate the view, which forms an important part of the experience of the place.	High	High	**High**

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Appendix 8.2: Visual Receptors - Baseline and Sensitivity

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23: View west across St. Peters Square from northern corner of 1 St. Peter's Square	Designation: Grade II* Listed Town Hall Extension, Central Library and Midland Hotel / St. Peters Square Conservation Area / Civic Quarter Townscape Character Area Distance to site: c. 230m east	The viewpoint directly faces Central Library, across St. Peter's Square, a key civic space for the city and major disembarkation point for those arriving into the city from outlying areas on the Metrolink. Recent works to the square have re-orientated the space to benefit the pedestrian and has activated the edges of the space behind the viewpoint location with new Grade A office space. This viewpoint will therefore be visible to a large number guests to the city, visiting the new office space or appreciating the square and its heritage assets, and therefore becomes a major point of impression on visitors to the city. Currently, the viewpoint is dominated by the heritage assets of Central Library, Town Hall Extension and Midland Hotel which together, form a cluster of important city landmarks. Contemporary architecture is visible above the Midland Hotel, as the Great Northern Tower reaches its peak. Roofscape is a noticeable feature to the view, with an interesting mix of angular turrets, chimneys and gable ends, reflected in the angular form of Great Northern Tower, all of which is softened by the regular and controlled curved form of the Central Library. Materiality is mixed across the view. The materials of the heritage assets range from terracotta, Portland stone to sandstone – however despite the range, the tones blend to complement each other. The blue/ grey tones of Great Northern Tower stand out as differing from the heritage assets.	Open view for a high number of viewers across a key civic space with cultural associations and heritage value. Major point of arrival into the city. Likely to be visible to residents, workers and visitors to the city.	High	High	**High**
24: View south-west along Deansgate from the junction with Wood Street	Designation: Grade I Listed John Rylands Library and Grade II Listed Elliott House / Deansgate Conservation Area / Civic Quarter Townscape Character Area Distance to site: c. 170m north-west	The viewpoint faces south along the key movement corridor of Deansgate. The enclosure along Deansgate allows people to be drawn along it, with east-west breaks (marked by the tree canopy in the view) allowing permeation across the city. The viewpoint highlights a mix of architectural styles apparent across Manchester. The view is framed by Grade I Listed John Rylands Library, adjacent to the glazed, contemporary Spinningfields development. 125 Deansgate frames the left of the view (future baseline). Building lines along the corridor are strong to support the enclosure, with Beetham Tower and Owen Street (future baseline) visible as a cluster to mark the southern end of Deansgate and the edge of the core of the city.	Framed view for a high number of viewers travelling along Deansgate. Whilst the foreground of the view is constantly changing and cluttered with street activity, distant views towards the Beetham are more solid and act as markers for city navigation.	High	Medium	**Medium/ High**
25: View south from the centre of New Cathedral Street	Designation: Grade I Listed St. Ann's Church and Grade II Listed Royal Exchange / St. Ann's Square Conservation Area / Retail Core Townscape Character Area Distance to site: c. 600m north	The viewpoint is taken at the centre of New Cathedral Street, a popular street within the heart of Manchester's retail district. The viewpoint is characterised by a mixed architectural townscape. Both contemporary and historic buildings preserve the historical view through the city, towards St. Ann's Church, a Grade I Listed building. The Beetham Tower, Great Northern Tower and Owen Street (future baseline) also sit within this vista, forming a cluster of towers at the back of the view, with the Beetham Tower located directly behind the tower of St. Ann's Church, forcing the church to be read in conjunction with contemporary townscape. Yellow to terracotta tones are apparent in the view, responding to the materiality of St. Ann's, through Royal Exchange and the modern cladding to the right of the view.	Framed view. High number of viewers however activity in the foreground, and the potential high number of users along the street could limit the opportunity to stop and enjoy the viewpoint. The viewpoint has already experienced contemporary buildings rising within it directly competing with the historic vista.	High	Medium	**Medium/ High**
26: View north-east from the junction of Liverpool Road and Stone Street	Designation: Grade II Listed Museum of Science and Industry, Former Market Hall and Castlefield Information Centre / Castlefield Conservation Area / St. John's Townscape Character Area Distance to site: c. 435m south-west	The viewpoint directly faces the listed MOSI building, alongside on-street parking. The tree framing the right of the view hides the Beetham Tower which provides a major wayfinding marker during travel into the city along Liverpool Road. No other wider city markers exist in the view. Architectural styles are mixed, providing a cluttered character. The Castlefield Urban Heritage Park off the right of the view is a major green space on the edge of the city, however the character of the viewpoint relates closer to Manchester's industrial past, rather than the Roman heritage characterising Castlefield.	Framed view from a tourist/ cultural attraction. Moderate number of viewers arriving into the city from the south-west where the view may be required to provide some markers for wayfinding.	Medium	Medium	**Medium**
27: View facing south-west across Albert Square	Designation: Grade I Listed Town Hall and Albert Square Memorial, Grade II* Listed Memorial Hall, Grade II Listed Heywoods Statue, Gladstones Statue, St. Andrews Chambers, Carlton House, Lloyds House and Albert Chambers / Albert Square Conservation Area / Civic Quarter Townscape Character Area Distance to site: c. 150m north-east	The view faces directly across Albert Square, within the presence of the surrounding historic townscape which characterises the heart of the city. The view is framed by the Grade I Listed Town Hall to the left of the view, and tree canopies to the right of the view – with the Grade I listed Albert Memorial providing the dominant feature drawing the attention of the viewer. The trees attenuate the dominance of Albert Memorial by limiting distractions of the surrounding uses, including the perimeter road. Contemporary architecture is apparent in the view. Heron House lies directly behind the Albert Memorial, and acts as 'background architecture' – limiting the amount of attention that may be drawn away from the Albert Memorial. Beetham Tower, Great Northern Tower and Owen Street (future baseline) cluster together to the left of the view and compete again the Albert Memorial for attention. The mix of glazing and grey cladding within these contemporary towers limit their visual impact against blue or grey skies.	The view is framed at this point and represents a major tourist/ cultural attraction. The view is likely to be experienced by a high number of viewers, with the view forming a major feature of the experience	High	High	**High**

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Appendix 8.2: Visual Receptors - Baseline and Sensitivity

Viewpoint No. and Location	Designation, Townscape Character Area and Approx. Distance to Site Boundary	Description of Baseline View	Type of View and Number of Users	Value of Views	Susceptibility to Change	Overall Sensitivity of Receptor
28: View facing north-west from the corner of Oxford Street and Lower Mosley Street	Designation: Spire of Grade I Listed Town Hall, Grade II* Listed Town Hall Extension, Central Library and Midland Hotel / St. Peters Square Conservation Area / Civic Quarter Townscape Character Area Distance to site: c. 220m south-east	The view is located at a decision point where the arrival route of Oxford Road terminates with St. Peters Square at the heart of the city. The character of the view has recently altered with the redevelopment of St. Peters Square, visible to the far right of the view. This has introduced a cluttered foreground, littered with signage – which has the potential to limit attention on the background consisting of the listed Midland Hotel, Central Library and Town Hall Extension. These three buildings together provide architectural quality and richness to the view, consistent with the expected grandeur of the city core. The location of the view at a crossing point provides the opportunity for users to stop and take in the view, even if it is just for wayfinding. This decision point is likely to lead to an additional focus or appreciation on the townscape to guide users through the heart of the city. The spire of the Grade I Listed Town Hall is visible above the Town Hall Extension, adding further interest in the character of the visible roofscape – defined by a mixture of steep pitches and long sweeping curves, mitigated by clear architectural rhythm. Contemporary architecture is also apparent in the view, with a glazed building visible in the gap between Central Library and the Midland Hotel.	Open view with the potential for a high number of viewers travelling into the city. Travellers may utilise the townscape for orientation, therefore the view forms a moderately important element of the experience.	High	Medium	**Medium/ High**
29: View facing north-west along Princess Street from the corner with Lower Mosley Street	Designation: Grade I Listed Town Hall, Grade II* Listed Town Hall Extension and Manchester War Memorial / Periphery of George Street and Upper King Street Conservation Area facing into Albert Square Conservation Area / Civic Quarter Townscape Character Area Distance to site: c.280m east	The view faces across Lower Mosely Street towards the listed Town Hall and Town Hall Extension from the vicinity of the Grade I Listed Manchester Art Gallery. The view is dominated in the foreground by road infrastructure, tramway and street clutter which, coupled with the trees associated with the edge of the recently completely St. Peters Square, limit views of the listed buildings. This does not take the attention away from the Town Hall however. It remains the dominant feature of the view, characterised by its neo-gothic style, in particular its dramatic roofscape. Contemporary architecture is present in the view, framing the right of the viewpoint.	Predominantly open view with the potential to be appreciated by a high number of viewers due to the heritage and cultural associations of the immediate townscape. Visitors to the Town Hall and Manchester Art Gallery are likely to appreciate the surrounding townscape, particularly due to the opportunity provided by St. Peters Square.	High	High	**High**
30: View facing south along Cross Street opposite the junction with South King Street	Designation: Grade II* Listed Memorial Hall and Grade II Listed Anglia House, Albert Chambers and Abbey National Building / Albert Square Conservation Area / Central Business District Townscape Character Area Distance to site: c.250m north-east	The viewpoint is framed by historic townscape which opens up onto Albert Square in the distance. The impression of the view is of a key movement route through the city, supported by the sense of enclosure and nature of the surrounding architectural form. A limited view of contemporary architecture is visible along the horizon of the view, including Axis tower, drawing users down the canyon of buildings towards the open Albert Square, marked in the view by tree canopies. Trams add to the foreground of the view and hint towards the bustle and clutter expected within the heart of a city which draws users attention away from the built form. The canyon of townscape steps down as the perspective shrinks the townscape away from the viewpoint.	Framed, travelling viewpoint with limited opportunity to stop and enjoy the townscape. Potential for a high number of viewers.	Medium	Medium	**Medium**
31: View facing north along Deansgate from the corner with Camp Street	Designation: Grade II Listed 223-233 Deansgate and 235-291 Deansgate / Periphery between St. Johns and Petersfield Townscape Character Area Distance to site: c. 200m south-west	The viewpoint is characterised by immediate townscape to the left of the view, and the Grade II Listed units and former entrance to Deansgate Goods Station to the right of the view. The latter building provides regular linearity to the view, both horizontally and vertically, reinforcing scale. Regular increases to the storey height along the length of the journey break up the massing and create interest in the roofscape. Due to the building to width ratio of Deansgate, large portions of the sky are visible. The viewer is drawn down the length of the building frontage, rather than being guided by a marker to the city centre. Contemporary architecture is limited in the view. This is focussed further along Deansgate, marked by 125 Deansgate (as a future baseline development).	The view is framed. It is likely to be experienced by a high number of travelling users, where their view is moderately important, as a key vista through the city. The view is characterised by the dominant heritage asset to the right of the view, however the value of this is only moderately important with local cultural associations. The overall sensitivity of the experience is expected to be medium.	Medium	Medium	**Medium**

Terminology for Visual Impact:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Impact:	(Descriptive)
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term, Direct, Indirect
Value of Views:	High, Medium, Low	Reversibility:	Yes, within (timescale)/No
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Impact:	Major, Moderate, Minor, Negligible, Neutral, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Impact:	Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
Size/Scale of Impact:	Major, Moderate, Minor, Negligible, Neutral, No Change	Significance:	Significant, Moderately Significant, Not Significant

Appendix 8.2 Visual Effects Table: Description of Change, Magnitude and Significance

Viewpoint No. and Location	Description of Change	Embedded Mitigation	Overall Sensitivity of Receptor (from table above)	Size/Scale of Impact	Geographical Extent of Impact	Duration/ Reversibility	Overall Magnitude of Impact	Nature of Impact	Significance	Confidence
1: View from Regent Road Bridge looking north-east Construction phase	Construction works will be visible from this viewpoint. The distance of the viewpoint from the site will limit the impact of works. Visibility of cranes on the horizon will be limited by the urban character of the view, existing visible construction works and the temporary nature of the works. Visibility of further construction works will therefore not feel out of character within the viewpoint.	A single phase construction approach reduces the length of construction works.	**Low**	Minor	City-wide	Short/Medium-term Reversible	Minor	Neutral Direct	Not Significant	Medium
Operational phase	The Proposed Development is visible on the skyline at the centre of the view. The Proposed Development obscures the remaining views of the Town Hall spire, replacing the historic marker for the heart of the city with a contemporary landmark. The proposals cause a noticeable change to the view; however, the character of the skyline is considered to be enhanced by the building form.	The massing of the Proposed Development provides some interest on the skyline, by filling the gap between the Great Northern Tower and One Spinningfields. The height of the Proposed Development ensures Beetham Tower remains the dominant feature on the skyline, and undulates building heights across the view. The choice of colour within the materiality of the Proposed Development subtly projects the colour tones of the Civic Quarter across to the skyline of Manchester. The responsive nature of the anodised finish to the building façade helps to soften the colour and provide townscape interest as elevations will react differently to the sun, throughout the day and year. The elliptic shape, along with the changing colour of the anodised finish helps to diminish the width of the wide elevation, helping to reduce some of the mass on the skyline. The character of the view remains materially unchanged by proposals, with only the loss of the remaining visibility of the Town Hall spire causing a slight negative change to the view.		Minor	City-wide	Long-term Irreversible	**Minor**	Beneficial Direct	**Not Significant**	High
Cumulative Impacts	Cumulative developments within the foreground of the view, associated with the development adjacent to Trinity Way/ Water Street will completely obscure the Proposed Development, and the rest of the Manchester skyline from view. This impact is solely associated with the cumulative development. The lack of visibility of the Proposed Development has led to no further in-combination effects resulting from the Proposed Development expected to occur.	No additional mitigation required.		Minor	City-wide	Long-term Irreversible	Minor	Beneficial	Not Significant	Medium
2. View facing south along Cheetham Hill Road from the northern corner of Manchester Fort Shopping Centre Construction phase	Construction works will be visible from this viewpoint. The distance of the viewpoint from the site will limit the impact of works. Visibility of cranes on the horizon will be mitigated by the urban character of the view and the temporary nature of the works.	A single phase construction approach reduces the length of construction works.	**Low**	Negligible	City-wide	Short/Medium-term Reversible	Negligible	Adverse Direct	Not Significant	Medium
Operational phase	The Proposed Development is visible at the centre of the view along the horizon, as a new tower within the cluster formed by Beetham Tower and Owen Street. The proposals will cause a slight change to the view, however this is unlikely to materially affect the overall composition, instead the Proposed Development is in keeping with, and further supporting the existing tower cluster.	The proposed massing is within the scale of the surrounding skyline. The orientation of the tower projects the slender elevation within this viewpoint to add to, yet not dominate the tower cluster.		Minor	City-wide	Long-term Irreversible	**Minor**	Beneficial Direct	**Not Significant**	High

Terminology for Visual Impact:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Impact:	(Descriptive)
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term, Direct, Indirect
Value of Views:	High, Medium, Low	Reversibility:	Yes, within (timescale)/No
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Impact:	Major, Moderate, Minor, Negligible, Neutral, No Change
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Size/Scale of Impact:	Major, Moderate, Minor, Negligible, Neutral, No Change	Significance:	Significant, Moderately Significant, Not Significant

Appendix 8.2 Visual Effects Table: Description of Change, Magnitude and Significance

Viewpoint No. and Location	Description of Change	Embedded Mitigation	Overall Sensitivity of Receptor (from table above)	Size/Scale of Impact	Geographical Extent of Impact	Duration/ Reversibility	Overall Magnitude of Impact	Nature of Impact	Significance	Confidence
Cumulative Impacts	Further committed development is expected to support the emerging tower cluster alongside the Proposed Development. This cumulative development is expected to appear in and amongst Owen Street, therefore is unlikely to extend the cluster in width or height. As such, cumulative development is anticipated to not cause further in-combination effects resulting from the Proposed Development.	No additional mitigation required.		Minor	City-wide	Long-term Irreversible	Minor	Beneficial	Not Significant	Medium
3: View from Cathedral Gardens looking south Construction phase	Views of construction works will be mostly obscured by the existing townscape.	N/A	**High**	No Change	Neighbourhood	Short/Medium-term Reversible	No Change	N/A	Not Significant	Medium
Operational phase	The Proposed Development is not visible in the viewpoint. The tower will be obscured by the turret associated with Harvey Nichols.	N/A		No Change	Neighbourhood	Long-term Irreversible	**No Change**	N/A	**Not Significant**	High
Cumulative Impacts	The Proposed Development is not visible. Further in-combination effects are therefore not anticipated to occur.	No additional mitigation required.		No Change	Neighbourhood	Long-term Irreversible	No Change	N/A	Not Significant	Medium
4: View facing south-west from the corner of High Street and Copperas Street Construction phase	Views of construction works will be obscured by the existing townscape framing the left of the view.	N/A	**Low/ Medium**	No Change	Local	Short/Medium-term Reversible	No Change	N/A	Not Significant	Medium
Operational phase	The Proposed Development is not visible in the viewpoint. The towers are obscured by the townscape towards the back of the view.	N/A		No Change	Local	Long-term Irreversible	**No Change**	N/A	**Not Significant**	High
Cumulative Impacts	No committed developments are visible in this viewpoint. No additional cumulative effects.	No additional mitigation required		No Change	Local	Long-term Irreversible	No Change	N/A	Not Significant	Medium
5: View facing south-west across Piccadilly Gardens from the corner of Piccadilly and Oldham Street Construction phase	An obscured view of construction works of the upper storeys will be visible above the existing contemporary townscape and tree screening. Cranes are already apparent in the view, therefore the visual impact of additional construction works is unlikely to affect the character of the view.	A single phase construction approach reduces the length of construction works.	**Low/ Medium**	Negligible	Local	Short/Medium-term Reversible	Negligible	Adverse Direct	Not Significant	Medium

Terminology for Visual Impact:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Impact:	(Descriptive)
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term, Direct, Indirect
Value of Views:	High, Medium, Low	Reversibility:	Yes, within (timescale)/No
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Impact:	Major, Moderate, Minor, Negligible, Neutral, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Impact:	Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
Size/Scale of Impact:	Major, Moderate, Minor, Negligible, Neutral, No Change	Significance:	Significant, Moderately Significant, Not Significant

Appendix 8.2 Visual Effects Table: Description of Change, Magnitude and Significance

Viewpoint No. and Location	Description of Change	Embedded Mitigation	Overall Sensitivity of Receptor (from table above)	Size/Scale of Impact	Geographical Extent of Impact	Duration/ Reversibility	Overall Magnitude of Impact	Nature of Impact	Significance	Confidence
Operational phase	The top storeys of the Proposed Development is visible above the townscape and street trees within the centre of the view. Where the Proposed Development is visible, it provides a beneficial wayfinding tool to mark the centre of the city and responds to the surrounding contemporary architecture. The cluttered viewpoint limits the extent of the change, causing a negligible effect which does not alter the character of the view.	N/A		Negligible	Local	Long-term Irreversible	**Negligible**	Beneficial Direct	**Not Significant**	High
Cumulative Impacts	No committed developments are visible in this viewpoint. No additional cumulative effects.	No additional mitigation required		Negligible	Local	Long-term Irreversible	Negligible	Beneficial	Not Significant	Medium
6: View facing along Fairfield Street from the corner of South Pump Street Construction phase	An obscured view of construction works of the upper storeys will be visible above the heritage assets at the back of the view. Construction works will be visible in the context of existing adjacent cranes. The visual impact of additional construction works is unlikely to affect the character of the view.	A single phase construction approach reduces the length of construction works.	**Medium**	Negligible	Local	Short/Medium-term Reversible	Negligible	Adverse Direct	Not Significant	Medium
Operational phase	The Proposed Development emerges at the back of the view, rising about the Shena Simon 6th Form College. The Proposed Development adds a new contemporary feature to the view, differing in architectural form, height and materiality to the character observed within the existing view. The tower will act as a wayfinding marker for the centre of the city along this key gateway route into Manchester. The slight change in the composition of the view does cause a perceptible change, however it is not considered this will materially affect the appreciation of the view.	The contemporary architecture of the tower, in particular the clean, regular form of its silhouette, juxtaposes against the immediate townscape, separating and contrasting from the existing form so as to ensure the heritage assets can be deciphered within the view. The elliptic shape, along with the changing colour of the anodised finish helps to diminish the width of the wide elevation, helping to reduce some of the mass on the skyline.		Minor	Local	Long-term Irreversible	**Minor**	Beneficial Direct	**Minor Significance**	High
Cumulative Impacts	Kampus is visible at the end of the vista, replacing the existing contemporary townscape. Construction works and operation of the contemporary scheme will be visible in the portion of the view already characterised by contemporary development. Kampus is likely to obscure a portion of the Proposed Development. It is anticipated that Kampus will support the visibility of the Proposed Development at the back of the view, however as visibility of the Proposed Development is reduced, this is unlikely to lead to further additional impact being experienced.	No additional mitigation required.		Minor	Local	Long-term Irreversible	Minor	Beneficial	**Minor Significance**	Medium
7: View facing north-west from the corner of Oxford Street and Whitworth Street Construction phase	Views of construction works will be obscured by the existing townscape framing the left of the view.	N/A	**Medium**	No Change	Local	Shot/Medium term Reversible	No Change	N/A	Not Significant	Medium

Terminology for Visual Impact:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Impact:	(Descriptive)
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term, Direct, Indirect
Value of Views:	High, Medium, Low	Reversibility:	Yes, within (timescale)/No
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Impact:	Major, Moderate, Minor, Negligible, Neutral, No Change
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Size/Scale of Impact:	Major, Moderate, Minor, Negligible, Neutral, No Change	Significance:	Significant, Moderately Significant, Not Significant

Appendix 8.2 Visual Effects Table: Description of Change, Magnitude and Significance

Viewpoint No. and Location	Description of Change	Embedded Mitigation	Overall Sensitivity of Receptor (from table above)	Size/Scale of Impact	Geographical Extent of Impact	Duration/ Reversibility	Overall Magnitude of Impact	Nature of Impact	Significance	Confidence
Operational phase	The Proposed Development is not visible in the viewpoint. The Proposed Development is obscured by the townscape framing Oxford Road.	N/A		No Change	Local	Long-term Irreversible	**No Change**	N/A	**Not Significant**	High
Cumulative Impacts	No committed developments are visible in this viewpoint. No additional cumulative effects.	No additional mitigation required		No Change	Local	Long-term Irreversible	No Change	N/A	Not Significant	Medium
8: View facing north across Whitworth Street from the arches of First Street Construction phase	An obscured view of construction works of the upper storeys will be visible above the listed building and Great Northern Tower. Due to the limited extent of the view, it is not anticipated that constructions works will materially alter the character of the view.	A single phase construction approach reduces the length of construction works.		Minor	Local	Short/Medium-term Reversible	Minor	Adverse Direct	Not Significant	Medium
Operational phase	The upper storeys of the tower area visible above the ridgeline of Manchester Central from this viewpoint, blending with the contemporary Great Northern Tower which has already broken this ridgeline. The Proposed Development sits behind the heritage assets within the view, therefore does not further limit views of Manchester Central. The Proposed Development will add to the vast array of contemporary development which has rapidly altered this viewpoint. However, the Proposed Development will cause little further change. The towers will provide a further wayfinding marker for the Civic Quarter. Whilst the change is perceptible – the character of the view, namely the dominance of the Beetham Tower and Axis with heritage assets beyond is unlikely to alter materially.	The orientation of the tower projects the slender elevation within this viewpoint, limiting the scale of effect further. The distance of the viewpoint has ensured the tower is overshadowed in scale by Axis and Beetham Tower.	**Low**	Minor	Local	Long-term Irreversible	**Minor**	Neutral Direct	**Not Significant**	High
Cumulative Impacts	The additional view of Manchester Central between Axis and the Proposed Development is likely to lead to further in-combination effects arising from the Proposed Development, due to further loss of visibility of the listed Central building amongst contemporary development. The change is expected to be in-keeping with the contemporary towers characterising the centre of the view.	No additional mitigation required.		Moderate	Local	Long-term Irreversible	Moderate	Neutral	Minor Significance	Medium
9: View facing north-east along Chester Road from the corner of Angela Street Construction phase	A limited view of construction works will be visible behind the existing contemporary townscape. Cranes are already apparent in the view, therefore the visual impact of additional construction works is unlikely to affect the character of the view.	A single phase construction approach reduces the length of construction works.	**Low**	Negligible	Local	Short/Medium-term Reversible	Negligible	Neutral Direct	Not Significant	Medium

