SECTION 73

ENVIRONMENTAL STATEMENT

VOLUME 4 - TECHNICAL SUMMARY

DECEMBER 2022

This ES Volume has not been updated in response to the December 2022 s73 application. This is because the proposed scheme changes will not result in any change to the identified impacts, nor has there been any significant changes in policy or baseline which change the impacts. The description of the scheme has changed and therefore this volume should be read in conjunction with the Design and Access Statement, as well as other updated reports which form part of the application.

Jackson's Row Developments Ltd

ST MICHAEL'S, JACKSON'S ROW

Environmental Statement Volume 4: Technical Summary of the Environmental Statement

70061860-ESTS001
NOVEMBER 2019

PUBLIC

Jackson's Row **Developments Ltd**

ST MICHAEL'S, JACKSON'S ROW

Environmental Statement Volume 4: Technical Summary of the Environmental Statement

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WSP

8 First Street
Manchester
M15 4RP

Phone: +44 161 200 5000

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Prepared by	Bethany Lilly	Bethany Lilly	Bethany Lilly	Bethany Lilly	Bethany Lilly
Signature					
Checked by	Sally Newbold	Sally Newbold	Sally Newbold	Sally Newbold	Sally Newbold
Signature					
Authorised by	David Hoare	David Hoare	David Hoare	David Hoare	David Hoare
Signature					
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1. INTRODUCTION

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 Technical Summary, 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 Proposed 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 and A4). The Proposed Development includes the creation of public spaces and new public realm, provision of basement car parking, highway alterations, landscaping and associated works. The Proposed Development will consist of two mixed use blocks, known as Blocks A and B. 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 34 storeys. 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 Section 73 Supplementary Design Report and Section 73 Revisions Statement accompanying the application explain the proposed changes in full.

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

2. TECHNICAL SUMMARY

2.1. INTRODUCTION

2.1.1. A number of likely significant effects were considered within the 2017 Environmental Statement for the following topics: noise and vibration; socio-economics; townscape and visual; built heritage; wind; daylight, sunlight and overshadowing and archaeology.

2.1.2. The following topics were considered insignificant: agriculture; transport and access; flooding, hydrology and water resources; ground conditions; hydrogeology and contamination; artificial lighting; solar glare; air quality; biodiversity and waste. An evidence base (including an assessment for air quality and waste) was prepared and presented within the 2017 Environmental Statement, either in Chapter 5 – Approach to the EIA or/and Volume 2 – Technical Appendices (where the assessment of air quality and waste were reported).

2.1.3. Only those topics below should be considered in the context of the decision-making process.

2.2. NOISE AND VIBRATION

2.2.1. This assessment considered the potential noise and vibration effects that could arise as a result of the Approved Development, during both the construction and operational phases. The Proposed Amendments will not significantly affect the noise and vibration assessment presented within the 2017 Environmental Statement and therefore the assessment has not been updated for the purposes of the Section 73 application.

2.2.2. An environmental noise survey was carried out to establish the baseline noise levels present at locations representative of existing noise sensitive receptors and future noise sensitive aspects of the Approved Development. The survey included long term continuous unattended measurements which were subject to periodic attendance during selected periods. The noise monitoring equipment was installed on the 5th November 2015 and collected on the 12th November 2015. The noise environment present within the vicinity of the Site predominantly consists of road traffic noise on the local road network, fixed plant / delivery noise sources and entertainment noise associated with existing commercial premises surrounding the site.

2.2.3. Drawing upon the results of construction noise level predictions, undertaken in accordance with BS 5228-1[2], it has been identified that without consideration of mitigation measures, noise levels will be above the threshold of large magnitude of impact at some receptors. A direct, temporary, short to medium term effect of major negative significance has been predicted where the noise receptor is of a high sensitivity. With the implementation of the recommended mitigation measures in the form of perimeter site hoarding and the adoption of noise and vibration controls, either by management through a Construction Environmental Management Plan or similar, potential effects can be minimised. Therefore, residual effects range from **moderate** to **major negative significance**.

[2] BS 5228-1:2009+A1:2014 (2008), Code of practice for noise and vibration control on construction and open sites. Noise.

