SECTION 73

ENVIRONMENTAL STATEMENT

VOLUME 3 - NON- 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 3: Non-Technical Summary

70061860-NTS001
NOVEMBER 2019

PUBLIC

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Environmental Statement Volume 3: Non-Technical Summary

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1. THE PROPOSED DEVELOPMENT

1.1. WHERE IS THE SITE?

1.1.1. The Site comprises an area of approximately 0.56 hectares (ha) and is located within the heart of Manchester City Centre. The Site is bound to the west by existing office use beyond which lies Deansgate, Jackson's Row to the north, Southmill Street to the east and Bootle Street to the south which provides both vehicular and pedestrian access. The Site is currently occupied by the former Bootle Street Police Station (which is no longer in use), the Sir Ralph Abercromby Inn Public House, the Manchester Reform Synagogue and car parking facilities.

1.1.2. The boundary of the Site is shown in Figure 1.

Figure 1: Site Location

1.2. WHAT IS THE PROPOSED DEVELOPMENT?

1.2.1. 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 Non-Technical Summary, the approved development will be referred to as the 'Approved Development'.

1.2.2. 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.

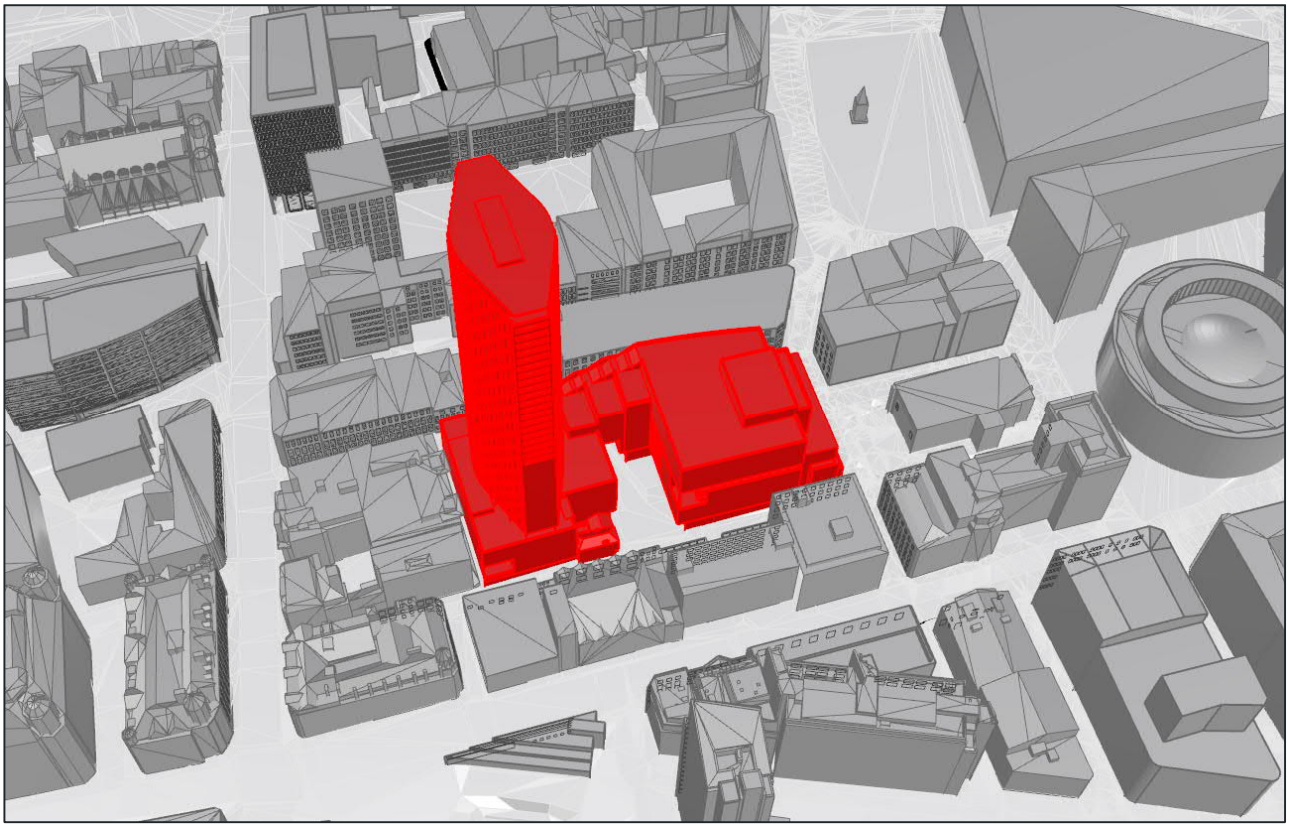
1.2.3. The Proposed Development consists of two mixed use blocks, known as Blocks A and B, located around a new street level public square. This allows Block A to form the podium of a proposed tower whilst Block B will incorporate a new publicly accessible rooftop terrace. The podium of Block A will 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. The layout of the Proposed Development in relation to existing buildings is shown in Figure 2.

1.2.4. 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. 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.

1.2.5. 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 Inn Public House 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.

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

Figure 1: Layout of Proposed Development



1.2.6. 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 05-06). Access to the hotel bar and lounge will be via the Southmill Street entrance of the boutique hotel.

1.2.7. 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.

1.2.8. 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.