Terminology for Visual Impact:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Impact:	(Descriptive)
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term, Direct, Indirect
Value of Views:	High, Medium, Low	Reversibility:	Yes, within (timescale)/No
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Impact:	Major, Moderate, Minor, Negligible, Neutral, No Change
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Appendix 8.2 Visual Effects Table: Description of Change, Magnitude and Significance

Viewpoint No. and Location	Description of Change	Embedded Mitigation	Overall Sensitivity of Receptor (from table above)	Size/Scale of Impact	Geographical Extent of Impact	Duration/ Reversibility	Overall Magnitude of Impact	Nature of Impact	Significance	Confidence
Operational phase	A small extent of the Proposed Development is visible at the centre of the view, in the gap between Beetham Tower and the City Gate development. The towers are in keeping with the surrounding contemporary built form, and therefore provide a negligible change to the view which is in keeping with the existing character. Where visible, the Proposed Development provides a wayfinding marker for the heart of the city from this key gateway location.	Where visible, the choice of colour within the materiality of the Proposed Development subtly projects the colour tones of the Civic Quarter across to the skyline of Manchester. This further aids the Proposed Development as a wayfinding marker from this location.		Negligible	Local	Long-term Irreversible	**Negligible**	Beneficial Direct	**Not Significant**	High
Cumulative Impacts	A number of committed developments will be visible in this view, namely 2-4 Chester Road, Deansgate South and Manchester Central, strengthening the emerging contemporary tower cluster to the right of the view. Given the distance of this cluster across the view from the Proposed Development, and the limited visibility of the Proposed Development, no further in-combination effects resulting from the Proposed Development are expected to occur.	No additional mitigation required.		Negligible	Local	Long-term Irreversible	Negligible	Beneficial	Not Significant	Medium
10: View facing north-east from Bridgewater Canal Tow Path Construction phase	A small extent of construction works may be visible during winter months, when the trees screening the left of the view are not in leaf.	A single phase construction approach reduces the length of construction works.	**Medium**	Negligible/ No Change	Local	Short/Medium-term Reversible	Negligible/ No Change	Adverse Direct	Not Significant	Medium
Operational Phase	The Proposed Development is not visible within this viewpoint, as the elevated railway and existing tree coverage obscures the Proposed Development location. During winter months, the roofscape of the Proposed Development is likely to come into view above the elevated railway infrastructure and through the canopy of the mid-ground trees. It is expected that this will only cause a negligible change to the view.	N/A		Negligible/ No Change	Local	Long-term Irreversible	**Negligible/ No Change**	Neutral Direct	**Not Significant**	High
Cumulative Impacts	A slight view of Manchester Central may occur at the centre of the view. The nature of the impact and obscured view of the Proposed Development ensures no further cumulative impacts are expected.	No additional mitigation required		Negligible/ No Change	Local	Long-term Irreversible	Negligible/ No Change	Neutral/ N/A	Not Significant	Medium
11: View facing south-east from the bridge along Bridge Street Construction phase	A view of construction works of the upper storeys will be visible above the existing contemporary townscape at the centre of the view. The works are likely to cause a minor, non-material change to the character of the view.	A single phase construction approach reduces the length of construction works.	**Low**	Minor	Local	Short/Medium-term Reversible	Minor	Adverse Direct	Not Significant	Medium

Terminology for Visual Impact:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Impact:	(Descriptive)
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term, Direct, Indirect
Value of Views:	High, Medium, Low	Reversibility:	Yes, within (timescale)/No
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Impact:	Major, Moderate, Minor, Negligible, Neutral, No Change
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Appendix 8.2 Visual Effects Table: Description of Change, Magnitude and Significance

Viewpoint No. and Location	Description of Change	Embedded Mitigation	Overall Sensitivity of Receptor (from table above)	Size/Scale of Impact	Geographical Extent of Impact	Duration/ Reversibility	Overall Magnitude of Impact	Nature of Impact	Significance	Confidence
Operational Phase	The top portion of the tower of the Proposed Development is visible at the centre of the view, rising above the existing townscape. The tower causes a clearly noticeable change to the view, causing the Proposed Development to form a new addition to the view, and act as a key wayfinding marker for the city from a strategic gateway location. The Proposed Development is visible in the context of surrounding contemporary development.	The choice of colour within the materiality of the Proposed Development subtly projects the colour tones of the Civic Quarter across to the skyline of Manchester – aiding the landmark potential of the Proposed Development. The responsive nature of the anodised finish to the building façade helps to soften the colour and provide townscape interest as elevations will react differently to the sun, throughout the day and year. The elliptic shape, along with the changing colour of the anodised finish helps to diminish the width of the wide elevation, helping to reduce some of the mass on the skyline.		Minor	Local	Long-term Irreversible	**Moderate**	Beneficial Direct	**Minor Significance**	High
Cumulative Impacts	No committed developments are visible in this viewpoint. No additional cumulative effects.	No additional mitigation required		Minor	Local	Long-term Irreversible	Moderate	Beneficial	Minor Significance	Medium
12: View facing north from the platform of Deansgate/ Castlefield Tram Stop Construction phase	A view of construction works of the upper storeys will be visible above the existing contemporary townscape towards the left of the view. Construction works are likely to cause a temporary effect on the appreciation of the view.	A single phase construction approach reduces the length of construction works.		Minor	Local	Short/Medium-term Reversible	Minor	Adverse Direct	Minor Significance	Medium
Operational Phase	The slender elevation of the Proposed Development is visible in the gap between Beetham Tower and Great Northern Tower. The siting of the Proposed Development does not affect the appreciation of the heritage assets within the view, including the listed Manchester Central structure and the spire of the Town Hall. The Proposed Development does cause a noticeable new feature to the view, however due to the scale of Beetham Tower and the Proposed Development's proximity to it, it is not expected that the change will materially affect the appreciation of the view. Given the location of the viewpoint at a key point of disembarkation for the city, the Proposed Development provides a useful wayfinding tool to mark the centre of the city. This provides a beneficial aspect to the new view character.	The orientation of the tower projects the slender elevation within this viewpoint, with the elliptic shape along the wide elevation providing interest within the columns of the façade. The responsive nature of the anodised finish to the building façade helps to soften the colour and provide townscape interest as elevations will react differently to the sun, throughout the day and year. The choice of colour within the materiality of the Proposed Development subtly projects the colour tones of the Civic Quarter across to the skyline of Manchester – aiding the landmark potential of the Proposed Development from this key orientation point within the city.	**Medium**	Moderate	Local	Long-term Irreversible	**Minor**	Beneficial Direct	**Minor Significance**	**High**
Cumulative Impacts	A direct view of the proposed Manchester Central development will entirely obscure the right of the view, limiting views of heritage assets which are currently visible. Manchester Central will frame the right of the view in a similar manner to the framing of the left of the view from Beetham Tower. The Proposed Development will remain visible in the centre of this view. The framing of the view limits the appreciation of the view as a wayfinding marker across the wider city. The Proposed Development does however remain a marker. No further cumulative effects are expected to arise in-combination with cumulative development.	No additional mitigation required		Moderate	Local	Long-term Irreversible	Minor	Beneficial	Minor Significance	Medium

Terminology for Visual Impact:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Impact:	(Descriptive)
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term, Direct, Indirect
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Appendix 8.2 Visual Effects Table: Description of Change, Magnitude and Significance

Viewpoint No. and Location	Description of Change	Embedded Mitigation	Overall Sensitivity of Receptor (from table above)	Size/Scale of Impact	Geographical Extent of Impact	Duration/ Reversibility	Overall Magnitude of Impact	Nature of Impact	Significance	Confidence
13: View east along Jackson's Row from its junction with Deansgate Construction phase	An open view of construction works will be visible in this viewpoint. The extent of the works is likely to cause a clearly noticeable change to the view which will temporarily affect the character of the viewpoint.	The use of site hoarding will limit visual impact of groundworks. Sensitive siting of stockpiles within the site boundary and delivery and removal of materials utilising a 'just in sequence' approach along designated one way routes to allow potential visual impacts to be reduced or avoided.	**Low**	Moderate	Local	Short/Medium-term Reversible	Moderate	Adverse Direct	Minor Significance	Medium
Operational Phase	The Proposed Development replaces the townscape at the centre of the view, causing a loss of the existing townscape heritage of the synagogue and side of the former Police Station from the view. The Proposed Development will cause a clearly noticeable change to the view, adding a significant mass of contemporary development and reducing views of the sky. The remaining view of the sky does retain the visibility of the Town Hall Extension. The height of the podium broadly follows the scale of the existing building to the right of the view, before stepping up the street. The overall character of the view is altered by the Proposed Development, shifting the feel of the townscape towards a contemporary character. New entrances onto Jackson's Row can be deciphered, strengthening the impression of activity within the viewpoint. The entrance to the proposed synagogue is clearly apparent in the midground of the view, ensuring the synagogue is retained as a key feature characterising the view. The grand stair linking the rooftop podium levels is noticeable from this viewpoint.	The materiality of the Proposed Development reflects the broad colour tones which characterise the Civic Quarter. The anodised façade softens the tone of the building where direct sunlight will hit the building. Entrances at ground level along Jackson's Row, particularly of the replaced synagogue and the visibility of glazing provides a common feature to the existing view, mitigate the massing and ensures an element of human activity within the viewpoint.		Major	Local	Long-term Irreversible	**Moderate**	Beneficial Direct	**Minor Significance**	High
Cumulative Impacts	No committed developments are visible in this viewpoint. No additional cumulative effects.	No additional mitigation required		Major	Local	Long-term Irreversible	Moderate	Beneficial	Minor Significance	Medium
14: View west along Jackson's Row from its junction with Southmill Street Construction phase	An open view of construction works will be visible in this viewpoint. The extent of the works is likely to cause a clearly noticeable change to the view which will temporarily affect the character of the viewpoint.	The use of site hoarding will limit visual impact of groundworks. Sensitive siting of stockpiles within the site boundary and delivery and removal of materials utilising a 'just in sequence' approach along designated one way routes to allow potential visual impacts to be reduced or avoided.	**Low**	Major	Local	Short/Medium-term	Moderate	Adverse Direct	Minor Significance	Medium

Terminology for Visual Impact:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Impact:	(Descriptive)
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term, Direct, Indirect
Value of Views:	High, Medium, Low	Reversibility:	Yes, within (timescale)/No
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Impact:	Major, Moderate, Minor, Negligible, Neutral, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Impact:	Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
Size/Scale of Impact:	Major, Moderate, Minor, Negligible, Neutral, No Change	Significance:	Significant, Moderately Significant, Not Significant

Appendix 8.2 Visual Effects Table: Description of Change, Magnitude and Significance

Viewpoint No. and Location	Description of Change	Embedded Mitigation	Overall Sensitivity of Receptor (from table above)	Size/Scale of Impact	Geographical Extent of Impact	Duration/ Reversibility	Overall Magnitude of Impact	Nature of Impact	Significance	Confidence
Operational Phase	The character of the viewpoint has been altered by the Proposed Development. Whilst the Southmill Street frontage of the Former Police Station has been retained, this is now visible alongside significant contemporary development. This development fills the viewpoint with the scale of the podium alone, replacing views of the Former Police Station frontage along Jackson's Row with associated retail and commercial use. The addition of substantial new use, including retail frontages provide new activity onto Jackson's Row. A further public access lift onto the roof is provided in the gap between the retained Former Police Station and the contemporary office block. The proposed active ground floors along Jackson's Row provides the potential to engage with the retained vista along the street to Deansgate. This retained view is familiar, yet more contemporary than experienced in the baseline view. It is anticipated that the Proposed Development will cause a major change to the view, with the character of the view undergoing a clearly noticeable change to its composition. The potential for substantial new activity supports a beneficial nature of impact.	The retention of the Former Bootle Street Police Station provides a familiar marker which has the potential to guide users through the mass of new contemporary development which otherwise dominates the viewpoint. The materiality of the Proposed Development reflects the broad colour tones which characterise the Civic Quarter. Entrances and retail use at ground level along Jackson's Row, alongside the visibility of glazing helps to mitigate against the massing and provide an element of human activity within the viewpoint.		Major	Local	Long-term Irreversible	**Moderate**	Beneficial Direct	**Minor Significance**	High
Cumulative Impacts	No committed developments are visible in this viewpoint. No additional cumulative effects.	No additional mitigation required		Major	Local	Long-term Irreversible	Moderate	Beneficial	Minor Significance	Medium
15: View east along Bootle Street from its junction with Deansgate Construction phase	An obscured view of construction works will be visible in this viewpoint. The extent of the works is likely to cause an impact on the view without materially altering the character.	The use of site hoarding will limit visual impact of groundworks. Sensitive siting of stockpiles within the site boundary and delivery and removal of materials utilising a 'just in sequence' approach along designated one way routes to allow potential visual impacts to be reduced or avoided.	**Low**	Minor	Local	Short/Medium-term Reversible	Minor	Adverse Direct	Not Significant	Medium
Operational Phase	The Proposed Development is visible at the far end of Bootle Street, behind the listed and contemporary buildings framing views towards Central Library. The character of the street is mostly retained in the view, with the library still visible, however the Proposed Development does cause a perceptible change to the view, adding a contemporary element which has the potential to draw the eye away from the existing vista. The massing of the podium supports the building line and existing height datum of the street, retaining and enhancing views of the retained Sir Ralph Abercromby Public House. An obscured view of the tower exists towards the periphery of the view, further framing views down towards Central Library.	The responsive nature of the anodised finish to the building façade helps to soften the colour and provide townscape interest as elevations will react differently to the sun, throughout the day and year. The visibility of glazing provides a welcome impression of animation onto Bootle Street where the street was previously relatively blank.		Moderate	Local	Long-term Irreversible	**Minor**	Beneficial Direct	**Not Significant**	High

Terminology for Visual Impact:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Impact:	(Descriptive)
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term, Direct, Indirect
Value of Views:	High, Medium, Low	Reversibility:	Yes, within (timescale)/No
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Impact:	Major, Moderate, Minor, Negligible, Neutral, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Impact:	Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
Size/Scale of Impact:	Major, Moderate, Minor, Negligible, Neutral, No Change	Significance:	Significant, Moderately Significant, Not Significant

Appendix 8.2 Visual Effects Table: Description of Change, Magnitude and Significance

Viewpoint No. and Location	Description of Change	Embedded Mitigation	Overall Sensitivity of Receptor (from table above)	Size/Scale of Impact	Geographical Extent of Impact	Duration/ Reversibility	Overall Magnitude of Impact	Nature of Impact	Significance	Confidence
Cumulative Impacts	The development at 3 St. Peter's Square is visible above the Central Library at the end of the vista along Bootle Street. This adds further contemporary development into the character of the view. The scale of this change is minimal, although it influences a substantial heritage and cultural asset within the city. It is considered that any impact on the Library from this viewpoint is solely caused by 3 St. Peter's Square and no further in-combination effects arise from the Proposed Development.	No additional mitigation required		Moderate	Local	Long-term Irreversible	Minor	Beneficial	Not Significant	Medium
16: View west along Bootle Street from its junction with Southmill Street Construction phase	An open view of construction works will be visible in this viewpoint. The extent of the works is likely to cause a clearly noticeable change to the view which will temporarily affect the character of the viewpoint.	The use of site hoarding will limit visual impact of groundworks. Sensitive siting of stockpiles within the site boundary and delivery and removal of materials utilising a 'just in sequence' approach along designated one way routes to allow potential visual impacts to be reduced or avoided.	**Low**	Major	Local	Short/Medium-term Reversible	Moderate	Adverse Direct	Minor Significance	Medium
Operational Phase	The Proposed Development replaces the Former Police Station frontage along Bootle Street, however it retains the Southmill Street Police frontage and the Sir Ralph Abercromby Public House. The proposals cause a clear change to the view which is likely to alter the character of the viewpoint. The massing of the podium supports the vista along Bootle Street, albeit with the view narrowed and focussed towards the retained Public House. The tower rises beyond the top of the view and adds a new element of scale not previously apparent in the view. The visibility of blank elevations along a limited portion of the ground floor in the midground of the view provides a consistent approach to Bootle Street described in the baseline viewpoint description.	The materiality of the proposed seeks to broadly respond to the surrounding colour tones of the Civic Quarter. The retention of the Former Bootle Street Police Station and Sir Ralph Abercromby Public House provide familiar markers which provide the potential to guide users through the mass of new contemporary development which otherwise dominates the viewpoint. The anodised materials allow interest to be created within the façade as light hits the building. The massing of the podium broadly follows the surrounding building line and massing along Bootle Street. The placement of inactive frontages along the Bootle Street elevation is in-line with the existing character of the street and limits adverse impact on the prominent Jackson's Row and Southmill Street.		Major	Local	Long-term Irreversible	**Moderate**	Beneficial Direct	**Minor Significance**	High
Cumulative Impacts	No committed developments are visible in this viewpoint. No additional cumulative effects.	No additional mitigation required		Major	Local	Long-term Irreversible	Moderate	Beneficial	Minor Significance	Medium
17: View north-east from the corner of Deansgate and Quay Street Construction phase	A view of construction works of the upper storeys will be visible above the existing townscape at the centre of the view. Construction works are likely to cause an effect that will temporarily alter the appreciation of the view.	A single phase construction approach reduces the length of construction works.	**Medium**	Moderate	Local	Short/Medium-term Reversible	Minor	Adverse Direct	Minor Significance	Medium

Terminology for Visual Impact:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Impact:	(Descriptive)
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term, Direct, Indirect
Value of Views:	High, Medium, Low	Reversibility:	Yes, within (timescale)/No
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Impact:	Major, Moderate, Minor, Negligible, Neutral, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Impact:	Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
Size/Scale of Impact:	Major, Moderate, Minor, Negligible, Neutral, No Change	Significance:	Significant, Moderately Significant, Not Significant

Appendix 8.2 Visual Effects Table: Description of Change, Magnitude and Significance

Viewpoint No. and Location	Description of Change	Embedded Mitigation	Overall Sensitivity of Receptor (from table above)	Size/Scale of Impact	Geographical Extent of Impact	Duration/ Reversibility	Overall Magnitude of Impact	Nature of Impact	Significance	Confidence
Operational Phase	The Proposed Development rises the existing townscape at the centre of the view. The proposals cause a clearly noticeable change to the view – through the addition of contemporary development of a substantial new scale which is not already apparent in the view. This is likely to noticeably affect the composition of the view. This development directly juxtaposes the existing townscape of moderate heritage value, rather than tying into the existing built form. Existing listed buildings at either side of the view are not directly affected, however these assets will be limited to views in the context of the Proposed Development. Given that the effect is constrained to the periphery of the view, it is anticipated that this will not materially affect the appreciation of the view.	The Proposed materiality provides a contextual response to the site location, helping to reduce the contrast of the Proposed Development against the existing townscape. The responsive nature of the anodised finish to the building façade helps to soften the colour and provide townscape interest as elevations will react differently to the sun, throughout the day and year. The elliptic shape, along with the changing colour of the anodised finish helps to diminish some of the width of the wide elevation.		Moderate	Local	Long-term Irreversible	**Minor**	Adverse Direct	**Minor Significance**	High
Cumulative Impacts	No committed developments are visible in this viewpoint. No additional cumulative effects.	No additional mitigation required		Moderate	Local	Long-term Irreversible	Minor	Adverse	Minor Significance	Medium
18: View north-east from Byrom Street Construction phase	A limited view of construction works of a small portion of the upper storeys will be visible above the existing listed terrace. The works may cause a limited temporary change to the character of the view.	A single phase construction approach reduces the length of construction works.	**Medium**	Negligible	Local	Short/Medium-term Reversible	Negligible	Adverse Direct	Not Significant	Medium
Operational Phase	A small extent of the Proposed Development is visible to the right of the view. The Proposed Development punctuates the roofline above the listed terrace, which is a new character to the view. Contemporary development is visible in the baseline, however this is concentrated towards the left of the view and can broadly be considered as contextual through the height and materiality of the surroundings. Although the impact of the Proposed Development is perceptible, it is not expected to materially affect the appreciation of the view due to the clear definition between the historic foreground and the Proposed Development.	The materiality of the proposed seeks to broadly respond to the surrounding colour tones of the Civic Quarter.		Minor	Local	Long-term Irreversible	**Minor**	Adverse Direct	**Minor Significance**	High
Cumulative Impacts	No committed developments are visible in this viewpoint. No additional cumulative effects.	No additional mitigation required		Minor	Local	Long-term Irreversible	Minor	Adverse	Minor Significance	Medium
19: View facing north along Deansgate from the corner of Tonman Street Construction phase	A limited view of construction works of the upper storeys will be visible above the existing listed frontage onto Deansgate. The works may cause a minor, non-material temporary change to the character of the view.	A single phase construction approach reduces the length of construction works.	**Medium**	Minor	Local	Short/Medium-term Reversible	Minor	Adverse Direct	Minor Significance	Medium

Terminology for Visual Impact:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered
Number of Viewers:	Few, Moderate, High
Value of Views:	High, Medium, Low
Susceptibility to Change:	High, Medium, Low
Overall Sensitivity of Receptor:	High, Medium, Low
Size/Scale of Impact:	Major, Moderate, Minor, Negligible, Neutral, No Change
Geographical Extent of Impact:	(Descriptive)
Duration:	Long-term, Medium-term, Short-term, Direct, Indirect
Reversibility:	Yes, within (timescale)/No
Overall Magnitude of Impact:	Major, Moderate, Minor, Negligible, Neutral, No Change
Nature of Impact:	Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
Significance:	Significant, Moderately Significant, Not Significant

Appendix 8.2 Visual Effects Table: Description of Change, Magnitude and Significance

Viewpoint No. and Location	Description of Change	Embedded Mitigation	Overall Sensitivity of Receptor (from table above)	Size/Scale of Impact	Geographical Extent of Impact	Duration/ Reversibility	Overall Magnitude of Impact	Nature of Impact	Significance	Confidence
Operational Phase	A small extent of the Proposed Development is visible above the listed structure framing the right of the view. The Proposed Development causes a minor change to the periphery of the view, however does not materially alter the strong enclosure and linearity characterising the view. The Proposed Development's contemporary character responds to the new character created by the development of 125 Deansgate which draws the attention at the centre of the view. It is not expected that the character of the view will materially alter.	The repetitive vertical nature of the listed building along Deansgate is reflected in the form of the fenestration of the Proposed Development. The materiality of the Proposed Development provides a contextual marker for the centre of the city and provides enough contrast to retain views of the interesting roofscape of the listed building within the foreground. The elliptic shape is accentuated in this view, and has ensured the building curves out of view rather dominating more of the skyline.		Minor	Local	Long-term Irreversible	**Minor**	Neutral Direct	**Minor Significance**	High
Cumulative Impacts	No committed developments are anticipated to influence the character of this viewpoint. No additional cumulative effects.	No additional mitigation required.		Minor	Local	Long-term Irreversible	Minor	Neutral	Minor Significance	Medium
20: View north-west across Lower Mosley Street from the centre of Barbirolli Square Construction phase	An open view of construction works of the tower will be visible in this viewpoint., within the setting of listed buildings. The works are likely to cause a temporary contrast to the character of the view.	A single phase construction approach reduces the length of construction works.	**Low/ Medium**	Moderate	Local	Short/Medium-term Reversible	Moderate	Adverse	Minor Significance	Medium
Operational Phase	The tower of the Proposed Development becomes dominant, tallest feature at the centre of the view, altering the character whereby taller elements sit at the edge of the view. Contemporary architecture is not a new feature of the view. The curved façade can be read from this viewpoint, however the impact of the wide elevation is still read from this location. As the Proposed Development is located behind the existing visible townscape, the cluttered townscape character of the view is retained, with the tower adding to this character by providing a new focus to conflict with the existing features.	The orientation of the tower projects the corner within this viewpoint, with the elliptic shape along the wide elevation providing interest within the columns of the façade. The responsive nature of the anodised finish to the building façade helps to soften the colour and provide townscape interest as elevations will react differently to the sun, throughout the day and year. The choice of colour within the materiality of the Proposed Development subtly projects the colour tones of the Civic Quarter across to the skyline of Manchester – aiding the landmark potential of the Proposed Development from this key orientation point within the city.		Moderate	Local	Long-term Irreversible	**Moderate**	Neutral Direct	**Minor Significance**	High
Cumulative Impacts	No committed developments are visible in this viewpoint. No additional cumulative effects.	No additional mitigation required.		Moderate	Local	Long-term Irreversible	Moderate	Neutral	Minor Significance	Medium
21: View facing west along Central Street from the entrance to Library Walk Construction phase	A view of construction works will be visible at the end of Central Street, within the setting of the surrounding listed buildings. The works will cause a temporary change to the character of the view.	The use of site hoarding will limit visual impact of groundworks. The delivery and removal of materials utilising a 'just in sequence' approach along designated one way routes to allow potential visual impacts to be reduced or avoided. A single phase construction approach reduces the length of construction works.	**Medium**	Moderate	Local	Short/Medium-term Reversible	Moderate	Adverse Direct	Moderately Significant	Medium