2.2.4. The assessment of ground borne vibration arising from construction works has been undertaken drawing upon the guidance contained within BS 5228-2009[3]. For the construction operations that have been assessed, it is considered that without regard to appropriate mitigation measures, the magnitude of impact is considered to be medium at the nearby vibration sensitive receptors. The effect is therefore a direct, temporary short to medium term effect of up to moderate negative significance. It is expected that these effects will be occasional during the phases of construction when plant is likely to be in close proximity to the receptors. With the implementation of vibration monitoring and environmental management controls, any potential effects can be minimised and residual effects no worse than **moderate negative significance** are expected.

2.2.5. In terms of noise generated by fixed plant or/and good delivery noise, it is anticipated that this will be entirely mitigated through design measures, which will be confirmed following detailed assessment. At this stage, it is considered that there is no reason why the design of the Approved Development will not be able to incorporate the necessary mitigation measures.

2.2.6. An assessment of the entertainment noise sources associated with street level and rooftop public square have been assessed. When assessed to Manchester City Council's requirements for entertainment noise, the criteria were found to have been exceeded on some aspects and direct, permanent, long term effects of moderate to major negative significance were predicted on the worst case façade of the Radisson Blue Hotel and the east façade of the proposed tower and hotel. Mitigation has been recommended in the form of screening on the southern extent of the upper square (roof terrace) and the application of appropriate noise limits and restrictions on this same space. Therefore, following the adoption of such mitigation, direct, permanent, long-term effects of **minor negative significance** have been predicted.

2.2.7. It has been proposed that the assessment should also consider the internal design criteria for existing baseline noise levels as agreed with Manchester City Council during the consultation process. An assessment has, therefore, been made of the cumulative impact of existing noise sources, street level public square and the roof terrace on the future proposed noise sensitive aspects of the Approved Development.

2.2.8. Prior to the implementation of secondary mitigation measures and assuming standard thermal glazing, when assessed to the internal design criteria given in BS8233:2014, a direct, permanent, long-term effect of up to minor negative significance is predicted for the day-time and major negative significance for the night-time periods. Mitigation has been recommended in the form of an enhanced glazing specification to the residential aspects of the north, east and south façade of the tower. Effects **not worse than negligible significance** have been predicted. This assumes the minimum recommendations for glazing specifications are followed and an alternative ventilation and cooling strategy is designed.

2.2.9. The assessment of potential noise disturbance to the occupants of the offices within Block B identified effects of **negligible significance** prior to secondary mitigation when the street level and

[3] BS 5228-2:2009+A1:2014 (2009), Code of practice for noise and vibration control on construction and open sites. Vibration.

rooftop public squares are used to host occasional music / sport events. Further mitigation was not considered necessary.

2.2.10. An assessment has been undertaken of the noise environment on the open public amenity spaces and the balconies of the proposed residential dwellings of the tower of Block A. This is noise from the existing ambient sources when lower ground and upper rooftop squares host occasional music/sport events. Noise levels have been compared to the design criteria for external amenity spaces provided in BS8233[4] and the criterion level of 55 dB LAeq,T as stipulated by Manchester City Council. As a result of existing external noise levels during the daytime periods, direct, permanent, long-term effects of major negative significance have been predicted at some of the residential balconies of the Approved Development. When the rooftop public square is in use for events during the daytime periods the upper design criterion level of 55 dB LAeq,T has been predicted to be exceeded at the residential balconies and effects of major negative significance have been predicted. Mitigation has been recommended in the form of careful design and use of screens to the balconies, implemented thorough an Operational Management Plan. Following mitigation, effects **not worse than moderate negative** significance have been predicted from the existing ambient noise levels and during events.

2.2.11. In order to reduce the potential noise levels from the street level and rooftop public squares to the proposed residential apartment balconies, restrictions may need to be applied to their use.

2.3. SOCIO-ECONOMICS

2.3.1. The Proposed Amendments will not significantly affect the socio-economic assessment presented within the 2017 Environmental Statement and therefore the assessment has not been updated for the purposes of the Section 73 application.

2.3.2. The Census 2011 identified that there is a higher proportion of a working age population in Manchester City Council compared to the Northwest and England averages, however, the employment rate for individuals aged 16-74 in Manchester City Council was lower than the regional and England averages. The NOMIS Job Densities Report indicates that the ratio of jobs available divided by the resident population aged between 16 and 64 in Manchester City Council are higher than the regional and national averages indicating more availability of employment and labour demand. The Indices of Multiple Deprivation, which use a combination of information relating to income, employment, education, health, skills and training, barriers to housing and services and crime to create an overall score of deprivation, ranked Manchester City Council at 5 out of 326 local authorities in England in 2015. As such, Manchester City Council is considered to be one of the most deprived local authorities in England.

2.3.3. During the construction phase of the Approved Development, it is anticipated that there would be 456 direct full-time equivalent jobs created. In addition, there are likely to be an additional 329 full-time equivalent indirect and induced jobs associated with this phase. This is as a result of an increase in spending on goods, suppliers and services associated with the Approved Development

[4] BS8233:2014 (2014), Guidance on sound insulation and noise reduction for buildings.

and employees of those firms. Overall, the effects are considered to be of **minor** to **major positive significance**.

2.3.4. During the operational phase of the Approved Development, it is anticipated that approximately 885 full-time equivalent jobs will be created. Furthermore, there are likely to be additional 443 full-time equivalent indirect and induced jobs associated with this phase due to spending in the local economy by employees and contracts placed with suppliers and contractors. Overall, the effects are considered to be of **minor** to **moderate positive significance**.

2.3.5. During the construction phase, the Manchester Reform Synagogue will be demolished. This will cause the displacement of the users of this facility. In conjunction with the Synagogue, the Applicant has ensured that temporary like-for-like facilities will be available prior to the demolition of the existing building and until the Approved Development is operational. As such, the effect is considered to be of **negligible** to **minor negative significance**.

2.3.6. Once completed, the Approved Development will deliver high quality public realm and new infrastructure. This external public realm will greatly improve the amenity value of the immediate surrounds compared with existing conditions. The effect on local community receptors (residents and visitors to the Approved Development) is considered to be of **moderate positive significance**.

2.3.7. The Approved Development will also improve community connectivity within and around the Site by opening up new routes and providing new areas of public realm. The effect on local community receptors (residents and visitors to the Approved Development) is considered to be of **moderate positive significance**.

2.4. TOWNSCAPE AND VISUAL

2.4.1. Although the Proposed Amendments will not significantly affect the townscape and visual assessment presented within the 2017 Environmental Statement, the assessment has been updated for the purposes of the Section 73 application, as has the following text. However, the Proposed Amendments do not result in any further greater or lesser impact.

2.4.2. The townscape and visual assessment has been carried out with reference to the Landscape Institute's Guidelines for Landscape & Visual Impact Assessment, 3rd Edition, 2013.

2.4.3. A three-stage assessment process has been adopted. Firstly, the nature of receptors (sensitivity) have been assessed, and secondly, the nature of the impacts (magnitude) likely to result from the Proposed Development have been assessed. From this the overall significance of the identified effects on receptors have been assessed.

2.4.4. The proposals have been formulated through an iterative process involving environmental assessment and consultation. This process has allowed Site constraints and opportunities to directly influence development proposals. As a result, mitigation measures form part of the design.

2.4.5. When assessed against the Landscape Institute's Guidelines for Landscape & Visual Impact Assessment, 3rd Edition, 2013 criteria, there are not predicted to be any 'significant' residual townscape effects. Four of the nine townscape receptors predicted beneficial impacts where the effect was deemed to be 'moderately significant'. All four of which relate to the operational phase. Only the townscape impact on heritage designations have been predicted to have a **moderately adverse** impact for both the construction and operational phases.

2.4.6. Of the 31 identified static viewpoints, one receptor experienced a residual significant effect. This receptor, view 27 (View facing south-west across Albert Square), was considered to experience a **major adverse** effect during the operational stage, due to the dominance of the Proposed Development over the public realm and associated Grade I Listed structure.

2.4.7. Six receptors predicted 'moderately significant' adverse residual visual effects. Viewpoint 21, 22, 23, 25 and 29 predicted moderately significant adverse effects during the operation phase. Viewpoint 21, 22, 25 and 27 predicted moderately significant adverse effects during the construction phase. One receptor (View 31 (View from Deansgate facing north, at the junction with Camp Street)), experienced **moderately significant beneficial** effects.

2.4.8. The two identified kinetic tracks have been assessed by splitting the track into portions considered to hold the same visual character. These characters have then been assessed using the same methodology as the static viewpoints. Within the two kinetic tracks, five individual character assessments have been carried out.