Terminology for Visual Impact:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Impact:	(Descriptive)
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term, Direct, Indirect
Value of Views:	High, Medium, Low	Reversibility:	Yes, within (timescale)/No
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Impact:	Major, Moderate, Minor, Negligible, Neutral, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Impact:	Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
Size/Scale of Impact:	Major, Moderate, Minor, Negligible, Neutral, No Change	Significance:	Significant, Moderately Significant, Not Significant

Appendix 8.2 Visual Effects Table: Description of Change, Magnitude and Significance

Viewpoint No. and Location	Description of Change	Embedded Mitigation	Overall Sensitivity of Receptor (from table above)	Size/Scale of Impact	Geographical Extent of Impact	Duration/ Reversibility	Overall Magnitude of Impact	Nature of Impact	Significance	Confidence
Operational Phase	The Proposed Development retains the Portland stone Bootle Street Police Station at the centre of the view, engulfing it with contemporary development and replacing the view of No.1 Spinningfields. The scale of the Proposed Development introduces a new character to the view. The scale of the podium rises above the former Police Station, adding a substantial new contemporary feature within the centre of the view which diminishes the existing sense of scale created by the current townscape. The wider elevation of the tower rises beyond the mass of the podium, adding additional scale which is alien to the baseline view. This increases the dominance of contemporary architecture within the character of the view and creates a sense of overbearing through limiting the view of the sky. The Proposed Development does sit beyond the heritage in the foreground, therefore alterations to the view does not cause any loss of heritage features, instead the Proposed Development competes for the attention of the viewer. The Proposed Development suggests activity may add a new character to the view at the back of Central Street.	The elliptic shape of the tower along its wide elevation limits some of the impact of the tower mass from this viewpoint. The responsive nature of the anodised finish to the tower façade helps to soften the colour and provide townscape interest as elevations will react differently to the sun, throughout the day and year. The retention of the Former Bootle Street Police Station provides a familiar marker which has the potential to guide users through the mass of new contemporary development which otherwise dominates the viewpoint. The use of glazing within the podium helps to lighten the mass and provide an element of human activity within the viewpoint.		Moderate	Local	Long-term Irreversible	**Moderate**	Adverse Direct	**Moderately Significant**	High
Cumulative Impacts	No committed developments are visible in this viewpoint. No additional cumulative effects.	No additional mitigation required		Moderate	Local	Long-term Irreversible	Moderate	Adverse	Moderately Significant	Medium
22: View west from the centre of Library Walk Construction phase	A view of construction works will be visible within the setting of the existing listed buildings. The works are likely to cause a temporary change to the view.	The use of site hoarding will limit visual impact of groundworks. The delivery and removal of materials utilising a 'just in sequence' approach along designated one way routes to allow potential visual impacts to be reduced or avoided. A single phase construction approach reduces the length of construction works.	**High**	Moderate	Local	Short/Medium-term Reversible	Minor	Adverse Direct	Moderately Significant	Medium
Operational Phase	The Proposed Development is visible in the gap between the listed buildings framing the view, replacing the view of the recently completed No. 1 Spinningfields. The setting of Friends Meeting House is impacted by the Proposed Development, which forms a new contemporary feature to the view. The scale of the podium rises above the former Police Station, adding a substantial new contemporary feature within the centre of the view which diminishes the existing sense of scale created by the current townscape. The wider elevation of the tower rises beyond the mass of the podium, adding additional scale which is alien to the baseline view. This increases the dominance of contemporary architecture within the character of the view and creates a sense of overbearing through limiting the view of the sky.	The materiality of the Proposed Development reflects the broad colour tones of the Civic Quarter, creating a shared architectural language between the contemporary and historic forms. The responsive nature of the anodised finish to the building façade helps to soften the colour and provide townscape interest as elevations will react differently to the sun, throughout the day and year. The elliptic shape of the tower along its wide elevation limits some of the impact of the tower mass from this viewpoint. The retention of the Former Bootle Street Police Station provides a familiar marker which has the potential to guide users through the mass of new contemporary development which otherwise dominates the viewpoint. The visibility of glazing within the podium helps to mitigate against the massing and provide an element of human activity within the viewpoint.		Moderate	Local	Long-term Irreversible	**Moderate**	Adverse Direct	**Moderately Significant**	High

Terminology for Visual Impact:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Impact:	(Descriptive)
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term, Direct, Indirect
Value of Views:	High, Medium, Low	Reversibility:	Yes, within (timescale)/No
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Impact:	Major, Moderate, Minor, Negligible, Neutral, No Change
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Size/Scale of Impact:	Major, Moderate, Minor, Negligible, Neutral, No Change	Significance:	Significant, Moderately Significant, Not Significant

Appendix 8.2 Visual Effects Table: Description of Change, Magnitude and Significance

Viewpoint No. and Location	Description of Change	Embedded Mitigation	Overall Sensitivity of Receptor (from table above)	Size/Scale of Impact	Geographical Extent of Impact	Duration/ Reversibility	Overall Magnitude of Impact	Nature of Impact	Significance	Confidence
Cumulative Impacts	No committed developments are visible in this viewpoint. No additional cumulative effects.	No additional mitigation required		Moderate	Local	Long-term Irreversible	Moderate	Adverse	Moderately Significant	Medium
23: View west across St. Peters Square from northern corner of 1 St. Peter's Square Construction phase	A limited view of construction works of the top of the tower will be visible above the existing listed building. The works are unlikely to cause a material change to the appreciation of the viewpoint.	A single phase construction approach reduces the length of construction works.		Negligible	Local	Short/Medium-term Reversible	Negligible	Adverse Direct	Minor Significance	Medium
Operational Phase	A small extent of the Proposed Development is visible above the roofline of the listed Central Library. The Proposed Development will be read in the context of the heritage assets. The tower does not obscure the library; however, the Proposed Development removes the ability to read the architecture of the library, particularly its sweeping roofscape, without also reading the Proposed Development. The reflectivity of the glazing on a dull day such as in the photograph greys the majority of the glazing, blending the Proposed Development further into the materiality of the Library roof. This further limits the ability for the Library to be read as a distinctive building. The Proposed Development causes a noticeable change to the composition of the view.	Where visible, the responsive nature of the anodised finish to the building façade helps to soften the colour and provide townscape interest as elevations will react differently to the sun, throughout the day and year.	**High**	Minor	Local	Long-term Irreversible	**Minor**	Adverse Direct	**Moderately Significant**	High
Cumulative Impacts	No committed developments are visible in this viewpoint. No additional cumulative effects.	No additional mitigation required		Minor	Local	Long-term Irreversible	Moderate	Adverse	Moderately Significant	Medium
24: View south-west along Deansgate from the junction with Wood Street Construction phase	Views of construction works will be obscured by the 125 Deansgate framing the left of the view.	N/A	**Medium/ High**	No Change	Local	Short/Medium-term Reversible	No Change	N/A	Not Significant	Medium
Operational Phase	The Proposed Development is not visible in the viewpoint. The towers are obscured by the development of 125 Deansgate.	N/A		No Change	Local	Long-term Irreversible	**No Change**	N/A	**Not Significant**	High
Cumulative Impacts	As the Proposed Development is not visible, no further in-combination effects are expected to arise.	No additional mitigation required		No Change	Local	Long-term Irreversible	No Change	N/A	Not Significant	Medium
25: View south from the centre of New Cathedral Street Construction phase	A view of construction works of the upper storeys will be visible behind the Grade I Listed St. Ann's Church. The works are likely to cause a temporary, noticeable change to the view which will impact the appreciation of the listed building.	A single phase construction approach reduces the length of construction works.	**Medium/ High**	Moderate	Local	Short/Medium-term Reversible	Moderate	Adverse Direct	Moderately Significant	Medium

Terminology for Visual Impact:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Impact:	(Descriptive)
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term, Direct, Indirect
Value of Views:	High, Medium, Low	Reversibility:	Yes, within (timescale)/No
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Impact:	Major, Moderate, Minor, Negligible, Neutral, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Impact:	Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
Size/Scale of Impact:	Major, Moderate, Minor, Negligible, Neutral, No Change	Significance:	Significant, Moderately Significant, Not Significant

Appendix 8.2 Visual Effects Table: Description of Change, Magnitude and Significance

Viewpoint No. and Location	Description of Change	Embedded Mitigation	Overall Sensitivity of Receptor (from table above)	Size/Scale of Impact	Geographical Extent of Impact	Duration/ Reversibility	Overall Magnitude of Impact	Nature of Impact	Significance	Confidence
Operational Phase	The Proposed Development rises above the Grade I Listed St. Ann's Church to form the backdrop of the vista through St. Ann's Square. The slender elevation of the tower is visible, however this sits directly behind the tower of St. Ann's Church, limiting the legibility of this Grade I listed building and preventing it from being read without appreciating the contemporary townscape beyond. This is not a new character to the view – which is already impacted by Beetham Tower, Owen Street and Great Northern Tower – however the proximity between the Proposed Development and the heritage asset accentuates this relationship. The scale of the Proposed Development confuses the perspective within the view, ensuring the Proposed Development is the most prominent within the emerging tower cluster. The Proposed Development causes a clearly noticeable change to the view, despite the character of the view experiencing a tower cluster beyond – particularly due to the increased impact on the legibility of the church.	The orientation of the tower projects the slender elevation within this viewpoint, limiting the scale of effect further. The choice of colour within the materiality of the Proposed Development subtly projects the colour tones of the Civic Quarter across to the skyline of Manchester. The responsive nature of the anodised finish to the building façade helps to soften the colour and provide townscape interest as elevations will react differently to the sun, throughout the day and year. The elliptic shape, along with the changing colour of the anodised finish helps to diminish the width of the wide elevation, helping to reduce some of the mass on the skyline.		Moderate	Local	Long-term Irreversible	**Moderate**	Adverse Direct	**Moderately Significant**	High
Cumulative Impacts	Minor views of 10-12 Whitworth Street is visible within the emerging tower cluster at the back of the view. The cumulative impact is unlikely to cause a further change above the effect already identified at construction and operation stage.	No additional mitigation required		Moderate	Local	Long-term Irreversible	Moderate	Adverse	Moderately Significant	Medium
26: View north-east from the junction of Liverpool Road and Duke Street Construction phase	Views of construction works will be obscured by the existing townscape framing the left of the view.	N/A	**Medium**	No Change	Local	Short/Medium-term Reversible	No Change	N/A	Not Significant	Medium
Operational Phase	The Proposed Development is not visible in the viewpoint. The towers are obscured by the Museum of Science and Industry.	N/A		No Change	Local	Long-term Irreversible	**No Change**	N/A	**Not Significant**	High
Cumulative Impacts	No committed developments are likely to be perceptible in this viewpoint. No additional cumulative effects.	No additional mitigation required		No Change	Local	Long-term Irreversible	No Change	N/A	Not Significant	Medium
27: View facing south-west across Albert Square Construction Phase	An open view of construction works will be visible in this view causing a temporary yet clearly noticeable change to the character of the view. This is likely to have a direct impact on the setting of the heritage assets.	A single phase construction approach reduces the length of construction works.	**High**	Moderate	Local	Short/Medium-term Reversible	Moderate	Adverse Direct	Moderately Significant	Medium

Terminology for Visual Impact:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Impact:	(Descriptive)
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term, Direct, Indirect
Value of Views:	High, Medium, Low	Reversibility:	Yes, within (timescale)/No
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Impact:	Major, Moderate, Minor, Negligible, Neutral, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Impact:	Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
Size/Scale of Impact:	Major, Moderate, Minor, Negligible, Neutral, No Change	Significance:	Significant, Moderately Significant, Not Significant

Appendix 8.2 Visual Effects Table: Description of Change, Magnitude and Significance

Viewpoint No. and Location	Description of Change	Embedded Mitigation	Overall Sensitivity of Receptor (from table above)	Size/Scale of Impact	Geographical Extent of Impact	Duration/ Reversibility	Overall Magnitude of Impact	Nature of Impact	Significance	Confidence
Operational Phase	The Proposed Development is clearly visible at the centre of the view, directly behind the Grade I Listed Albert Memorial and rising above the Grade II* Listed Memorial Hall and Grade II Listed Lloyds House. Whilst contemporary towers exist within the current viewpoint, the Proposed Development sits at an entirely new scale, which is alien within the existing view composition. The scale of the podium is also dominant, beyond the approximate 6 storey datum of the surrounding townscape. The orientation of the tower has caused the wide elevation to sit behind Albert Memorial and the intricate façade treatment causes difficultly to appreciate Albert Memorial from this viewpoint without reading the Proposed Development.	The orientation of the tower presents the wider elevation to this viewpoint, with the elliptic shape providing some interest within the columns of the façade and preventing a more oppressive form onto the square. The responsive nature of the anodised finish to the building façade helps to soften the colour and provide townscape interest as elevations will react differently to the sun, throughout the day and year. The retention of the Former Bootle Street Police Station provides a limited, yet familiar marker at the back of the view which has the potential to orientate users through the mass of new contemporary development which otherwise dominates the viewpoint. The visibility of glazing within the podium helps to mitigate against the proposed massing and complement the existing contemporary development at the back of the viewpoint.		Major	Local	Long-term Irreversible	**Major**	Adverse Direct	**Significant**	High
Cumulative Impacts	Minor views of 10-12 Whitworth Street are visible to the left of the view, within the emerging cluster of contemporary development. The separation between the Proposed Development and 10-12 Whitworth Street has led to the cumulative impact to be considered unlikely to cause a further change above the effect already identified at construction and operation stage.	No additional mitigation required.		Major	Local	Long-term Irreversible	Major	Adverse	Significant	Medium
28: View facing north-west from the corner of Oxford Street and Lower Mosley Street Construction Phase	A limited view of construction works related to the upper storeys of the tower will be visible at the back of the viewpoint. It is unlikely that this will materially affect the composition of the view.	A single phase construction approach reduces the length of construction works.	**Medium/ High**	Minor	Local	Short/Medium-term Reversible	Minor	Adverse Direct	Minor Significance	Medium
Operational Phase	The Proposed Development rises above the contemporary development towards the left of the view. The Proposed Development sits within the background and despite its height, is unlikely to affect the composition of the heritage assets which define the predominant character within the view.	The orientation of the tower presents the wider elevation to this viewpoint, with the elliptic shape providing some interest within the columns of the façade. The responsive nature of the anodised finish to the building façade helps to soften the colour and provide townscape interest as elevations will react differently to the sun, throughout the day and year.		Minor	Local	Long-term Irreversible	**Minor**	Neutral Direct	**Minor Significance**	High
Cumulative Impacts	No committed developments are visible in this viewpoint. No additional cumulative effects.	No additional mitigation required.		Minor	Local	Long-term Irreversible	Minor	Neutral	Minor Significance	Medium
29: View facing north-west along Princess Street from the corner with Lower Mosley Street Construction Phase	A limited view of the upper storeys of construction works will be visible beyond the listed buildings in the mid-ground. Due to the limited visibility and temporary nature, this is unlikely to have a material impact despite the sensitive character of the view.	A single phase construction approach reduces the length of construction works.	**High**	Minor	Local	Short/Medium-term Reversible	Minor	Adverse Direct	Minor Significance	Medium

Terminology for Visual Impact:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Impact:	(Descriptive)
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term, Direct, Indirect
Value of Views:	High, Medium, Low	Reversibility:	Yes, within (timescale)/No
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Impact:	Major, Moderate, Minor, Negligible, Neutral, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Impact:	Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
Size/Scale of Impact:	Major, Moderate, Minor, Negligible, Neutral, No Change	Significance:	Significant, Moderately Significant, Not Significant

Appendix 8.2 Visual Effects Table: Description of Change, Magnitude and Significance

Viewpoint No. and Location	Description of Change	Embedded Mitigation	Overall Sensitivity of Receptor (from table above)	Size/Scale of Impact	Geographical Extent of Impact	Duration/ Reversibility	Overall Magnitude of Impact	Nature of Impact	Significance	Confidence
Operational Phase	The Proposed Development is visible, rising above the Grade II* Town Hall Extension to a height which begins to compete with the legibility of the Grade I Listed Town Hall. Whilst the Proposed Development does not obscure views of the heritage, it prevents the viewer from appreciating the Town Hall pairing without also reading the Proposed Development. Whilst the foreground of the view is cluttered, this cluttering of the background alters the character of the view.	The orientation of the tower presents the wider elevation to this viewpoint, with the elliptic shape providing some interest within the columns of the façade. The responsive nature of the anodised finish to the building façade helps to soften the colour and provide townscape interest as elevations will react differently to the sun, throughout the day and year.		Minor	Local	Long-term Irreversible	**Moderate**	Adverse Direct	**Moderately Significant**	High
Cumulative Impacts	No committed developments are visible in this viewpoint. No additional cumulative effects.	No additional mitigation required.		Minor	Local	Long-term Irreversible	Moderate	Adverse	Moderately Significant	Medium
30: View facing south along Cross Street opposite the junction with south King Street Construction Phase	Views of construction works will be obscured by the existing townscape framing the right of the view.	N/A	**Medium**	No Change	Local	Short/Medium-term Reversible	No Change	N/A	Not Significant	Medium
Operational Phase	The Proposed Development is not visible in the viewpoint. The towers are obscured by the townscape to the right of the view	N/A		No Change	Local	Long-term Irreversible	**No Change**	N/A	**Not Significant**	High
Cumulative Impacts	As the Proposed Development is not visible, e no further in-combination effects are expected to arise.	No additional mitigation required		No Change	Local	Long-term Irreversible	No Change	N/A	Not Significant	Medium
31: View facing north along Deansgate from the corner with Camp Street Construction Phase	Construction works will be visible in this view above the listed townscape. Views of construction will be temporary and not expected to materially alter the composition of the view.	A single phase construction approach reduces the length of construction works.	**Medium**	Minor	Neighbourhood	Short/Medium-term Reversible	Minor	Adverse Direct	Minor Significance	Medium

Terminology for Visual Impact:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Impact:	(Descriptive)
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term, Direct, Indirect
Value of Views:	High, Medium, Low	Reversibility:	Yes, within (timescale)/No
Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Impact:	Major, Moderate, Minor, Negligible, Neutral, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Impact:	Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
Size/Scale of Impact:	Major, Moderate, Minor, Negligible, Neutral, No Change	Significance:	Significant, Moderately Significant, Not Significant

Appendix 8.2 Visual Effects Table: Description of Change, Magnitude and Significance

Viewpoint No. and Location	Description of Change	Embedded Mitigation	Overall Sensitivity of Receptor (from table above)	Size/Scale of Impact	Geographical Extent of Impact	Duration/ Reversibility	Overall Magnitude of Impact	Nature of Impact	Significance	Confidence
Operational Phase	The Proposed Development rises above the listed townscape which frames the right of the view. The tower will be at a completely new scale which, like the contemporary 125 Deansgate, alters the strong sense of perspective gained by the regular townscape along Deansgate. The tower provides a marker for the centre of the city, which this view currently lacks – with users instead guided along Deansgate.	The repetitive vertical nature of the listed building along Deansgate is reflected in the form of the fenestration of the Proposed Development. The orientation of the tower projects the corner within this viewpoint, with the elliptic shape along the wide elevation providing interest within the columns of the façade. The responsive nature of the anodised finish to the building façade helps to soften the colour and provide townscape interest as elevations will react differently to the sun, throughout the day and year. The choice of colour within the materiality of the Proposed Development subtly projects the colour tones of the Civic Quarter across to the skyline of Manchester – aiding the landmark potential of the Proposed Development from this key orientation point within the city. The materiality of the Proposed Development provides a contextual marker for the centre of the city and provides enough contrast to retain views of the interesting roofscape of the listed building within the foreground.		Moderate	Neighbourhood	Long-term Irreversible	**Moderate**	Beneficial Direct	**Moderately Significant**	High
Cumulative Impacts	No committed developments are visible in this viewpoint. No additional cumulative effects.	No additional mitigation required.		Moderate	Neighbourhood	Long-term Irreversible	Moderate	Beneficial	Moderately Significant	Medium

Terminology for Visual Impact:

Type of View:	Glimpsed, Open, Oblique, Framed, Filtered	Geographical Extent of Impact:	(Descriptive)
Number of Viewers:	Few, Moderate, High	Duration:	Long-term, Medium-term, Short-term, Direct, Indirect
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Susceptibility to Change:	High, Medium, Low	Overall Magnitude of Impact:	Major, Moderate, Minor, Negligible, Neutral, No Change
Overall Sensitivity of Receptor:	High, Medium, Low	Nature of Impact:	Adverse, Benefit, Neutral, Not Applicable, Direct, Indirect, Secondary
Size/Scale of Impact:	Major, Moderate, Minor, Negligible, Neutral, No Change	Significance:	Significant, Moderately Significant, Not Significant

Appendix 8.4

TVIA Figures

REFERENCE
PL1556.3

PROJECT

ST. MICHAELS

DOCUMENT

APPENDIX 8.4: TVIA FIGURES

STATUS	DATE
PLANNING	18.11.19

As set out in Chapter 8, in order to assess the minor material amendments to the Proposed Scheme, Figure 8.11 and Figure 8.13 have been amended to reflect the updated committed developments and viewpoints utilised in this assessment.

DOCUMENT CONTROL

FILE NAME

PL1556.3-06-ID-002-02-TVIA FIGURES

PREPARED BY (INITIALS) **CH**	
CHECKED BY (INITIALS) **JW**	

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FIGURE 8.1: SITE LOCATION
FIGURE 8.2: URBAN MORPHOLOGY - HISTORICAL DEVELOPMENT
FIGURE 8.3: HERITAGE DESIGNATIONS
FIGURE 8.4: TOWNSCAPE CHARACTER
FIGURE 8.5: URBAN GRAIN
FIGURE 8.6: LAND USE
FIGURE 8.7: BUILDING HEIGHTS
FIGURE 8.8: TOPOGRAPHY & FLOOD RISK
FIGURE 8.9: MOVEMENT & LINKAGES
FIGURE 8.10: ENVIRONMENTAL DESIGNATIONS & PUBLIC OPEN SPACE
FIGURE 8.11: SURROUNDING COMMITTED DEVELOPMENTS
FIGURE 8.12: EXISTING SITE ANALYSIS
FIGURE 8.13: VIEWPOINTS

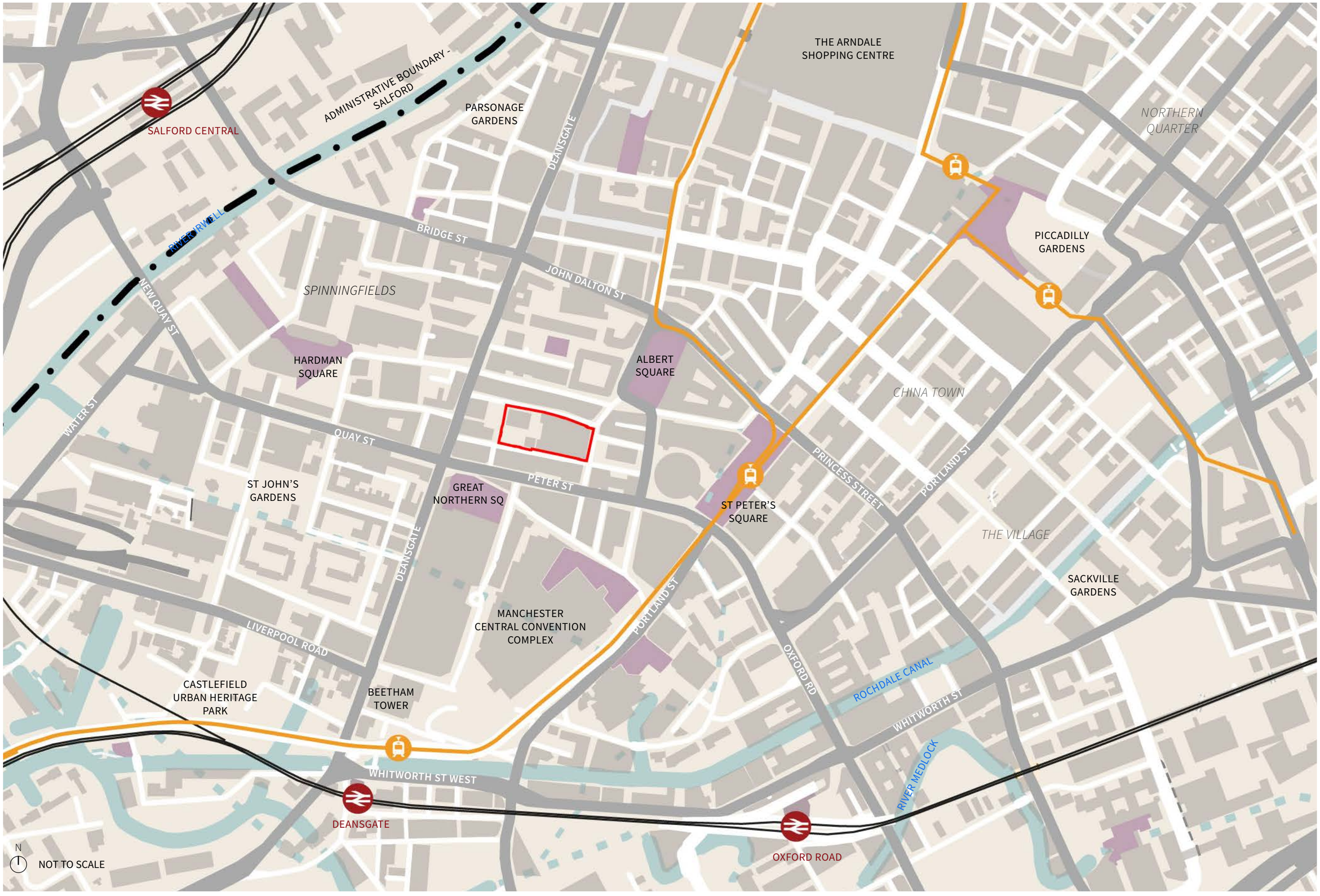
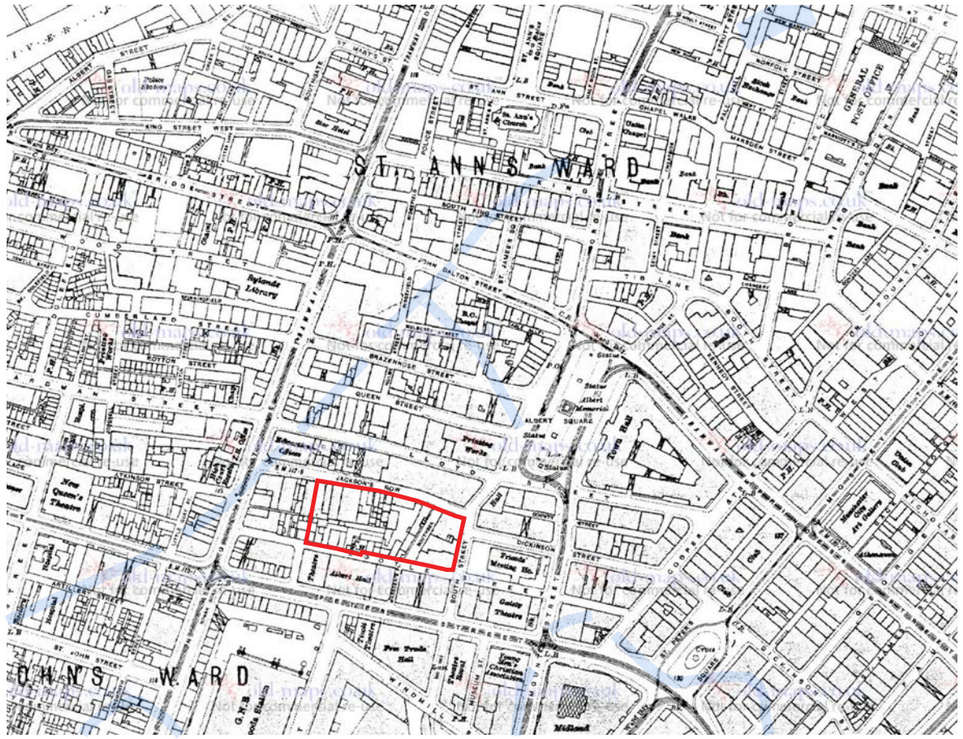


FIGURE 8.1 - SITE LOCATION

MANCHESTER TOWN HALL

ALBERT SQUARE

1891

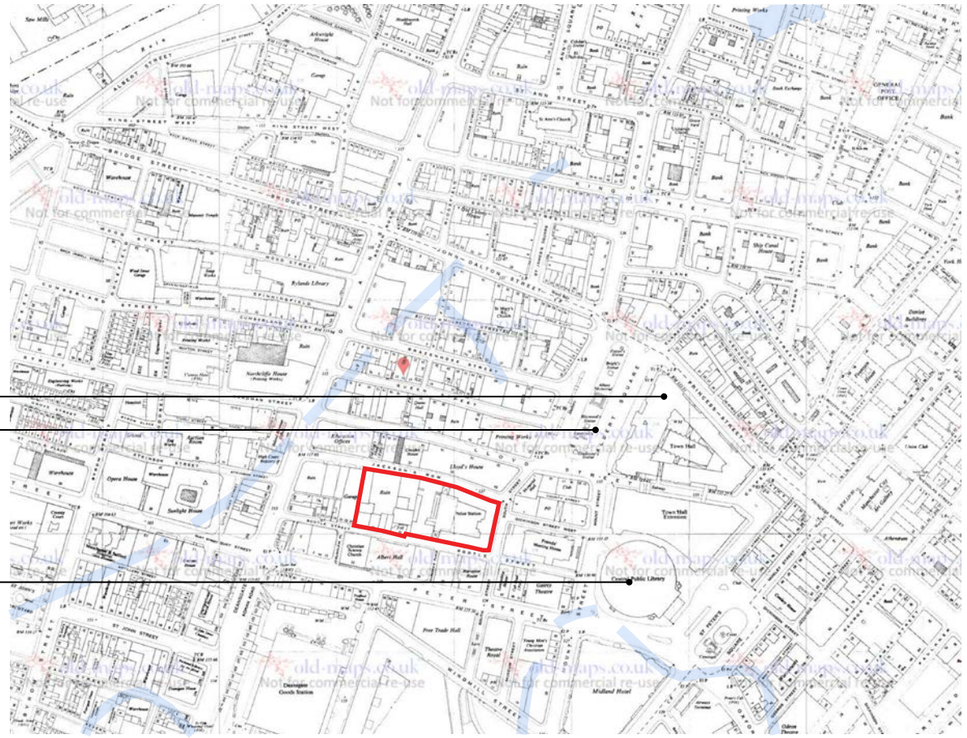


1922

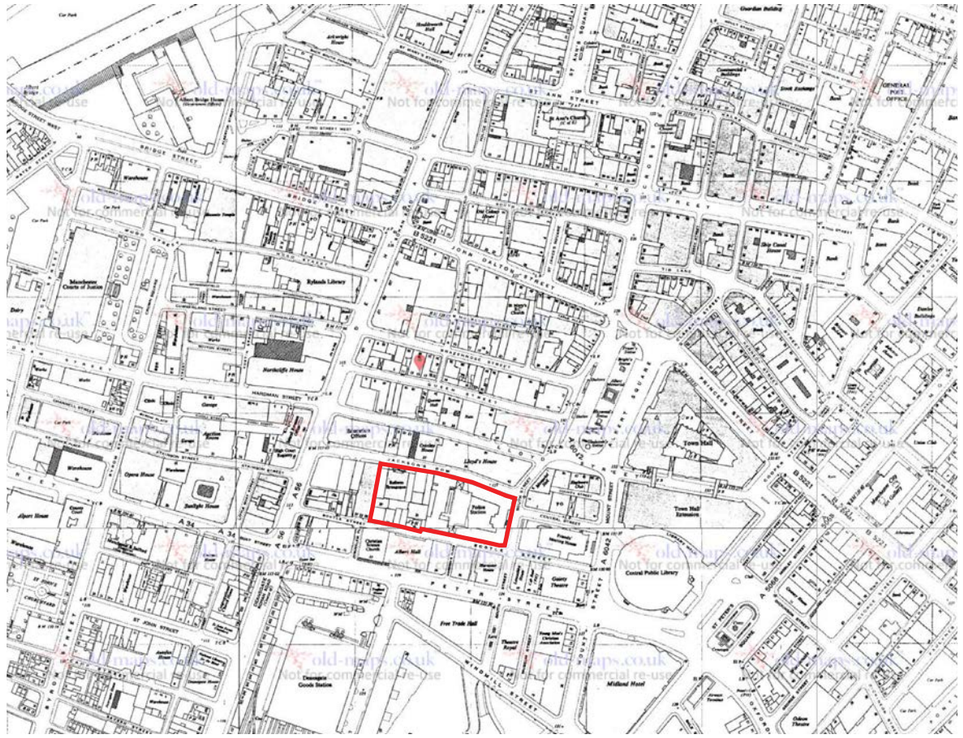
MANCHESTER TOWN HALL

ALBERT SQUARE

MANCHESTER CENTRAL LIBRARY

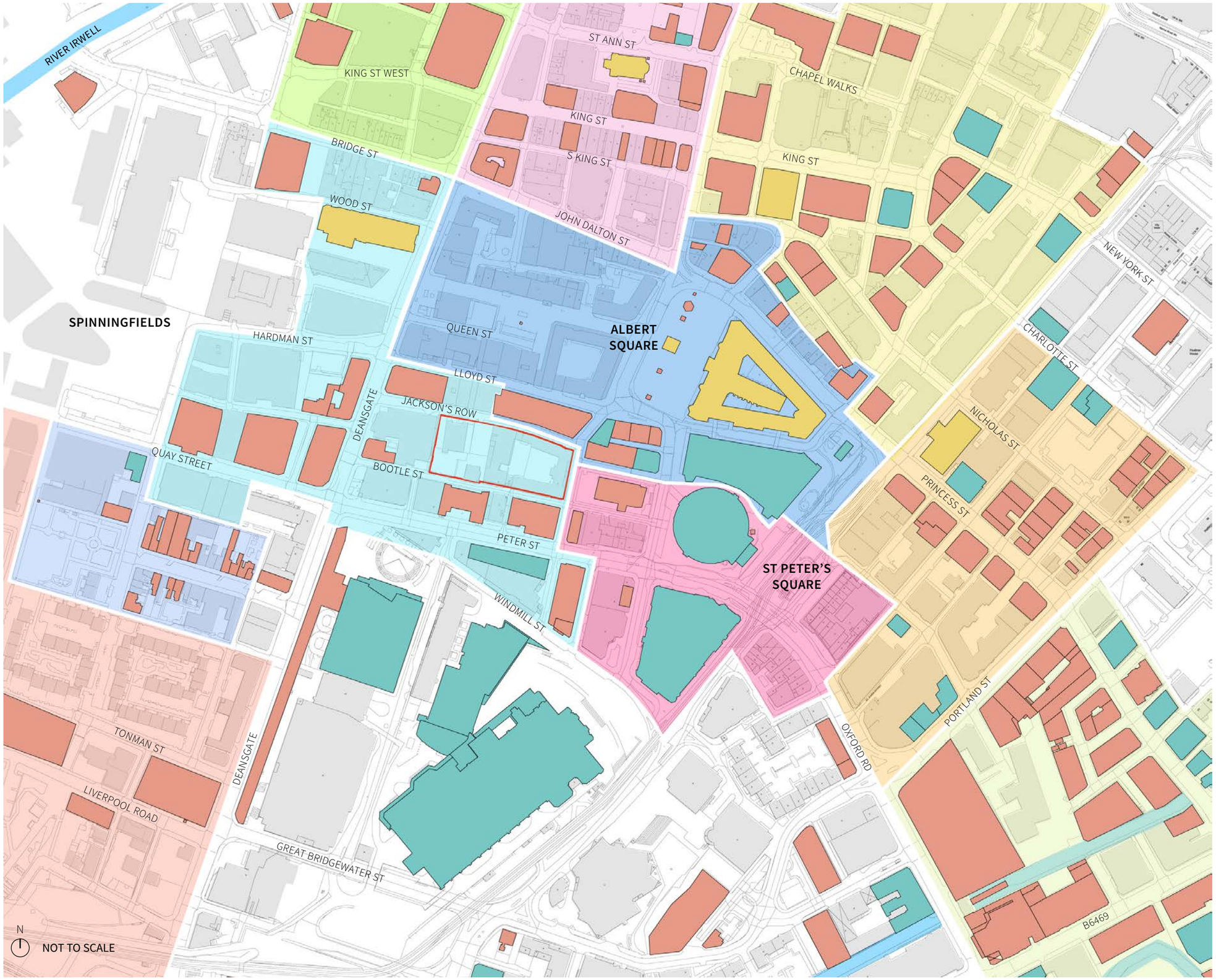


1946



1959

FIGURE 8.2 - URBAN MORPHOLOGY - HISTORICAL DEVELOPMENT



KEY

- Application Boundary
- Grade I Listed Building
- Grade II* Listed Building
- Grade II Listed Building

City Centre Conservation Areas:

- Deansgate
- St Peter's Square
- Albert Square
- Parsonage Road
- Upper King Street
- Castlefield
- George Street
- St Ann's Square
- St John Street
- Whitworth Street

FIGURE 8.3 - HERITAGE DESIGNATIONS

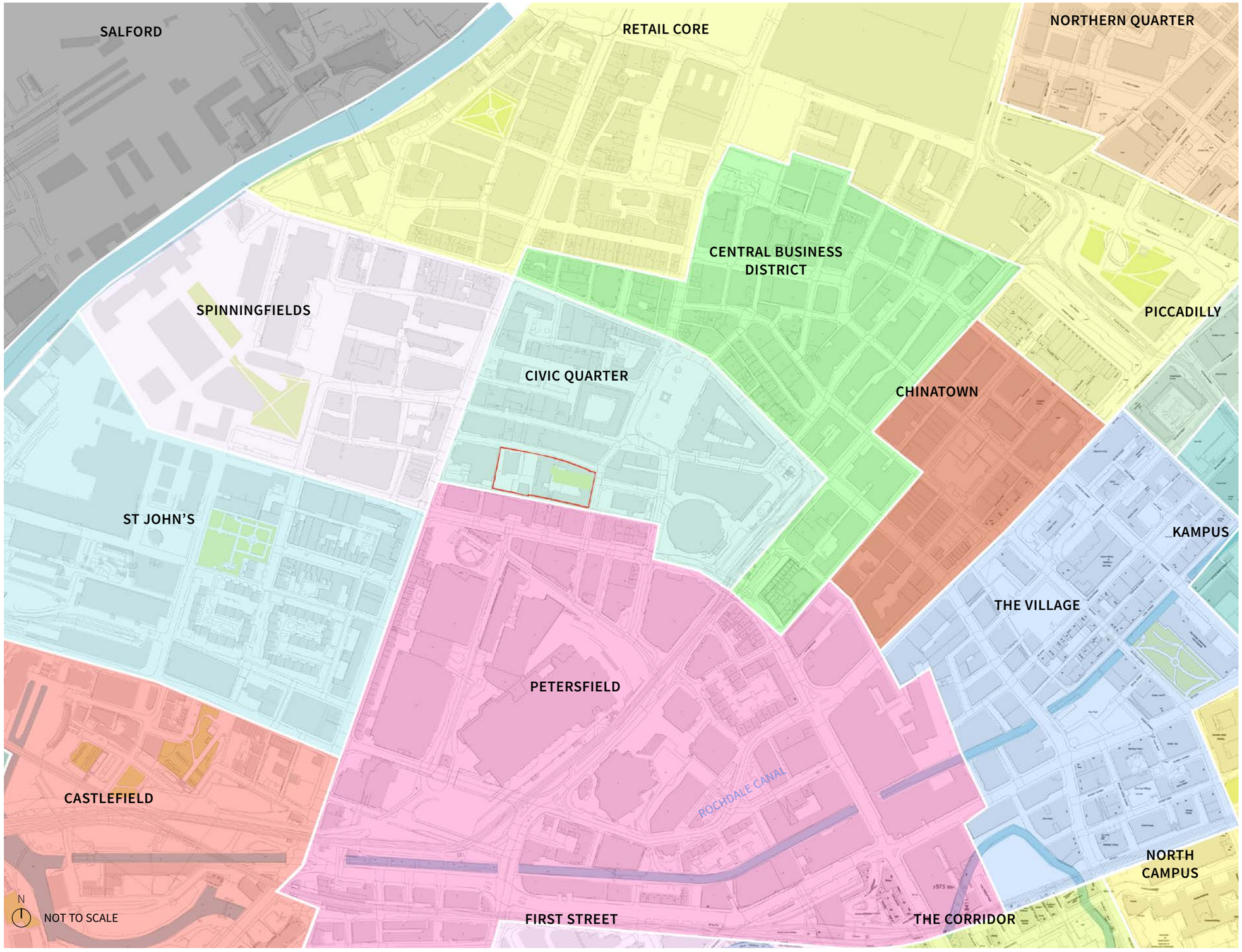


FIGURE 8.4 - TOWNSCAPE CHARACTER

N

NOT TO SCALE

FIGURE 8.5 - EXISTING URBAN GRAIN

FIGURE 8.5B - PROPOSED URBAN GRAIN

KEY

- Commercial/Retail
- Residential
- Leisure
- Higher Education
- Entertainment
- Hotel
- Religious
- Primary School
- Community
- Multi-Storey Car Park
- Unknown/Derelict / Under Construction/ Vacant

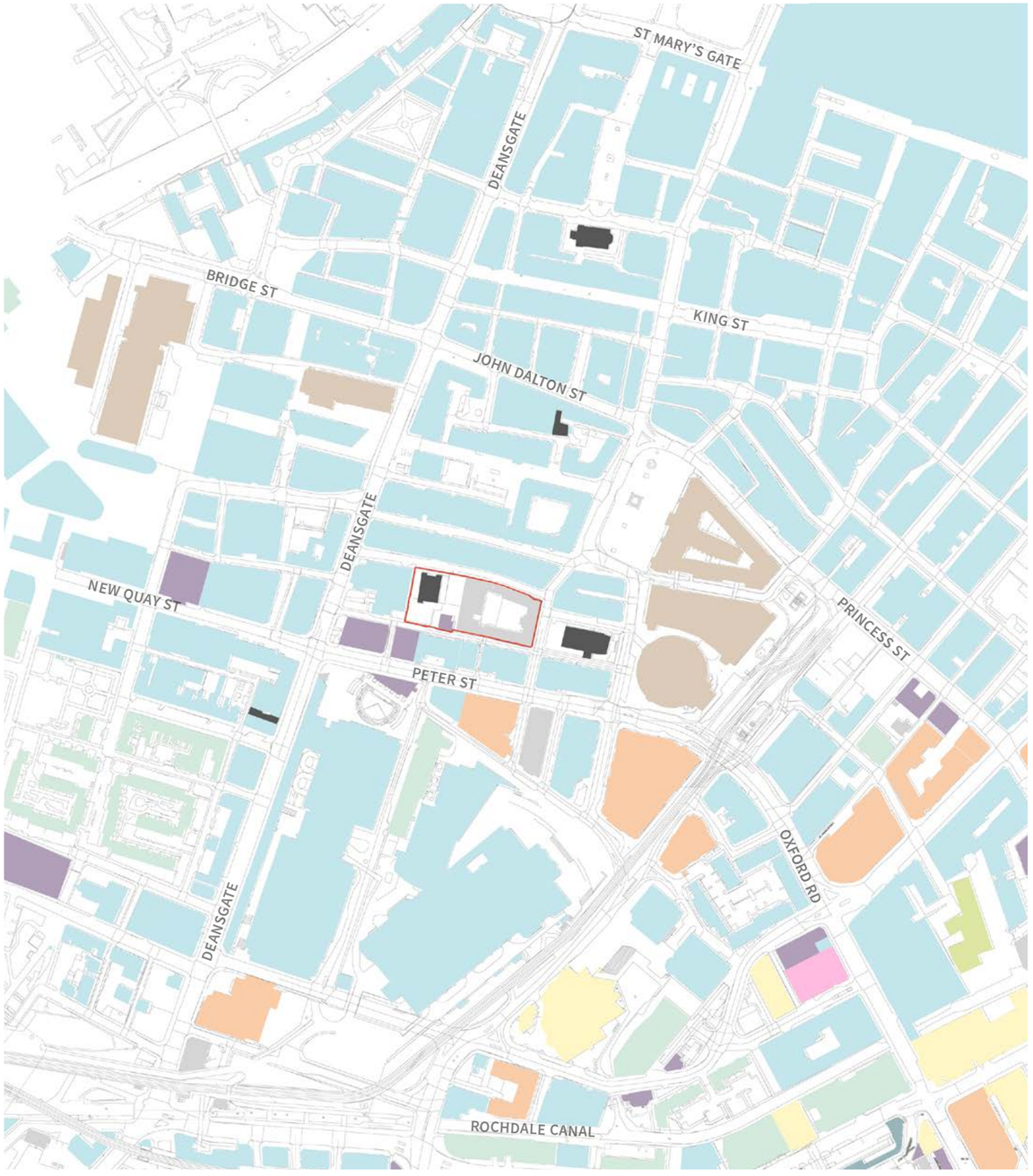


FIGURE 8.6 - EXISTING LAND USE

KEY

- L1-5 Level 1-5 Uses: Synagogue/ Spa & Gym/ Conference & Ballroom
- B-G Ground Floor Uses: Retail and Lobby
- Hotel
- Commercial/ Retail
- T-B Tower Block Uses: Hotel/ Residential
- Entertainment