2.4.9. No additional significant residual effects are anticipated from the identified kinetic tracks.

2.4.10. Three kinetic track characters are predicted 'moderately significant' effects. Track 1 Character 2 and Track 1 Character 3 predicted moderately significant adverse effects during the construction and operational phase. Track 2 Character 2 is also anticipated to experience moderately significant adverse effects at construction phase, with **moderately significant** operational effects predicted to be **neutral** in nature.

2.4.11. Moderately significant effects, for the purposes of this Townscape and Visual Impact Assessment, are not considered to be significant. This is due to the use of a methodology based upon the Guidelines for Landscape & Visual Impact Assessment 3rd edition. No townscape receptors have been predicted to experience significant effects. One static viewpoint experienced a **significant** residual effect during the operational phase (Viewpoint 27).

2.5. BUILT HERITAGE

2.5.1. Although the Proposed Amendments will not significantly affect the built heritage assessment presented within the 2017 Environmental Statement, the assessment has been updated for the purposes of the Section 73 application, as has the following text. However, the Proposed Amendments do not result in any further greater or lesser impact.

2.5.2. The Proposed Development will result in a permanent effect of **moderate to major negative** significance on the setting of the Grade I Albert Memorial.

2.5.3. The Proposed Development will result in permanent effect of **moderate negative** significance on the setting of the Grade I St Ann's Church and Town Hall; the Grade II* Memorial Hall and Town Hall Extension; and the Grade II 23-233 Deansgate and 235-291 Deansgate.

2.5.4. Due to the negative significant effects on these highly-graded buildings, which are fundamental to the character and appearance of the conservation areas in which they are located, the Proposed Development will also have a permanent effect of **moderate negative** significance on the character and appearance of the Albert Square Deansgate/Peter Street and St Ann's Square Conservation Areas.

2.5.5. Reference to Core Documents submitted to support the planning application, such as the Heritage Report: Impact and the Planning Statement, should be made which conclude that although there will

be some “less than substantial” effects upon heritage significance (in National Planning Policy Framework terms) the public benefits of the Proposed Development outweigh the impacts.

2.6. WIND

2.6.1. The Proposed Amendments do not alter the overall massing or orientation of the Approved Development, therefore the results of the wind assessment on the Site and its surroundings, presented within the 2017 Environmental Statement, remain valid.

2.6.2. The assessment identified some areas where wind speeds tend to accelerate and exceed sitting criteria, particularly in the winter months. However, all areas are suitable for standing, leisure and business walking which, in most cases, are the primary intended pedestrian activities.

2.6.3. In addition to the comfort assessment, an assessment of wind effects during strong wind events was carried out. The results of the wind assessment indicate that the local wind environment, once the Approved Development is complete, would change; improving in some areas and becoming windier in others. This is due to the position, massing and orientation of the building relative to the wind direction that create localised areas of wind acceleration particularly around corners, narrow areas where wind can channel through and accelerate, and areas where tall elements of the building deflect the wind flow down to ground level. Overall, the area remains suitable for the intended uses throughout the year with stronger winds being registered during winter months. In particular, the main changes are registered on Jackson’s Row and Bootle Street where most areas previously suitable for sitting become suitable for standing. However, these do not exceed the Lawson criteria for the intended use with the exception of the entrance at receptor location 42 where a localised area exceeding the criteria for standing is identified.

2.6.4. In terms of pedestrian safety, while the area in front of the junction between Deansgate and Quay Street (receptor location 13) is brought within the safety criteria as a result of the Approved Development, an additional localised area in exceedance of safety criteria is registered to the west of the Approved Development on Jackson’s Row (receptor location 63). The existing or replacement gates between the Approved Development and the adjacent development to the west will decrease wind funnelling effects along the alley and therefore reduce wind speeds both at receptor locations 63 and 42.

2.6.5. Areas of windiness are identified within the Site, at podium, terrace level and on Jackson’s Row (receptor location 63), however, the assessment considered a worst case scenario and thus excludes the proposed pergolas, landscaping (including trees and shrubs), furniture and screens which will contribute to reduce unwelcome winds. Further quantitative testing is therefore recommended at a more detailed design stage to refine the position, dimension and characteristics of the proposed landscaping design, as well as identifying the most suitable areas to designate to specific activities in terms of the wind environment and identifying mitigation measures to include at balcony and roof terrace level.