N

NOT TO SCALE

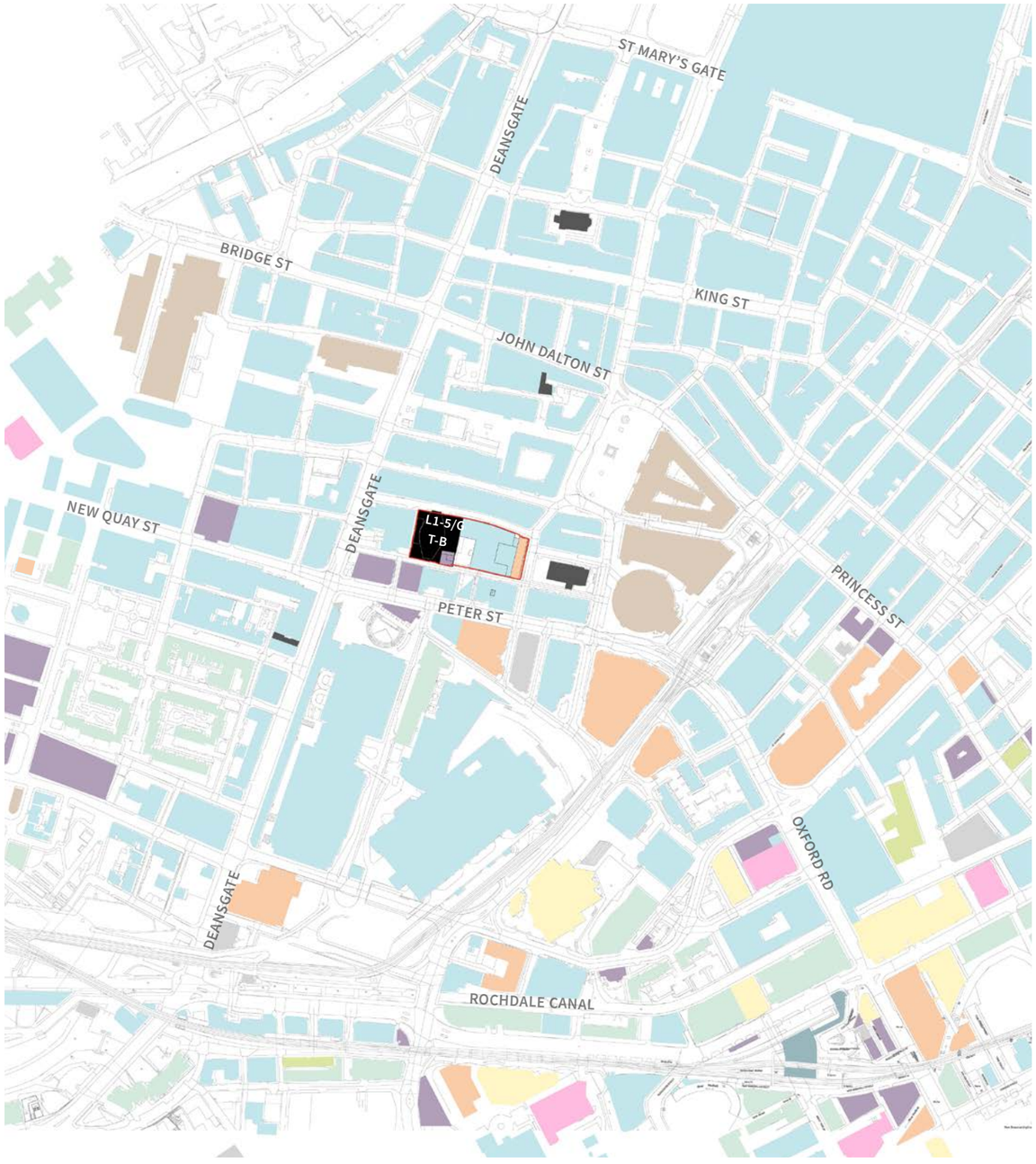


FIGURE 8.6B - PROPOSED LAND USES

KEY

- 1-3 Storeys
- 4-6 Storeys
- 7-10 Storeys
- 11-13 Storeys
- 14-16 Storeys
- 17-20 Storeys
- 21-30 Storeys
- 30+ Storeys

FIGURE 8.7 - EXISTING BUILDING HEIGHTS

KEY

- 1-3 Storeys
- 4-6 Storeys
- 7-10 Storeys
- 11-13 Storeys
- 14-16 Storeys
- 17-20 Storeys
- 21-30 Storeys
- 30+ Storeys

N

NOT TO SCALE

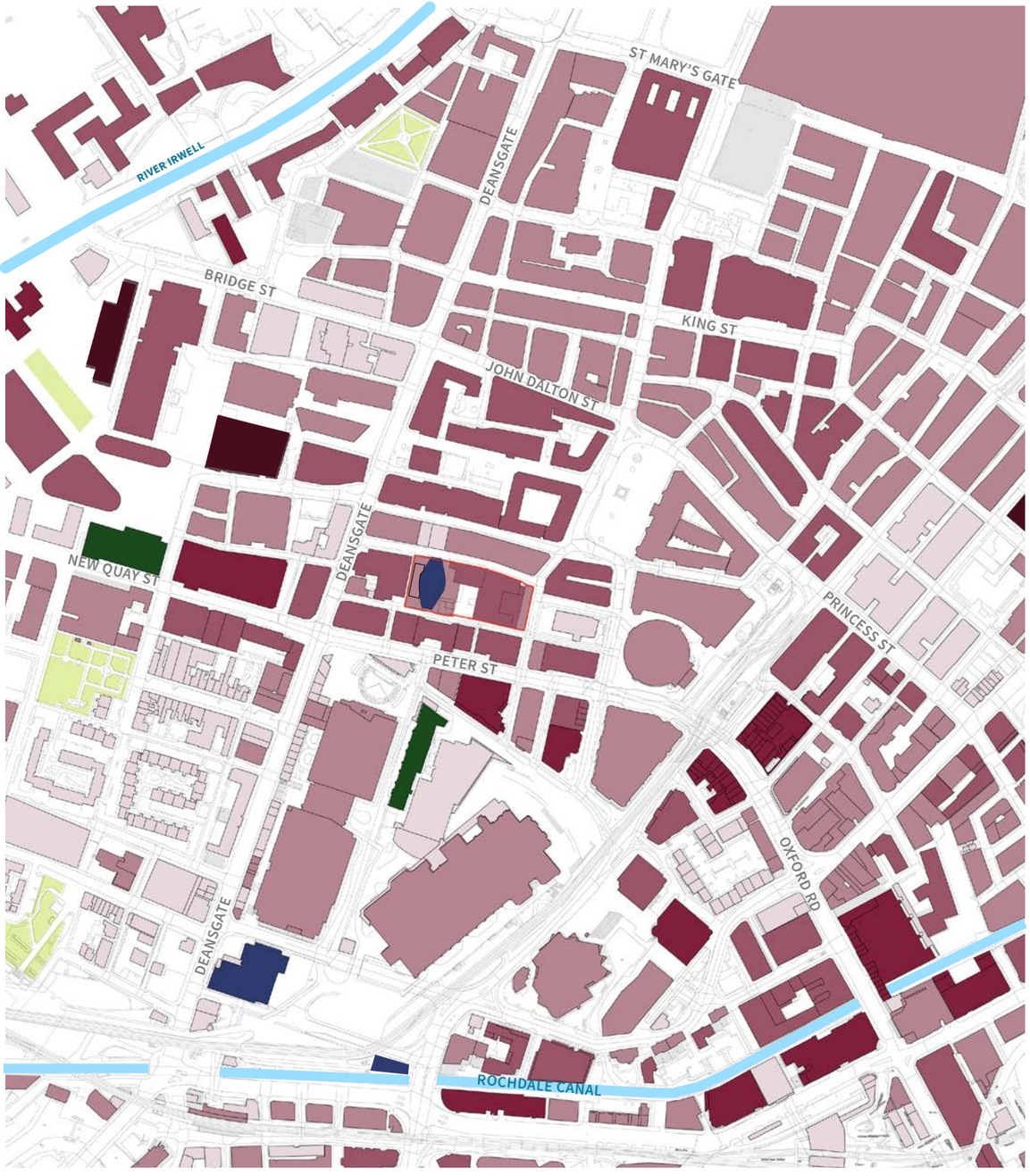
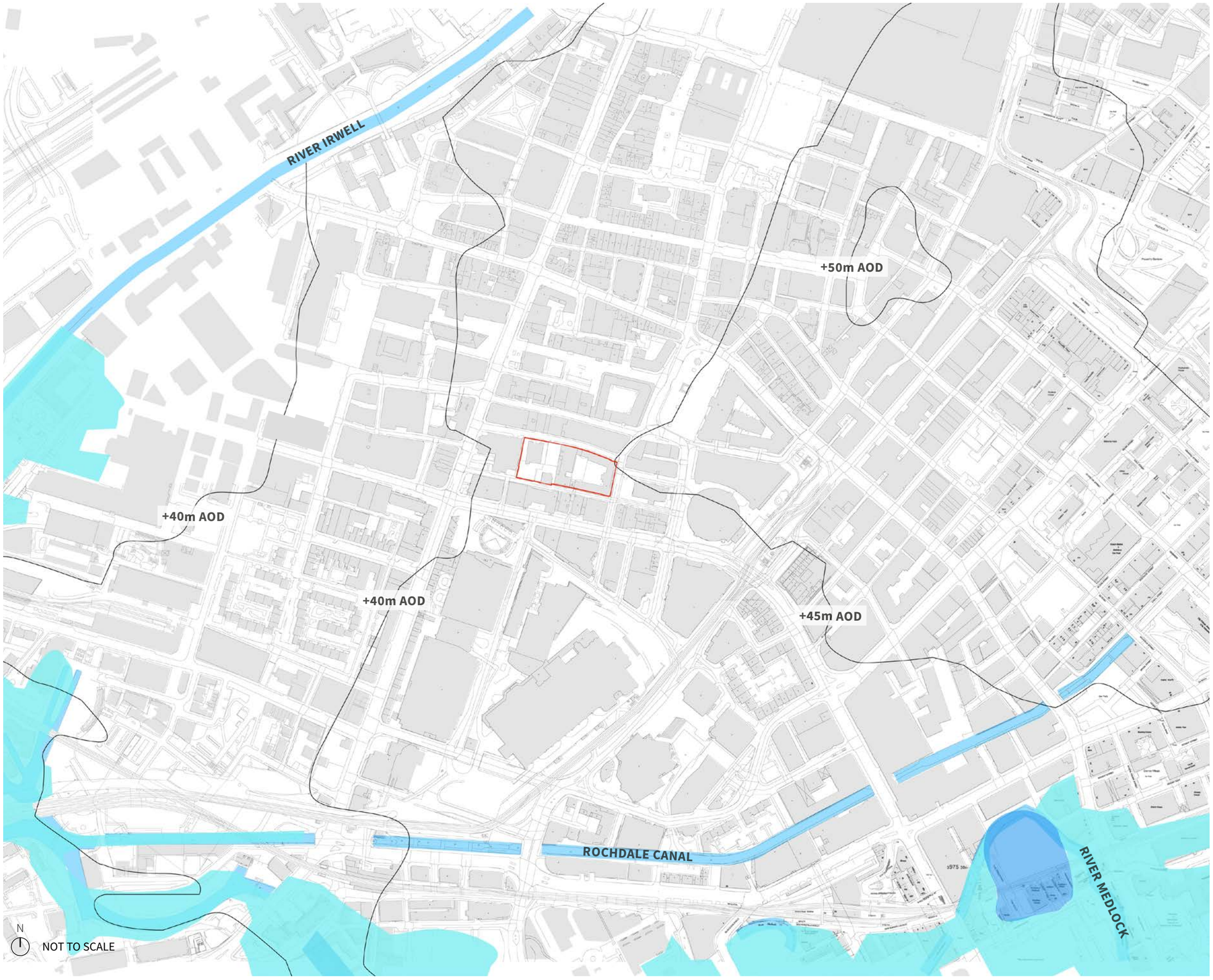


FIGURE 8.7B - PROPOSED BUILDING HEIGHTS



KEY

- Flood Zone 3
- Flood Zone 2
- Contours

FIGURE 8.8 - EXISTING TOPOGRAPHY & FLOOD RISK

KEY

- Primary route
- Secondary route
- Bus stop
- Railway
- Railway station
- Metrolink route
- Metrolink station
- National Cycle Route 6
- Local Cycle Route
- Pedestrian Links

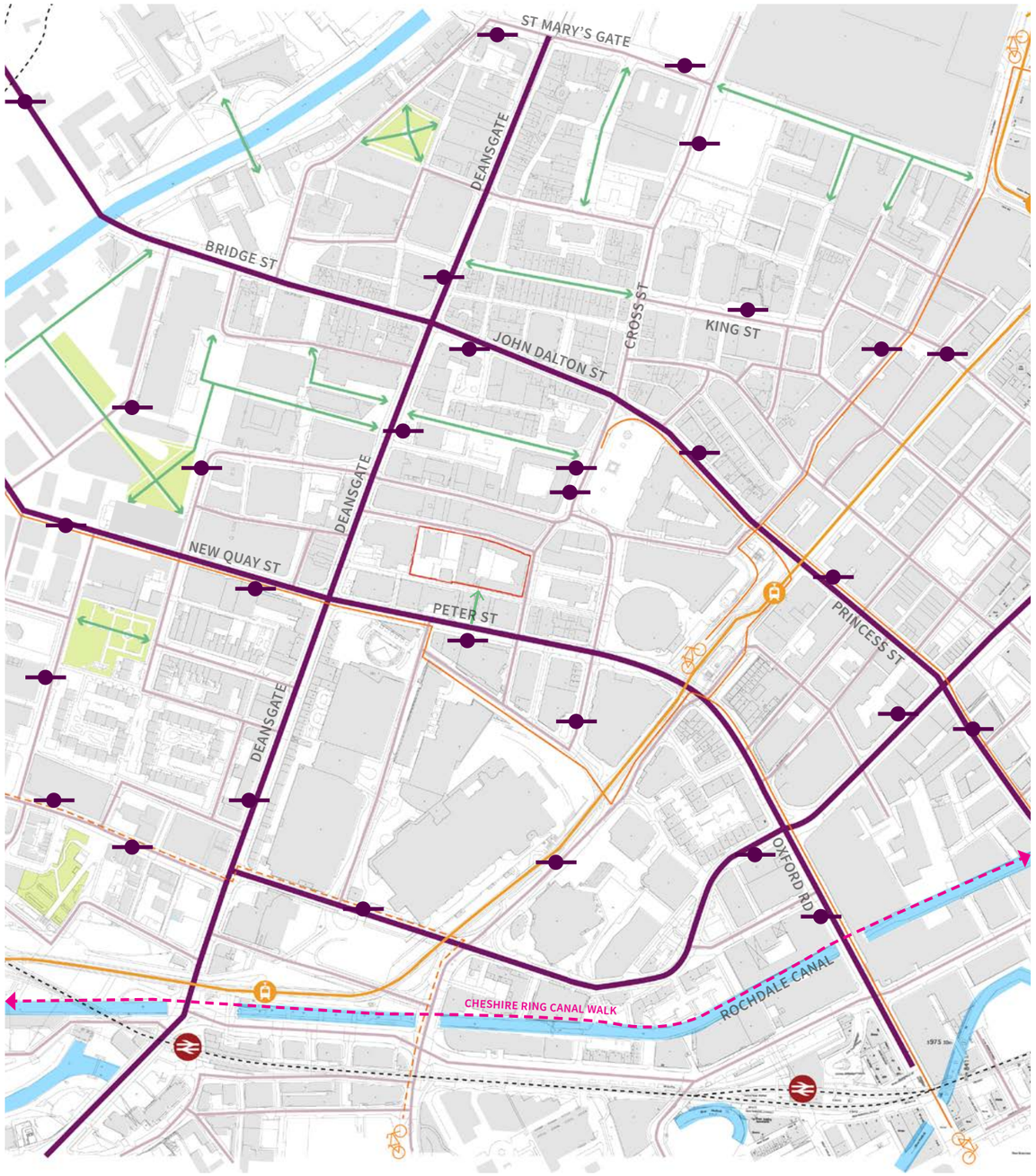


FIGURE 8.9 - EXISTING MOVEMENT & LINKAGES

KEY

- Primary route
- Secondary route
- Existing Public Space
- Existing Pedestrian Links
- Local Cycle Route
- Proposed Pedestrian Linkages
- Proposed Semi-Private Space
- Proposed Focal Points
- Proposed Managed Rooftop Garden

N

NOT TO SCALE

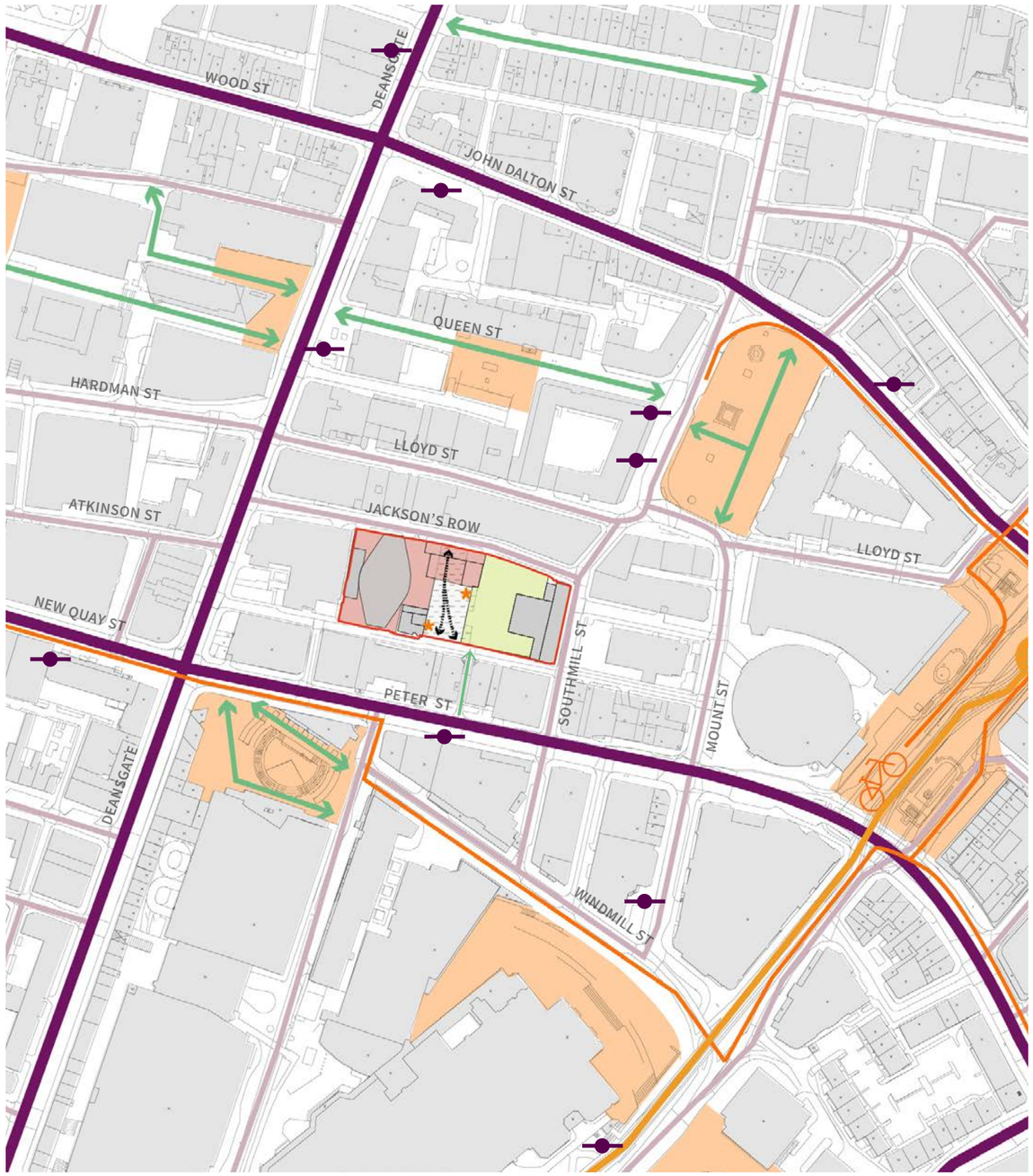


FIGURE 8.9B - PROPOSED MOVEMENT & LINKAGES

KEY

- Parks and gardens
- Public squares

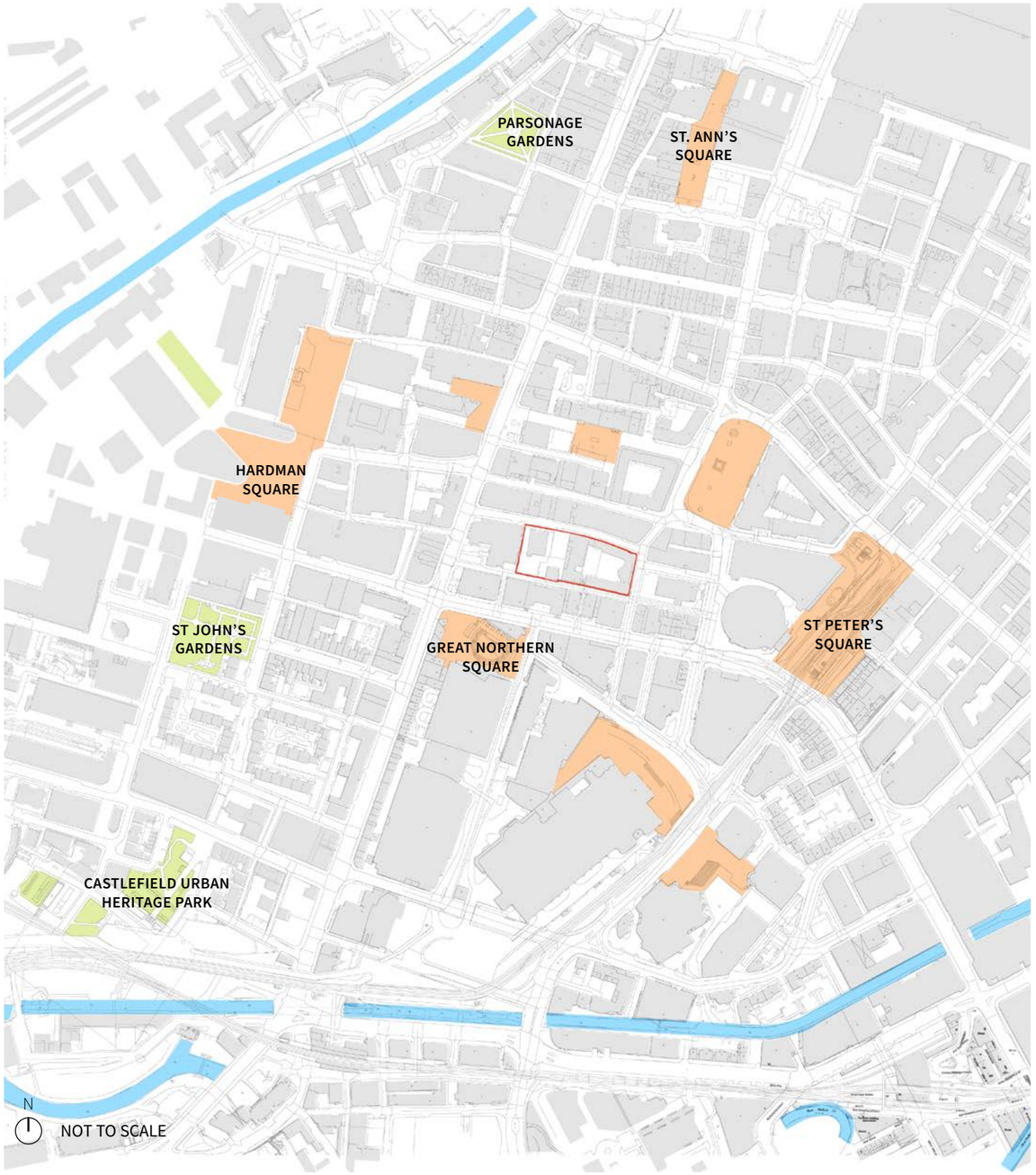


FIGURE 8.10 - EXISTING PUBLIC OPEN SPACE

KEY

- Existing Parks and gardens
- Existing Public squares
- Proposed Managed Rooftop Garden
- Semi-private Roof Space
- Proposed Public Square (Ground Level)

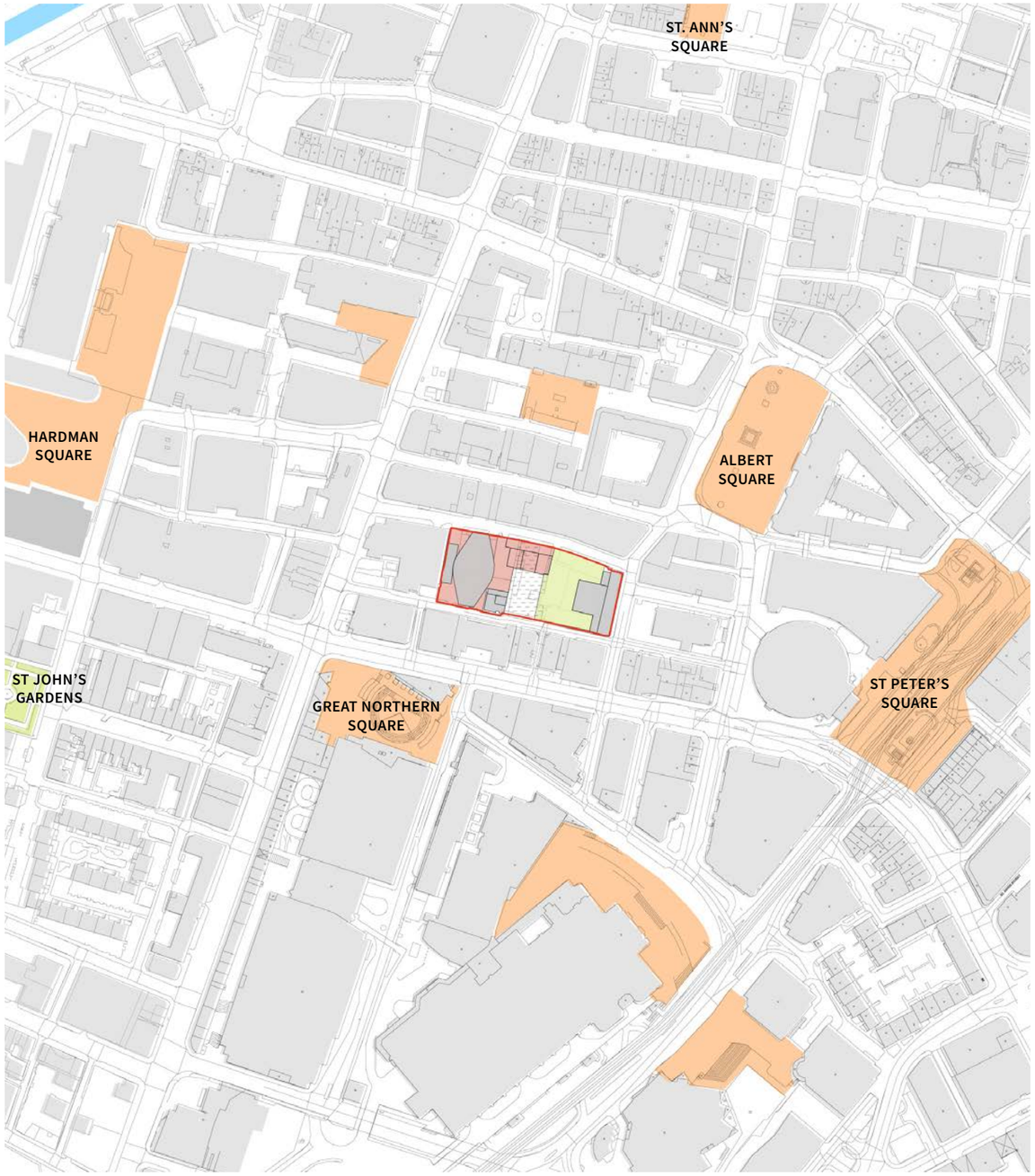


FIGURE 8.10B - PROPOSED PUBLIC OPEN SPACE

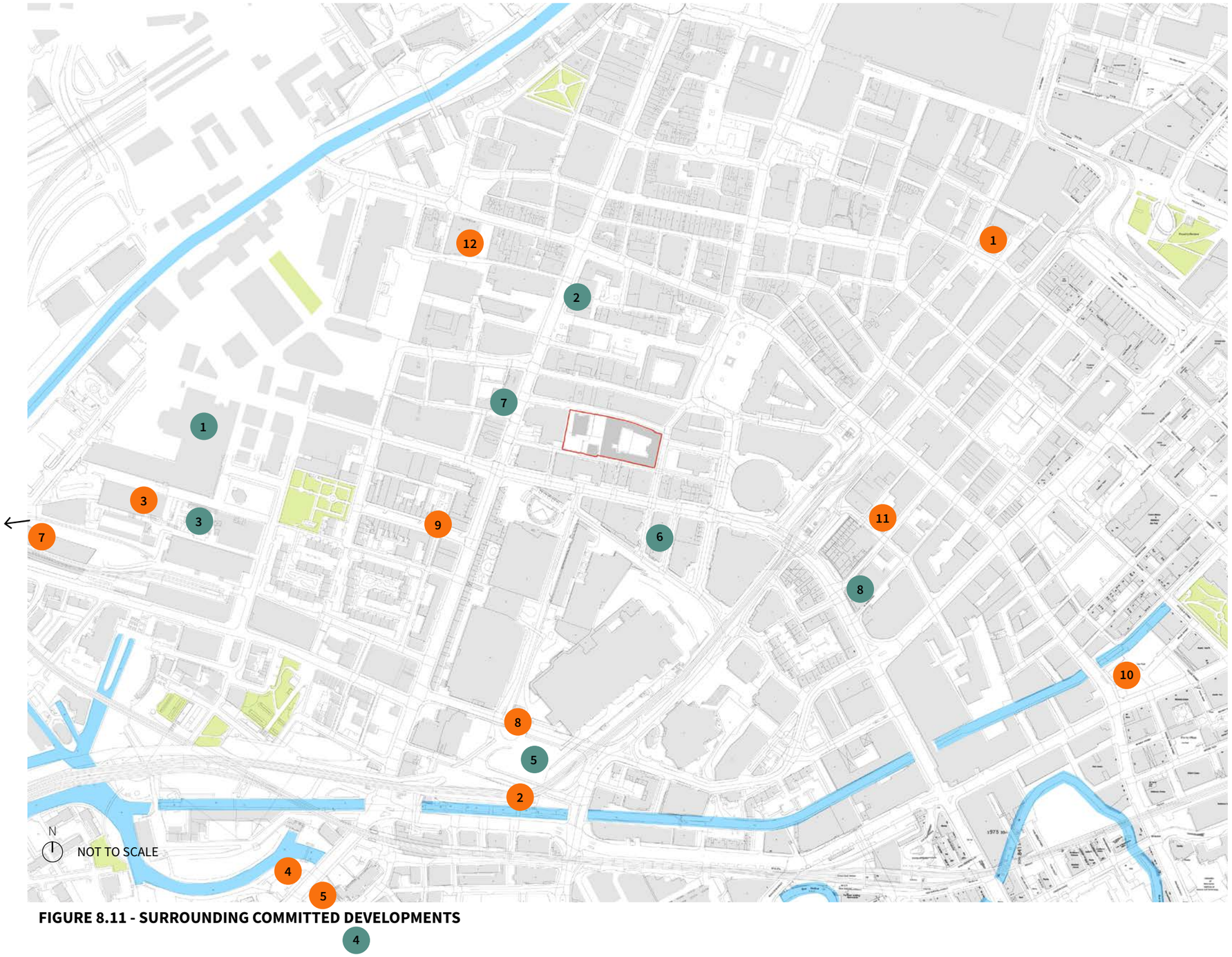


FIGURE 8.11 - SURROUNDING COMMITTED DEVELOPMENTS

KEY

Committed Developments

1. 11 York Street, M2 2AW
   Ref: 109161/FO/2015/C1
2. 10-12 Whitworth St, M1 5WY
   Ref: 111003/FO/2015/C1
3. Bonded Warehouse, Grape St
   Ref: 109241/FO/2015/C1
4. 2-4 Chester Road, M15 4QG
   Ref: 113870/FO/2016
5. Deansgate South, Land at Chester Road
   Ref: 110730/FO/2015/C1
6. Kampus
   Ref: 112034/FO/2016/C2
7. Water Street
   Ref: 115107/FO/2017
8. Manchester Central (Former Bauer Millet Site)
   Ref: 115871/FO/2017
9. 3 St. John Street
   Ref: 115233/FO/2017
10. Princess St./ Whitworth St.
    Ref: 114585/FO/2017
11. 3 St. Peters Square
    Ref: 115294/FO/2017
12. 44-48 Bridge Street
    Ref: 115200

Future Baseline

1. Granada House, Atherton St
   Ref: 109246/FO/2015/C1
2. 125 Deansgate, M3 2BY
   Ref: 110078/F0/2015/C1
3. Former Granada Studio Space
   Ref: 109466/FO/2015/C1
4. Owen St
   Ref: 111719/FO/2016/C1
5. Axis
   Ref: 106490/FO/2014/C1
6. London Scottish House, 24 Mount Street
   Ref: 112455/FO/2016
7. Invicta House
   Ref: 116164/FO/2017
8. Landmark
   Ref: 102859/FO/2013/C2

KEY

- Key pedestrian flow
- Key vehicular movement
- Proposed development footprint
- Poorly defined gateway
- Views
- Surface car parking
- Lack of permeability
- Active frontage
- Key listed building
- Local focal point

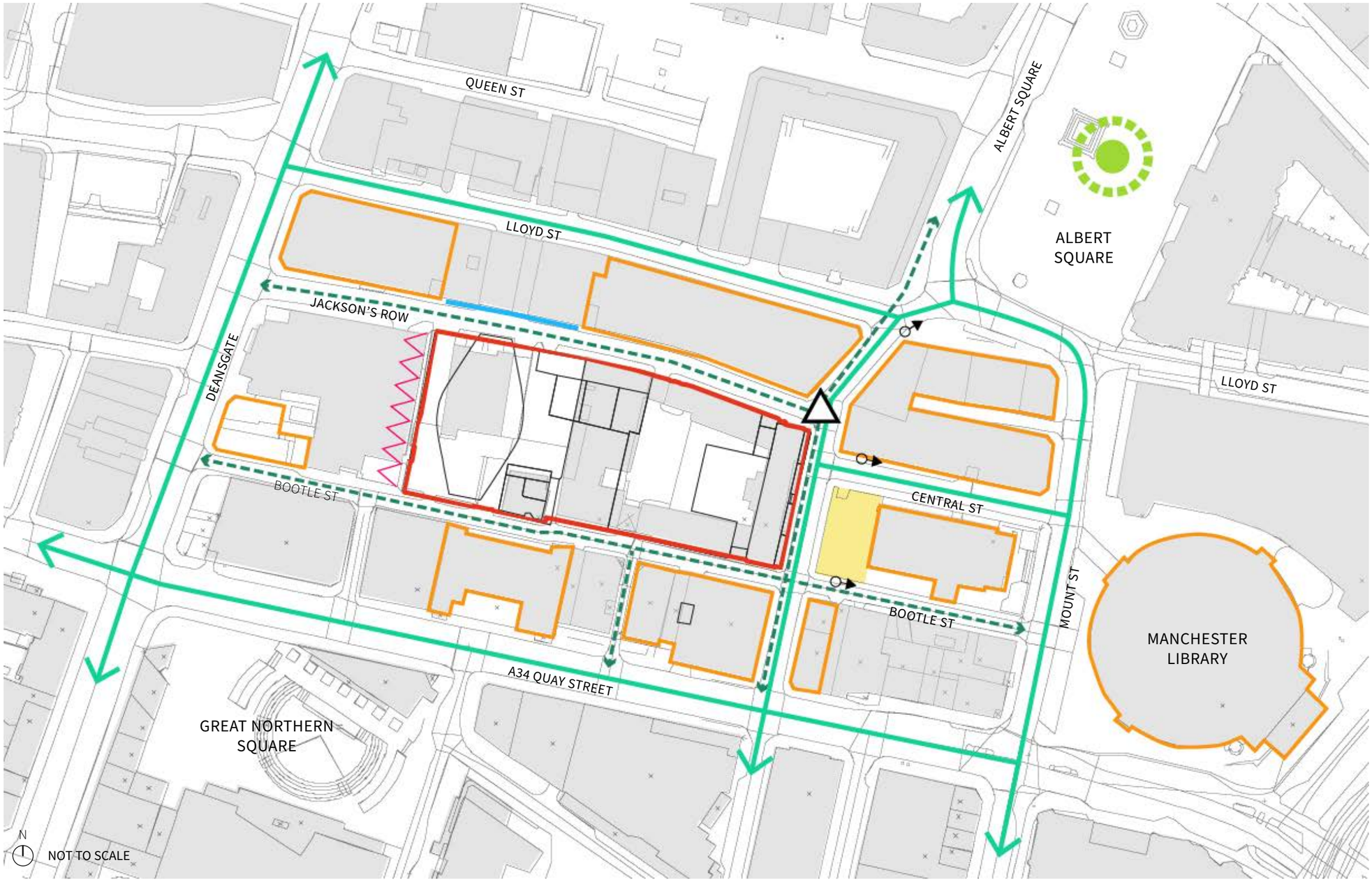


FIGURE 8.12 - SITE CHARACTER

KEY

Extent of Proposed Site

Static Viewpoint

N

NOT TO SCALE

FIGURE 8.13 - VIEWPOINTS

MANCHESTER STUDIO

2 Back Grafton Street
Altrincham, WA14 1DY
+44 (0)161 928 9281
info@planit-ie.com

LONDON STUDIO

Waterside, 44-48 Wharf Road
London, N1 7UX
+44 (0)207 253 5678
www.planit-ie.com

Appendix 8.5

Views

REFERENCE
PL1556.3

PROJECT

ST. MICHAELS

DOCUMENT

APPENDIX 8.5 - ST MICHAELS VERIFIED VIEWPOINTS

STATUS	DATE
PLANNING	**18.11.19**

DOCUMENT CONTROL

FILE NAME
PL1556.3-06-ID-001-04-VIEWS REVISED

PREPARED BY **CH**	
CHECKED BY **JW**	

In order to assess the Section 73 amendments to the Proposed Scheme, an additional assessment has been provided to:

Viewpoint 13: View east along Jackson's Row from its junction with Deansgate

Viewpoint 14: View west along Jackson's Row from its junction with Southmill Street

Viewpoint 15: View east along Bootle Street from its junction with Deansgate

Viewpoint 16: View west along Bootle Street from its junction with Southmill Street

Viewpoint 21: View facing west along Central Street from the entrance to Library Walk

Viewpoint 27: View facing south-west across Albert Square

These views have been selected as they are considered the only views which have the potential to result in further significant effect.

The remaining viewpoints are not considered to result in further assessed effects.

The previously approved appendix 8.5 that supplemented the 2017 application TVIA has also been submitted with this assessment to allow the two visual assessments to be read together.