2.6.6. The assessment identified that the wind effects on pedestrian comfort and safety in the absence of any additional mitigation measures, are **not greater than minor negative significance** for the majority of the receptor locations assessed. Effects on pedestrian safety were identified as a result of the Approved Development at Jackson’s Row (receptor location 63). This effect is however anticipated to reduce with the inclusion of taller and more porous gates in this location. Furthermore, the assessment identified that the Approved Development has a positive effect on pedestrian safety on Deansgate and Quay Street (receptor location 13).

2.7. DAYLIGHT, SUNLIGHT AND OVERSHADOWING

2.7.1. The Proposed Amendments do not alter the overall massing or orientation of the Approved Development, therefore the results of the daylight and sunlight assessment on the Site and its surroundings, presented within the 2017 Environmental Statement, remain valid.

2.7.2. The overshadowing assessment has been updated in light of the Proposed Amendments. The results, based on the August 2019 model, indicate that for amenity areas surrounding the Proposed Development, all of the sensitive receptors assessed meet the Building Research Establishment recommended criteria receiving at least two hours of sunlight on 21st March at least half the area. For amenity areas within the Proposed Development, almost all of the sensitive receptors assessed meet the Building Research Establishment recommended criteria, except for the Receptor 3, Amenity Space Block A – North.

2.7.3. The 2019 overshadowing assessment of the amenity spaces within the Proposed Development shows, that taking into consideration the changes to the massing, the results are similar to these provided in 2017 Environmental Statement. Thus, the impact of the Approved Development identified in the 2017 Environmental Statement remains unchanged. Given that no mitigation is necessary, the residual magnitude of change remains as assessed. Therefore, there is likely to be a direct, permanent and long-term effect of **negligible** significance.

2.8. ARCHAEOLOGY

2.8.1. The Proposed Amendments will not significantly affect the archaeology assessment presented within the 2017 Environmental Statement and therefore the assessment has not been updated for the purposes of the Section 73 application.

2.8.2. There are 27 non-designated assets within the study area, of these five have been identified within the Site and comprise: the buried remains of a coal yard, rags store and a row of workers' housing; a fire station and two former passages; a packing warehouse, a small late nineteenth century warehouse, a plumbers' and printers' premises; and late 18th/early 19th century workers' housing.

2.8.3. There is a potential for previously unknown buried archaeology to be present within the Site and a programme of intrusive investigative fieldwork will be undertaken in consultation with the Heritage Management Director at Greater Manchester Archaeological Advisory Service to better inform this potential. This will in turn inform an appropriate mitigation strategy for the buried archaeology present within the Site. With the implementation of these mitigation measures the residual effects are considered to be **negligible**.

2.9. CUMULATIVE EFFECTS

2.9.1. In accordance with the relevant legislation, a comprehensive assessment of cumulative effects was undertaken as part of the 2017 Environmental Statement. Since the submission of the 2017 Environmental Statement, an additional 22 committed developments have been included in an updated cumulative effects assessment to assess the potential cumulative effects arising from effect interactions and in-combination interactions of these newly included developments, in the context of the Proposed Development, for the purposes of the Section 73 application.

2.9.2. Cumulative effects are either a number of effects from the Proposed Development all happening at once or when different developments are being built out or operational at the same time. The assessment has fully considered both types.

2.9.3. Different environmental effects from the Proposed Development happening at once are likely to occur concurrently during the construction and operation phase. Those likely to be affected are users of the existing residential, commercial and other properties, users of the local road network and public spaces and heritage assets (Listed Buildings and Conservation Areas) during construction and operation.

2.9.4. No in-combination effects are considered likely in relation to noise, wind, sunlight, daylight and overshadowing, built heritage or archaeology. Other committed developments in the area are generally too far from the Proposed Development for any common receptors to be assessed. The key exceptions to this are in relation to socio-economics and townscape and visual.

2.9.5. Combined positive effects in relation to employment during construction and operation may occur as a result of four of the committed developments (11 York Street, Bonded Warehouse Grape Street, Deansgate South and Invicta House). However, there is the potential for a negative effect in relation to stress on health facilities in relation to the Former Bauer Millet Site development. There is the potential for this to be mitigated via a planning condition.

2.9.6. In terms of townscape and visual, there are combined negative effects in relation to historical townscape and combined beneficial effects in relation to building heights from a range of the committed developments.

8 First Street
Manchester
M15 4RP

wsp.com