KEY

Extent of Proposed Site

Static Viewpoint

N

NOT TO SCALE

REVISED VIEWPOINTS

VIEWPOINT 13: BASELINE

View east along Jackson's Row from its junction with Deansgate

VIEWPOINT 13: PROPOSED

View east along Jackson's Row from its junction with Deansgate

VIEWPOINT 13: PROPOSED + CUMULATIVE

View east along Jackson's Row from its junction with Deansgate

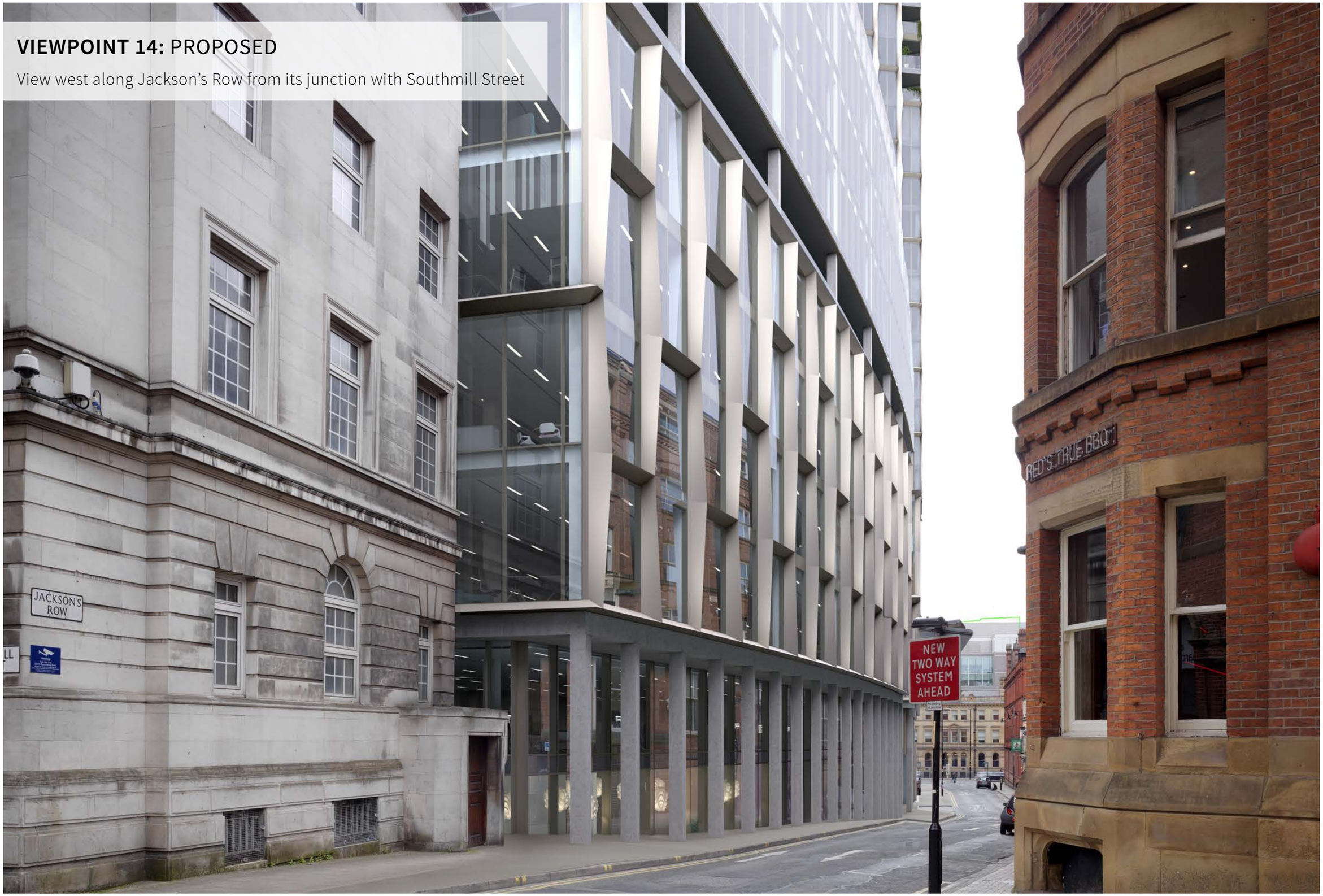
VIEWPOINT 14: BASELINE

View west along Jackson's Row from its junction with Southmill Street

Future baseline scheme

VIEWPOINT 14: PROPOSED

View west along Jackson's Row from its junction with Southmill Street



Future baseline scheme

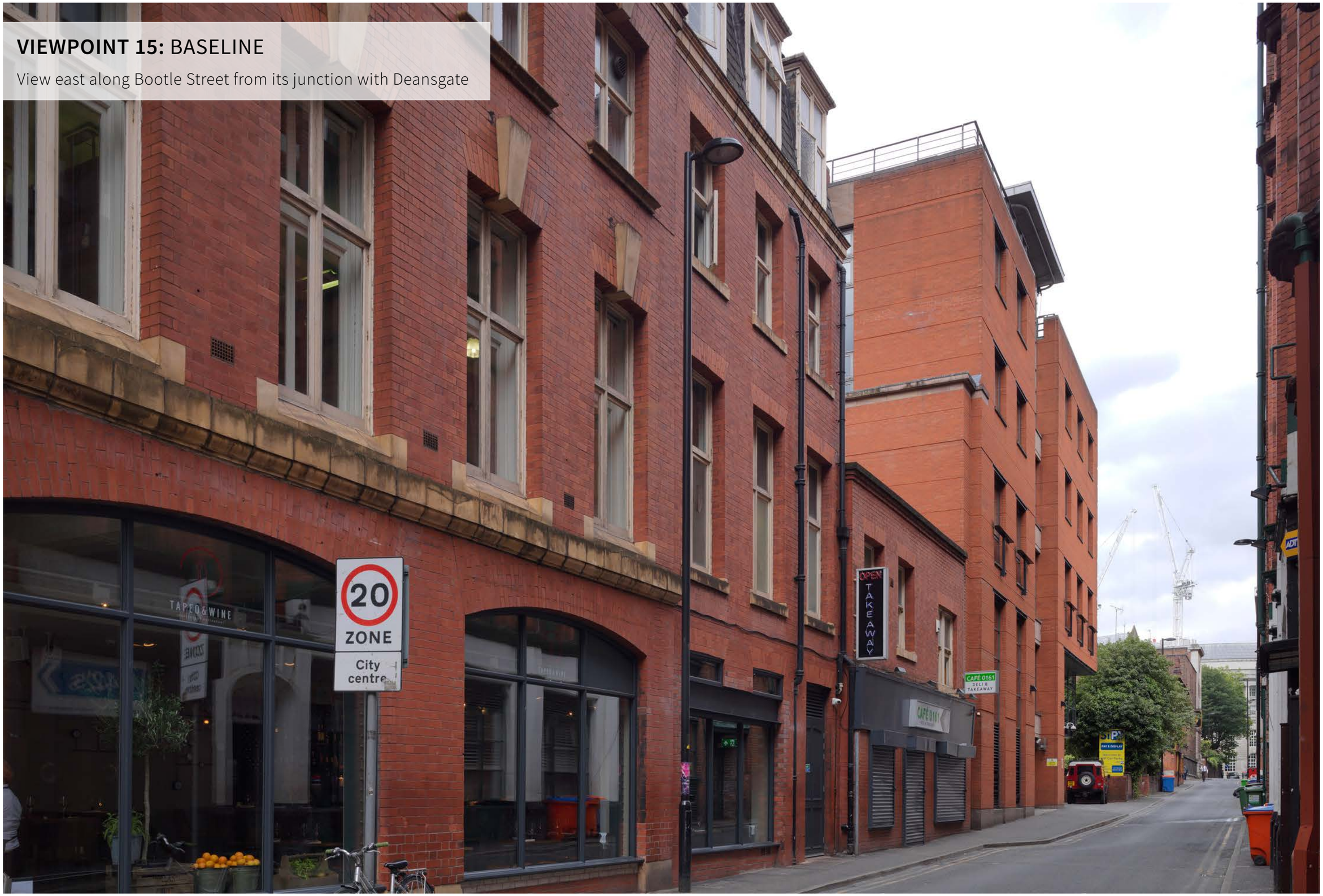
VIEWPOINT 14: PROPOSED + CUMULATIVE

View west along Jackson's Row from its junction with Southmill Street

Future baseline scheme

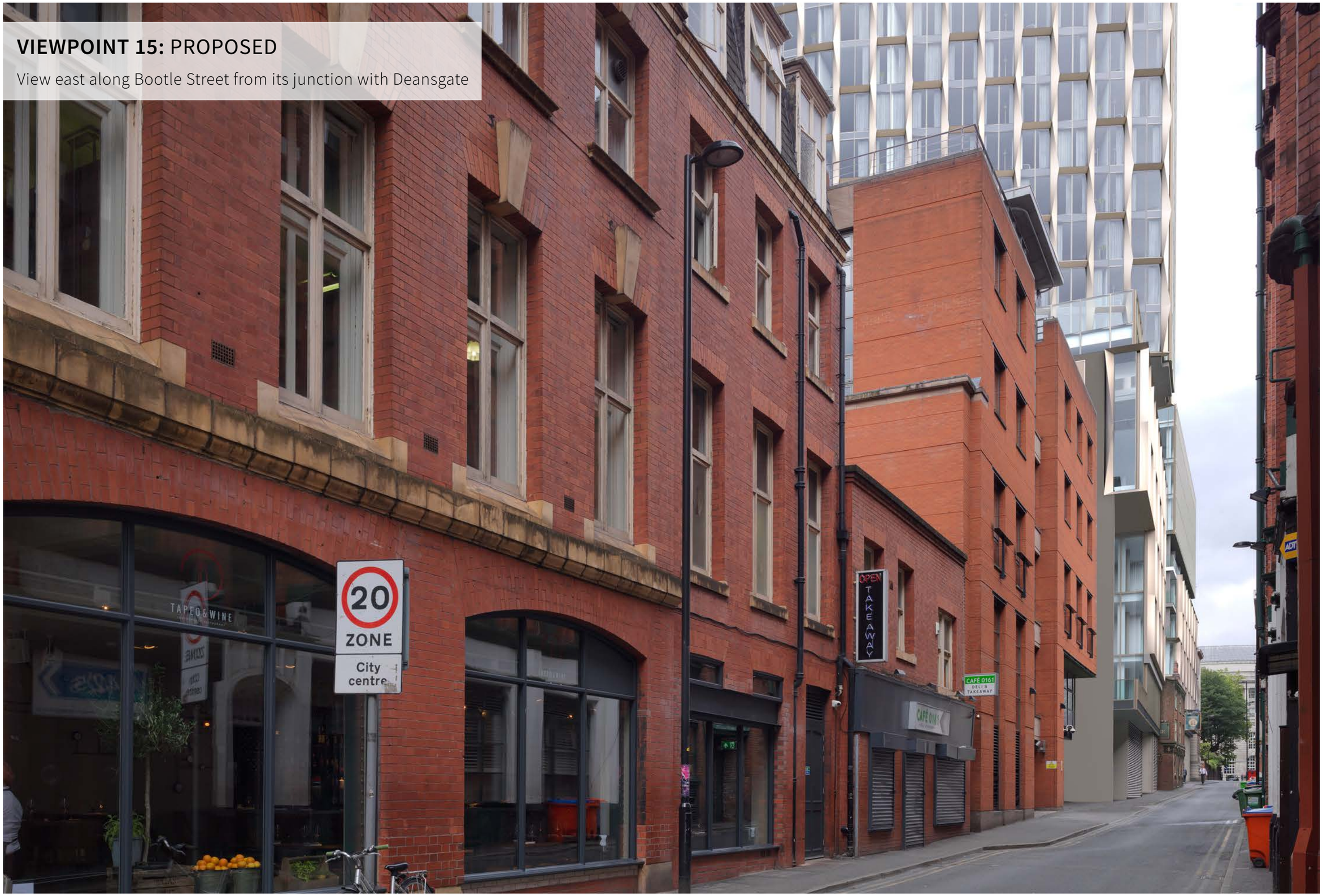
VIEWPOINT 15: BASELINE

View east along Bootle Street from its junction with Deansgate



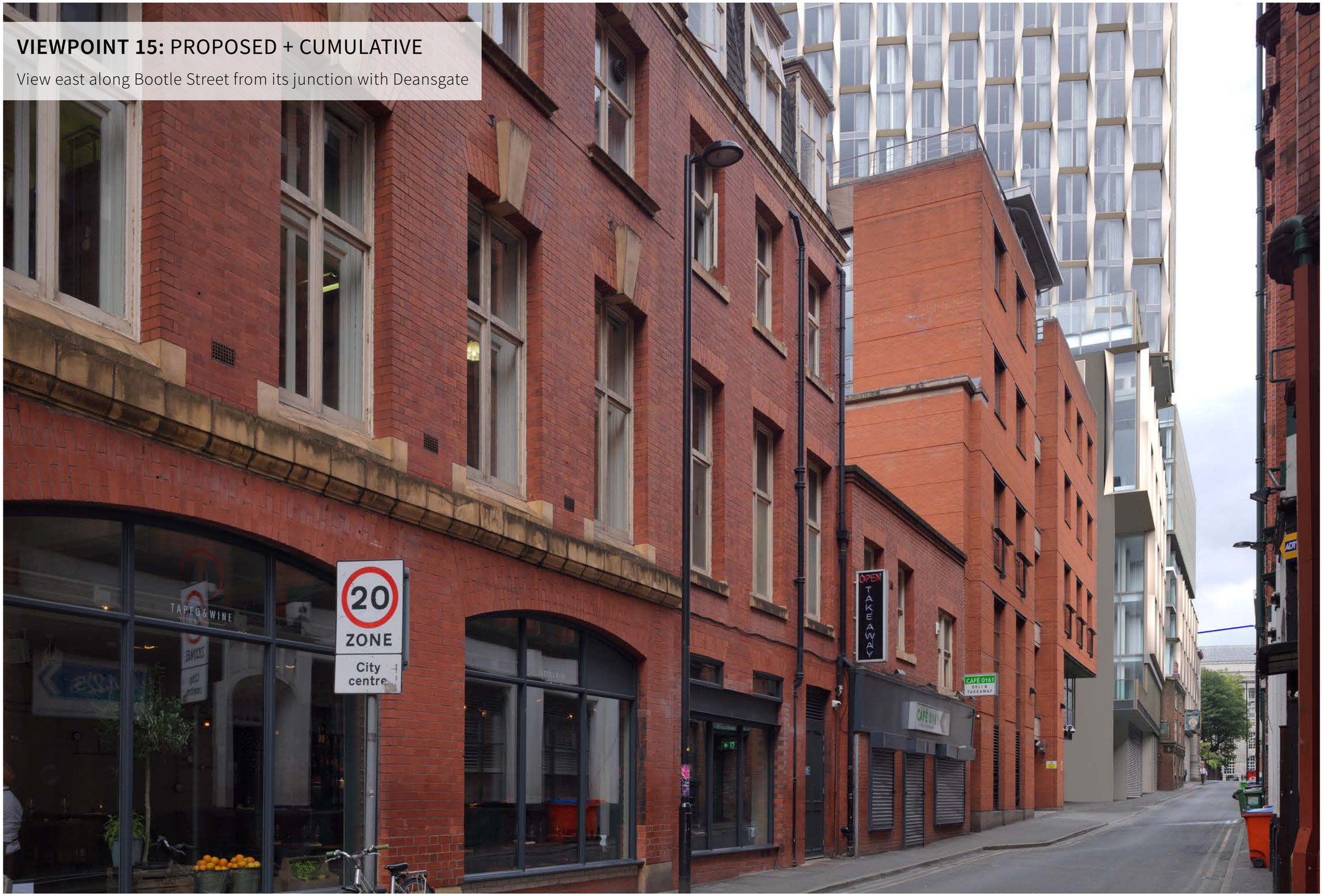
VIEWPOINT 15: PROPOSED

View east along Bootle Street from its junction with Deansgate



VIEWPOINT 15: PROPOSED + CUMULATIVE

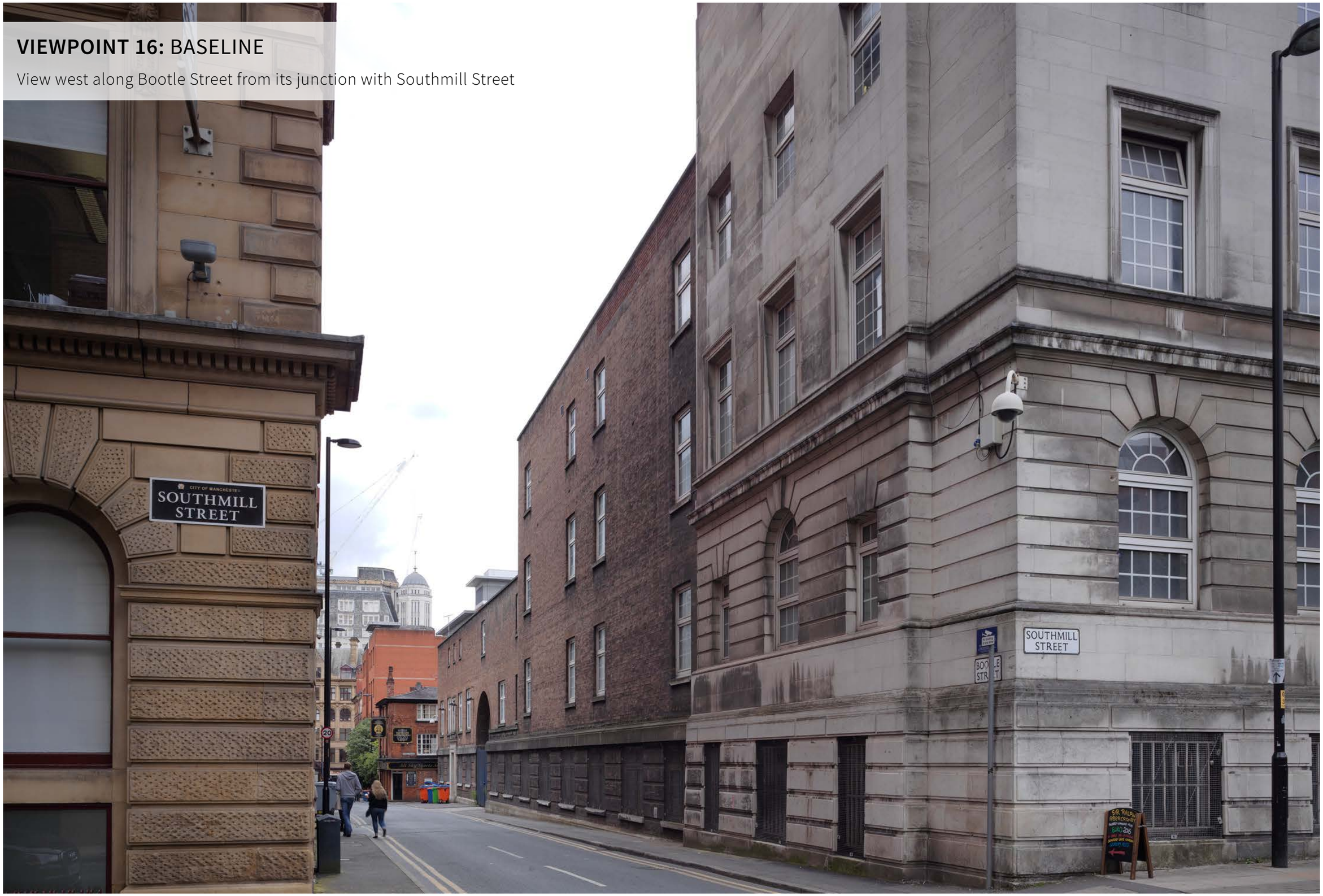
View east along Bootle Street from its junction with Deansgate



Cumulative Development

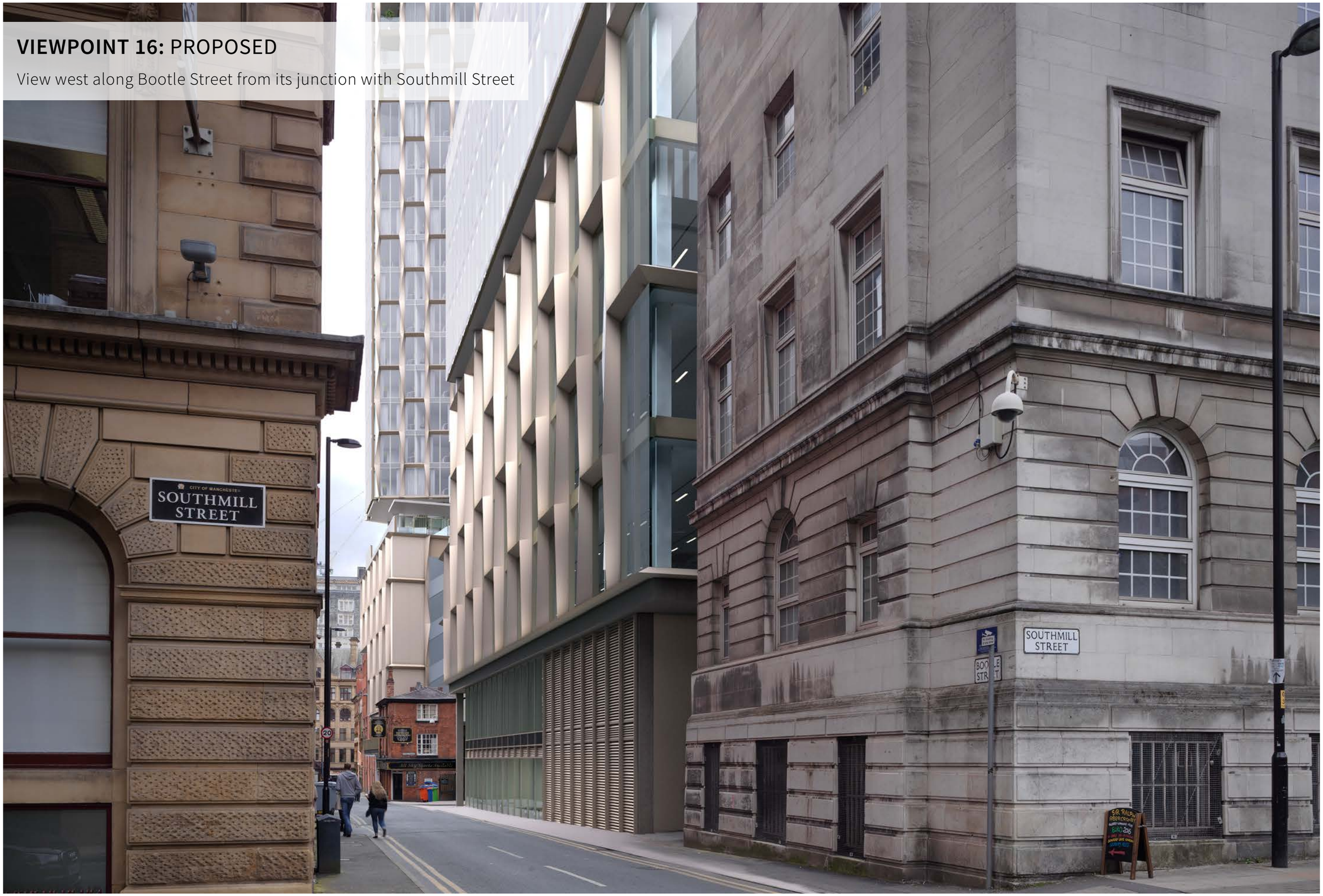
VIEWPOINT 16: BASELINE

View west along Bootle Street from its junction with Southmill Street



VIEWPOINT 16: PROPOSED

View west along Bootle Street from its junction with Southmill Street



VIEWPOINT 16: PROPOSED + CUMULATIVE

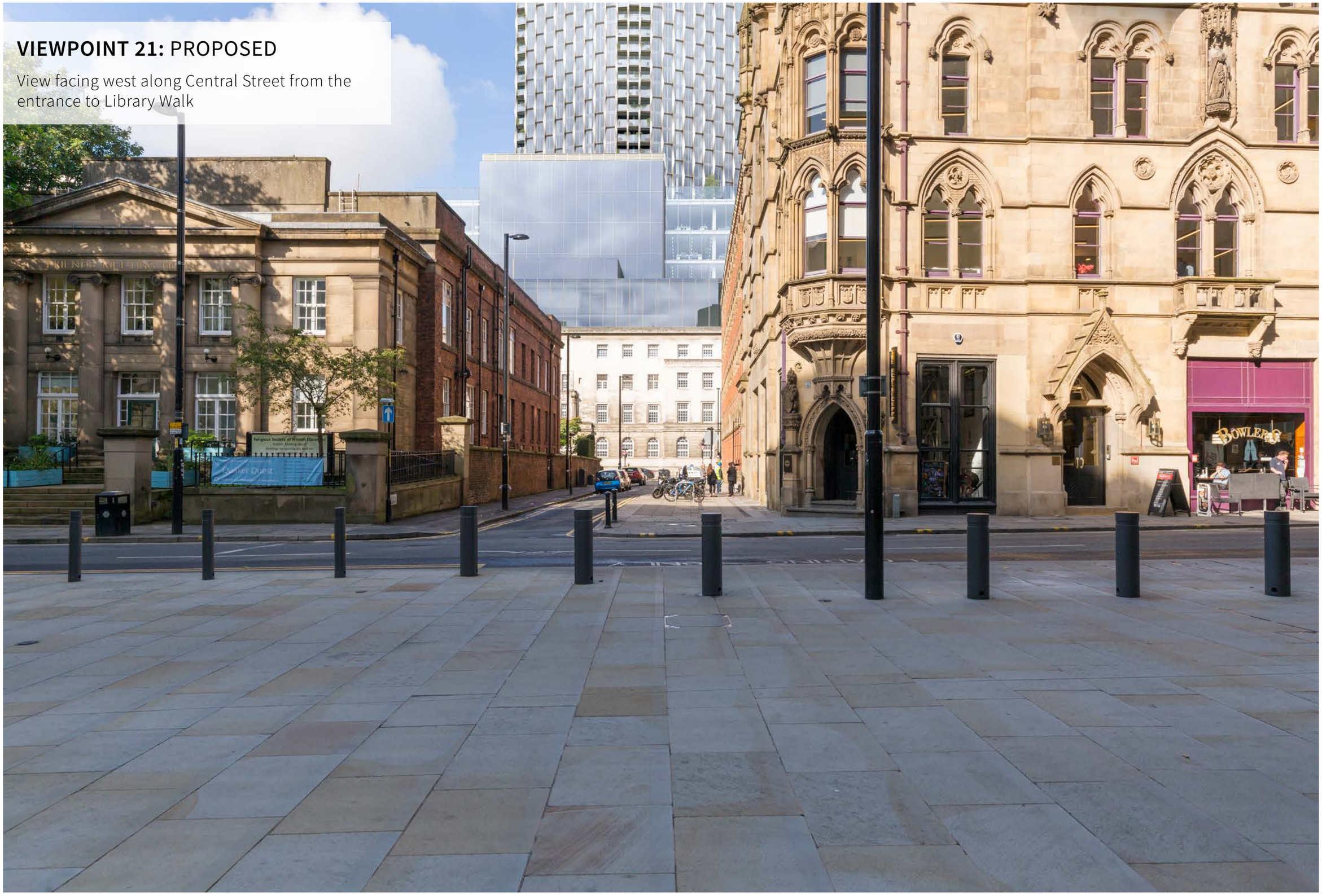
View west along Bootle Street from its junction with Southmill Street

VIEWPOINT 21: BASELINE

View facing west along Central Street from the entrance to Library Walk

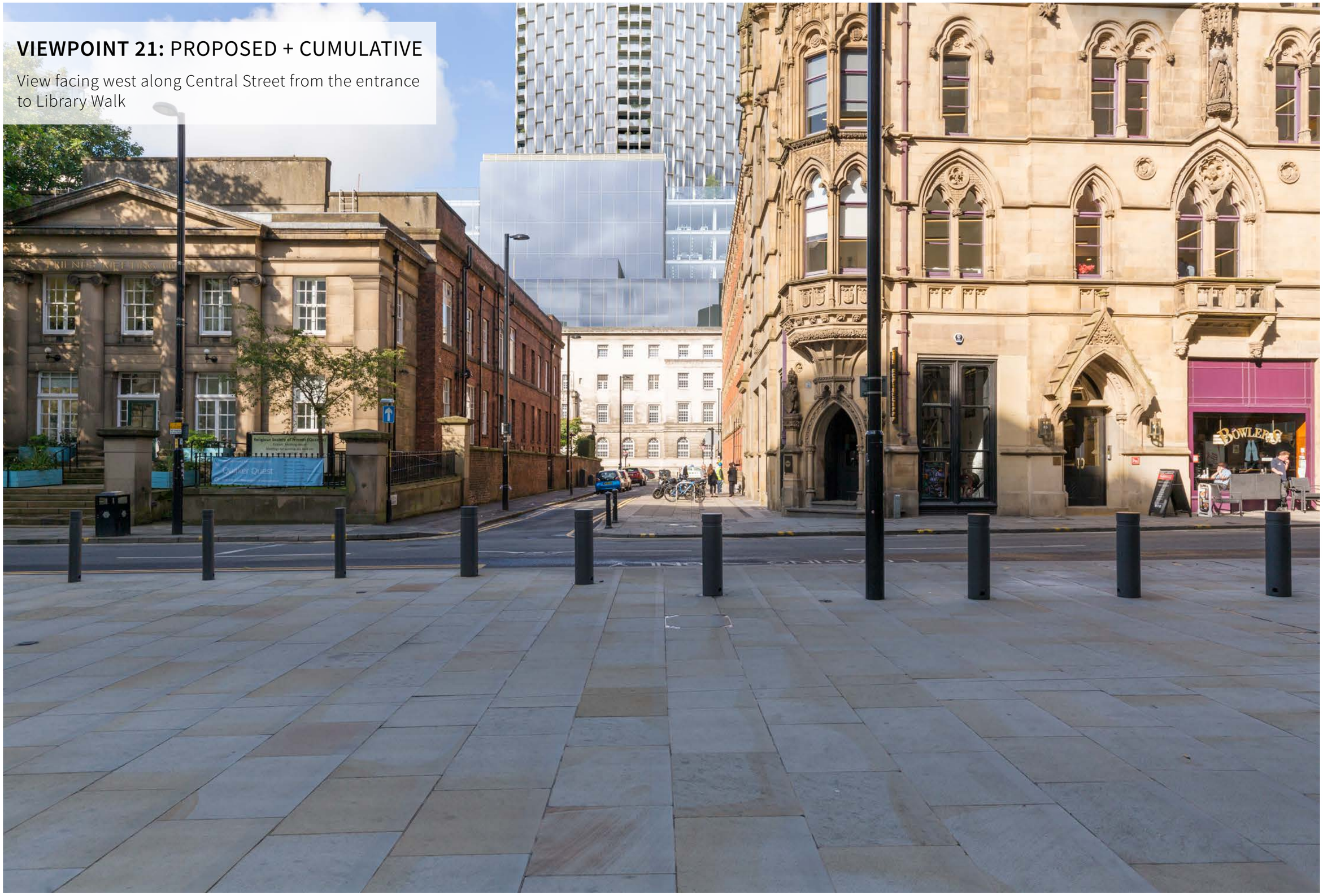
VIEWPOINT 21: PROPOSED

View facing west along Central Street from the entrance to Library Walk



VIEWPOINT 21: PROPOSED + CUMULATIVE

View facing west along Central Street from the entrance to Library Walk



VIEWPOINT 27: BASELINE

View facing south-west across Albert Square

VIEWPOINT 27: PROPOSED

View facing south-west across Albert Square

Future baseline scheme

VIEWPOINT 27: PROPOSED + CUMULATIVE

View facing south-west across Albert Square

Future baseline scheme

Cumulative Development

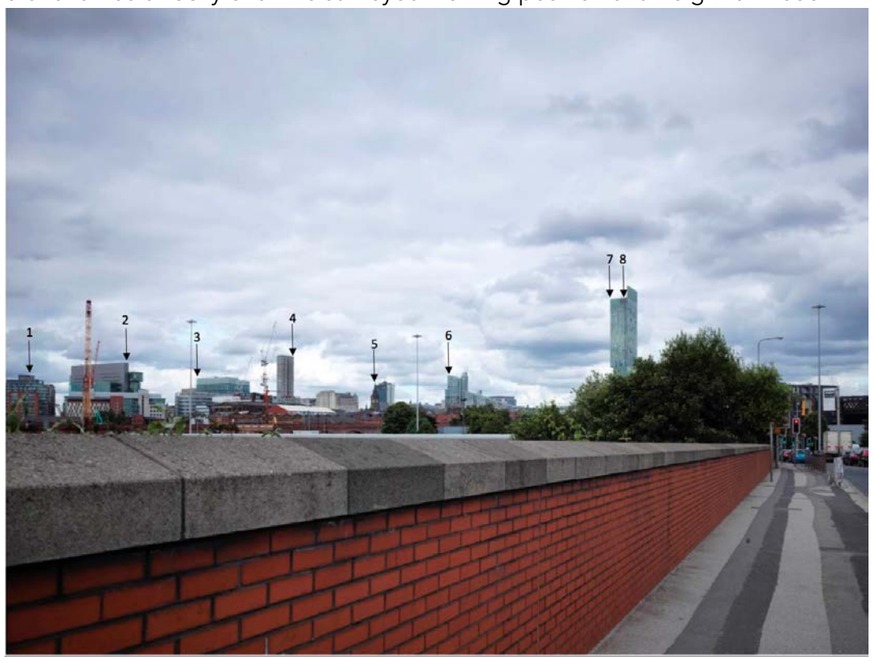
VISUALLY VERIFIED VIEWS METHODOLOGY

Photography

Virtual Planit commissioned Sean Conboy for all of the photography on St Michaels. Sean has worked on many verified projects and has over 25 years of professional experience. The aim with the photography is to create an image similar to that perceived by the human eye. The lens and camera configuration can affect this perception but it is critical to maintain data accuracy especially if the proposed development is a considerable distance from the view position.

The equipment used in this instance was: Hasselblad H5D-60 camera. The angle of view in landscape orientation is 70 degrees. Each scene was photographed using a survey pin or suitable marker to accurately identify the view location. A plumb line was used to ensure that the centre of the camera lens was directly over the surveyed viewing position at a height of 1.65 metres. The metadata of each image records the exact time and date of each image allowing accurate lighting conditions to be recreated in the computer model as required. Further information is also recorded such as the camera, lens, and exposure and aperture settings. All camera data is recorded in a spreadsheet for reference.

Each scene was photographed using a survey pin or suitable marker to accurately identify the view location. A plumb line was used to ensure that the centre of the camera lens was directly over the surveyed viewing position at a height of 1.655m metres.



L5

Viewpoint Co-ordinates			Instrument Height (metres)	Point ID	Horizontal Angle			Vertical Angle		
Easting	Northing	Level			Deg	Min	Sec	Deg	Min	Sec
382593.542	397711.942	29.497	1.655	1	48	42	14	86	01	43
				2	54	47	06	84	53	49
				3	59	33	06	85	53	24
				4	66	48	59	84	07	11
				5	73	10	32	85	55	51
				6	78	50	31	85	21	56
				7	91	34	37	79	43	24
				8	92	52	43	78	45	11

Survey

Virtual Planit have a long standing relationship with Powers and Tiltman, experienced RICS surveyors, who are familiar and experienced with verified work.

In preparation for the surveys, a series of key points were identified in each of the photographs used to verify the shots, particularly on the clearly visible corners of buildings. Care is taken to ensure a good spread of points including points close to the camera, points near the target development, together with points at ground and roof level, and points across the width of the image. A wide spread enables a more thorough and accurate analysis. The surveyor would then add a further series of additional reference points, in order to provide a comprehensive range of point reference across the photograph. It is these 2d points on the photograph that are surveyed to give each a 3 dimensional co-ordinate value.

The points were surveyed by a professional survey team using GPS. The survey points are related back to the Ordnance Survey National Grid - selected as it is the most widely used and also allows captured data to be incorporated into other digital products.

3D model and camera matching.

Virtual Planit were supplied with a digital 3D model of the proposed scheme by the architect. The model is related back to the Ordnance Survey grid and absolute (AOD) heights.

The same 3D model is used as the basis for each of the photographs, and was certified as being correct by the architect.

This 3D model was precisely aligned to the survey information using proprietary 3D modelling and rendering software, using the following information for each of the views.

- Specific details of the camera and lens used.
- The photograph, rotated if necessary to ensure the horizon line is level
- The surveyed viewpoint co-ordinates.
- The surveyed co-ordinates of points on existing buildings or immovable objects within the photograph.

- The 3D model of the proposed scheme.

The information listed above is used to situate the virtual camera in each case, such that the 3D model, survey points and model align exactly with the photograph.

Wirelines and rendering.

A render is a technical term referring to the process of creating a two-dimensional output image from a 3D model. Using the virtual camera described previously, the 3D modelling and rendering software produces a render of the proposed building.
Where the required output is a wireline view and not a fully rendered image, the wireline is created by utilising a basic render; devoid of material, texture and lighting information; but fully representative of the building form, and using tools within the compositing software package (in this case Adobe Photoshop) placing a thin coloured line at the exact edge of the rendered building, defining the building envelope.
Where the required output is fully rendered, the output image from the modelling and rendering software displays the predetermined materials, textures and lighting. All materials specifications, textures and daylighting are applied to model prior to rendering. After rendering the fully rendered building is combined with the photograph in proprietary digital 'paint' software (again Adobe Photoshop) to produce the photomontage image.
In order to achieve the most photorealistic result, colour correction adjustments may be made to the rendered image. For example hue, saturation and brightness values of the rendered image may be adjusted to better match the colour tones of the photograph. For example, poor air quality at the time of photography may necessitate the rendered image to be 'degraded' to ensure that it behaves visually as the other buildings within the photograph. This is an iterative process and is reliant on the skill of the artist and good communication between the artist and the architect to ensure their vision for the material and texture qualities is maintained. The design team then signed off on the appearance of the scheme in the views.
'Masks' are created where the line of sight to the proposed scheme is interrupted by foreground buildings or elements such as lampposts, vehicles and street furniture.

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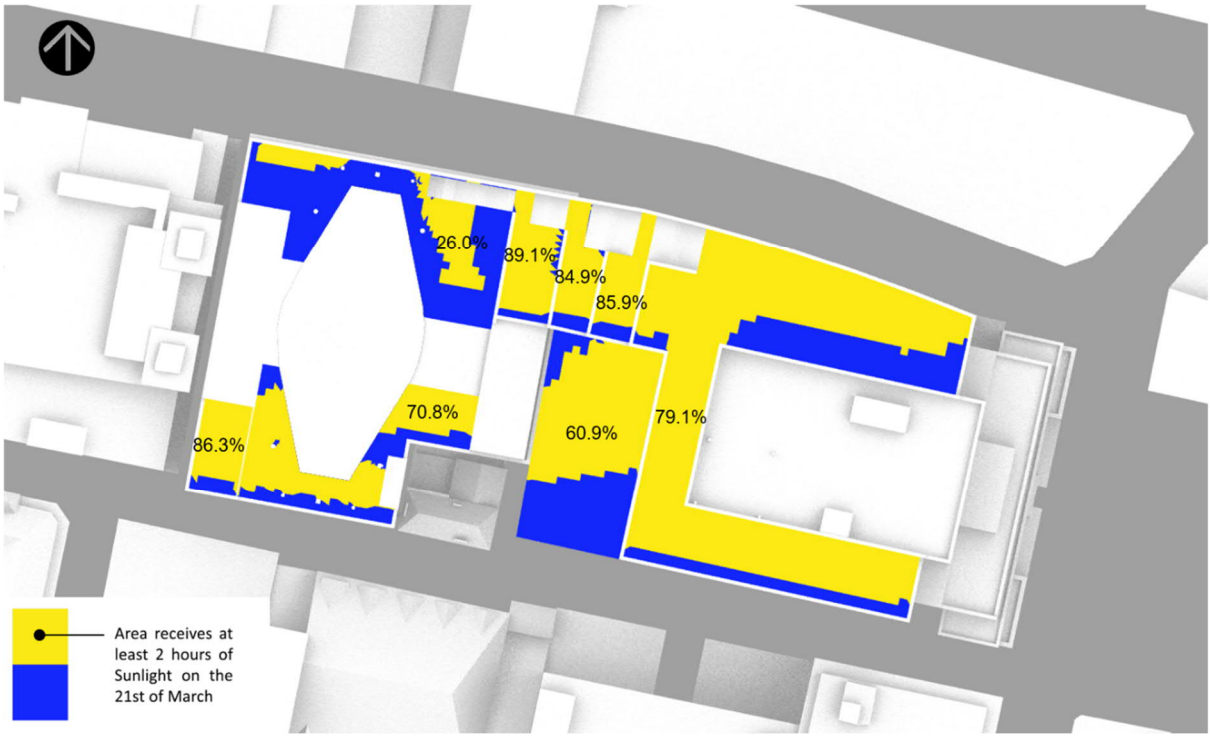
Appendix 11.4

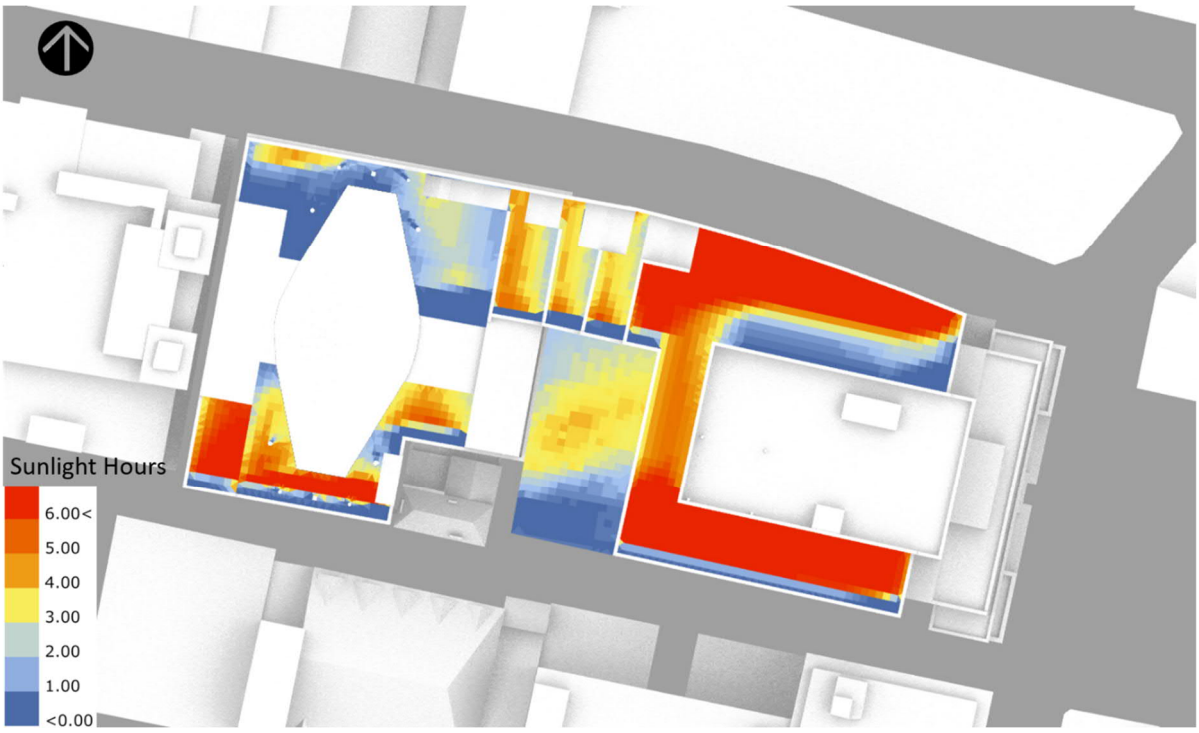
Internal Overshadowing Results

Summary of Results – Overshadowing of the Amenity Spaces in the Proposed Development

Receptor No.	Description	Sensitivity	% Area Receiving > 2hr of sunlight (Proposed Scenario)	BRE Compliance
1	Amenity Space Block A – South-west	High	86.3	Above
2	Amenity Space Block A – South	High	70.8	Above
3	Amenity Space Block A – North	High	26.0	Below
4	Amenity Space External Terrace	High	89.1	Above
5	Amenity Space External Terrace	High	84.9	Above
6	Amenity Space External Terrace	High	85.9	Above
7	Amenity Space Block B	High	79.1	Above
8	Ground Level	High	60.9	Above



Sunlight Hours on the 21st of March



Appendix 11.6

External Overshadowing Analysis

Figure 1 - Jackson's Row Sensitive Receptors for Overshadowing

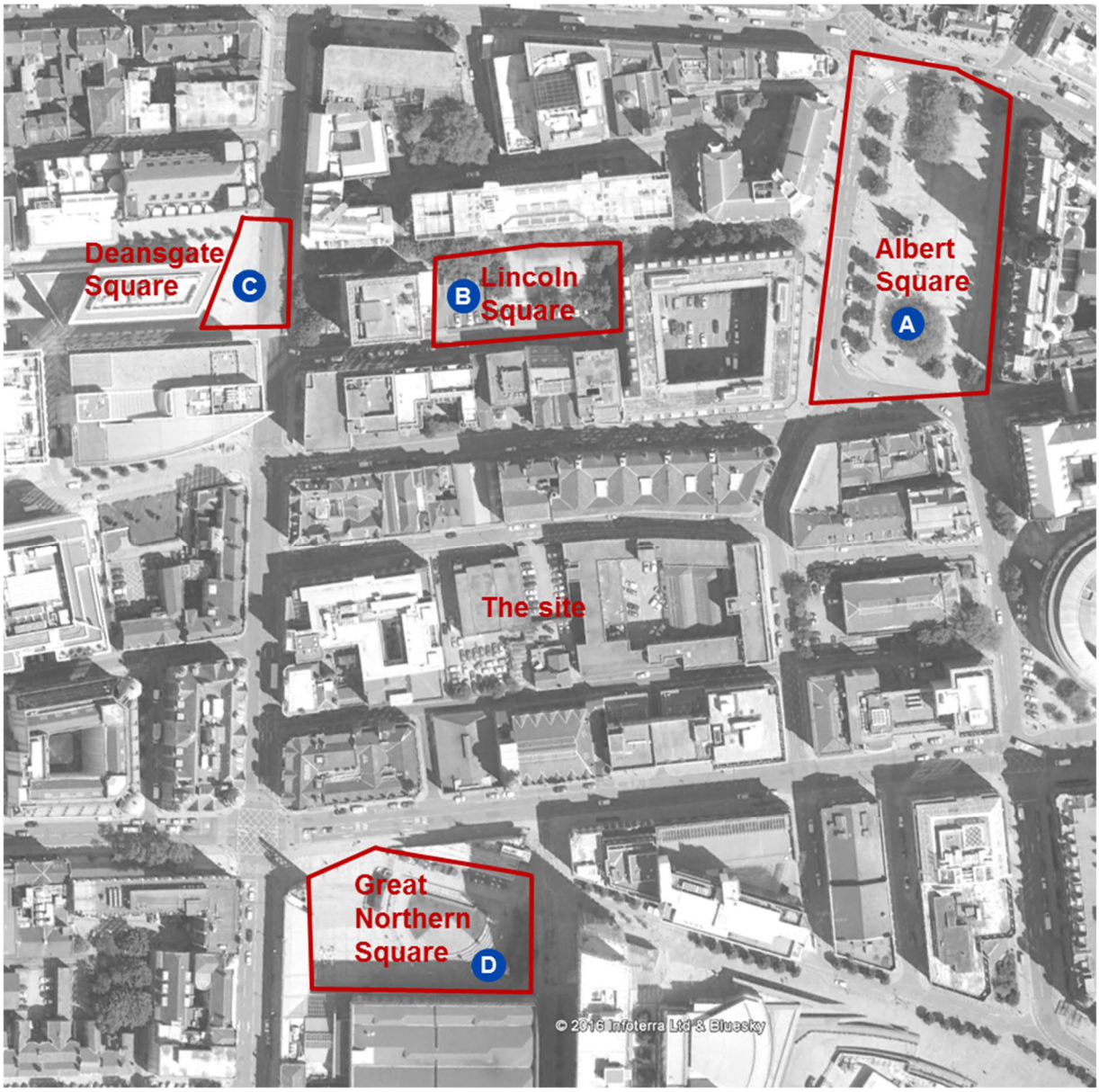


Table A11.6.1 - Detailed results of Overshadowing Analysis for External Spaces

Square Name	Ground Area Receiving >2hr sunlight		Ratio
	Baseline	Proposed	
A - Albert Square	96%	96%	100%
B - Lincoln Square	66%	64%	98%
C - Deansgate Square	98%	95%	98%
D - Great Northern Square	53%	53%	100%

Figure 2 - Baseline Scenario Overshadowing on 21st of March

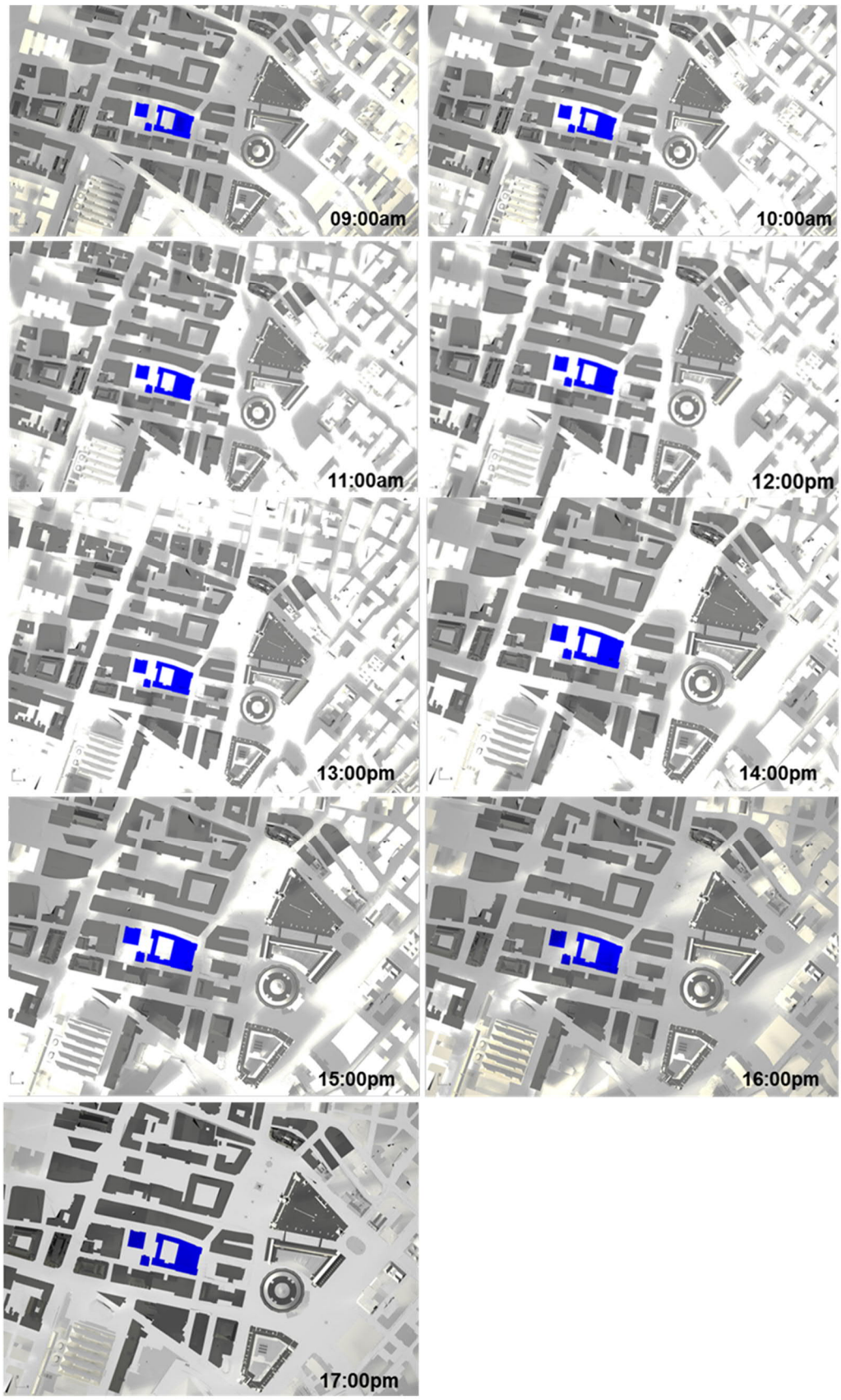
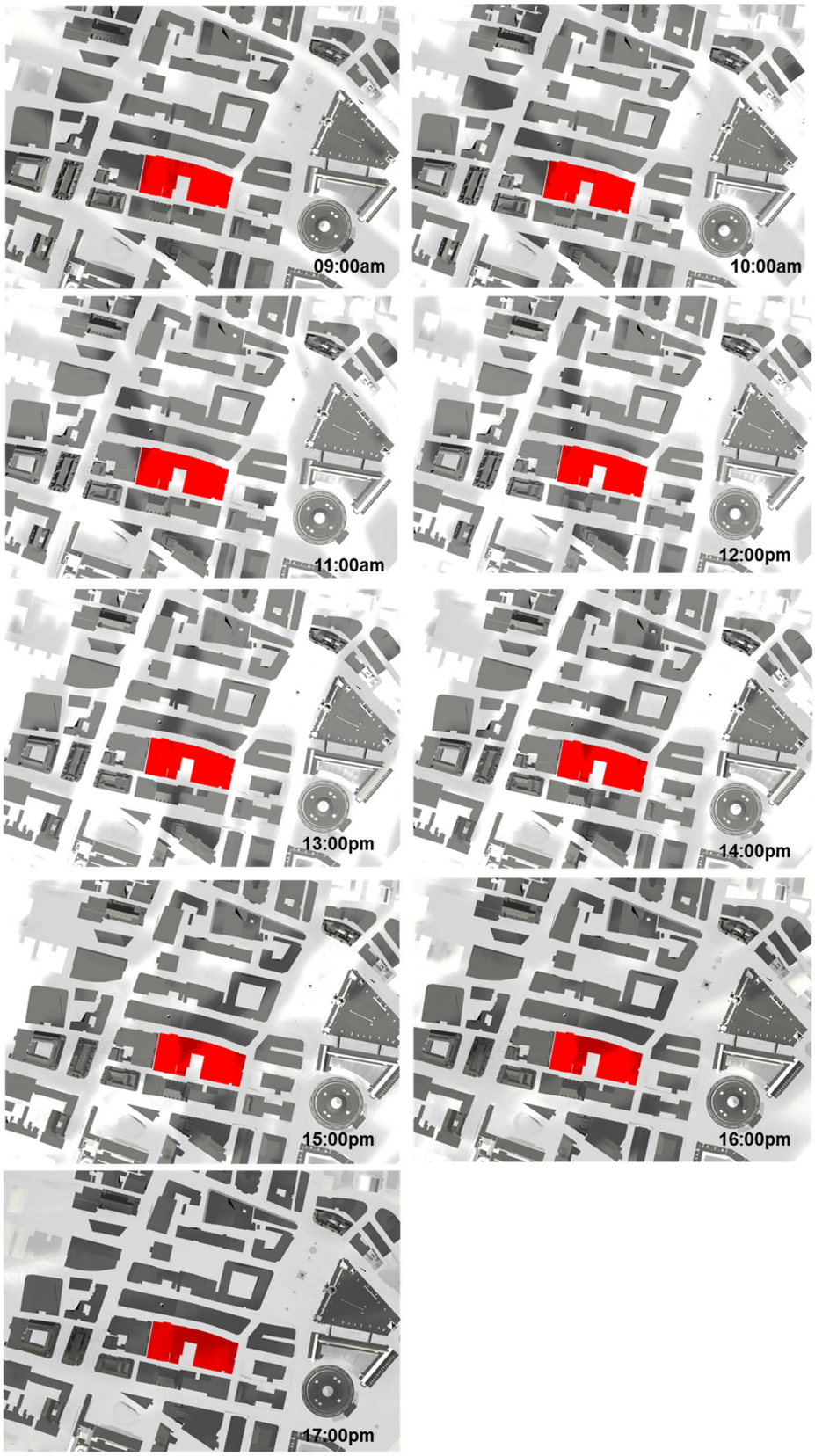


Figure 3 - Proposed Scenario Overshadowing on 21st of March



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