1.3. HOW HAS THE DESIGN CONSIDERED ENVIRONMENTAL CONSTRAINTS AND OPPORTUNITIES?

1.3.1. The design of the Proposed Development has considered a number of the surrounding environmental constraints and incorporated a number of measures to minimise the effects of the Proposed Development.

1.3.2. Pedestrian access to the Site has been a key design philosophy and the massing of the Proposed Development has been chosen to accommodate substantial areas of public realm and a connecting staircase between the two blocks. The public realm has been designed so that there is access to a lower, street level square which will be accessible immediately off Bootle Street and from Jackson's Row via the archway. Further, on top of Block B, will be a publicly accessible rooftop terrace. It will have three accessible public lifts from Jackson's Row. Office users will have direct access via a lift. 5* Hotel and residential users will have access from the podium on level 6 via a feature staircase.

1.3.3. The landscape and visual effects have been a key consideration from the outset of the design process. Different design types have been considered and the key city views explored to determine the most appropriate design. It was considered that the proposed two blocks combined with the tower allow areas of generous public space not possible with only a low-rise 'block' design. Additionally, the varying heights and relationship between the tower and the blocks reduces the visual effect when viewed from different locations.

1.3.4. The design has also considered the appearance of the façade of the buildings. Following an extensive public consultation exercise prior to the original scheme receiving planning approval and as a result of visual and heritage assessments, the facade changed from that in the early designs in response to comments received for a glass and a light bronze anodised finish that is durable to UV radiation and weather resistant. This façade design subsequently received planning approval and is retained in the Proposed Amendments to the Approved Development.

1.3.5. The design team has considered the existing buildings on Site, which are all located in a Conservation Area, and undertaken assessments of them in terms of their ability to be re-used and incorporated into the Proposed Development. 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 (as components of a Conservation Area) are of relatively low importance. The retention of all the existing buildings was not considered appropriate for the following reasons:

- The full retention of the entire police station was not appropriate as it significantly limits the developable area of the site and as such restricts the ability to regenerate the site. The Portland Stone building (the most significant part of the former Police Station), which is of the highest townscape value, will be retained and will be utilised as part of the proposed boutique hotel. The new glass extension to the roof will provide an area for a new hotel bar and lounge;
- 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; and
- The retention of all buildings on Site would not allow for the provision of active street edges or provision of public spaces needed to create a new destination within the City.

1.3.6. The Sir Ralph Abercromby Inn Public House will be retained in its entirety due to its community value and its local heritage interest.

1.3.7. Assessment of microclimate (wind and sunlight, daylight and overshadowing) has been undertaken at several stages of the design using computer modelling.

1.4. WHEN WILL IT BE BUILT?

1.4.1. The planning application was originally registered in January 2017. A revised scheme was submitted to modify and update the application in November 2017. These revised plans and documents were submitted in November 2017 and the development was granted planning permission in June 2018. Through the detailed design process, a number of relatively minor improvements to the Approved Development have been identified; these will also resolve technical challenges which have been identified through the next stage design process. The Applicant wishes to progress these proposed changes, which are considered to require amendments to the Approved Development, through a Section 73 application, which is a planning consent for minor amendments to an approved scheme. Construction of the Proposed Development is therefore expected to start in 2020 and be complete in 2023.

1.5. WHO HAS BEEN TOLD ABOUT THIS DEVELOPMENT?

1.5.1. Consultation has been undertaken with Manchester City Council, Historic England and many technical consultees. In particular, an Environmental Scoping Report was submitted to Manchester City Council in May 2017 to establish the proposed approach to the Environmental Impact Assessment, including topics that would not result in significant effects (and hence were not considered further).

1.5.2. A series of widely publicised public consultation events were held on the 12th July 2017 at the Manchester Central Library and on the 23rd August 2017 at The Royal Exchange to inform the public and take into account their feedback. Furthermore, Manchester City Council consulted many statutory consultees and notified hundreds of residents and businesses in the city centre during its consideration of the original application, which was subsequently approved. The Proposed Amendments to the Approved Development have been discussed with Manchester City Council and Historic England.

2. WHAT IS THE EXISTING ENVIRONMENT LIKE IN AND AROUND THE SITE?

2.1. THE EXISTING SITE

2.1.1. The Site is currently occupied by Bootle Street Police Station (which is no longer in use), the Sir Ralph Abercromby Inn Public House, the Manchester Reform Synagogue and car parking facilities.

2.2. SURROUNDING LAND USES

2.2.1. The Site is bound by existing buildings to the west, Southmill Street to the east, Jackson's Row to the north and Bootle Street to the South. The Site is located within an urban setting, and is surrounded by buildings which are being used either as office space or bar / restaurants. It is understood that there is one residential property above the Old Nag Head pub off Jackson's Row.

2.3. EXISTING ACCESS

2.3.1. Southmill Street, Jackson's Row and Bootle Street provide both vehicular and pedestrian access to the Site. Existing car parking on the Site is currently accessed via Bootle Street which borders the Site to the south and extends in an east-west direction from two junctions, one with Deansgate and the other with Mount Street.

2.3.2. Bootle Street is a two-way road with continuous footways on both sides of the road. The road is currently subject to a 20-miles per hour speed limit.

2.3.3. There are a number of local bus stops and services, the closest stop being on Peter Street. Manchester runs a free bus service, with all three routes stopping within 120 metres of the Site. These routes allow connection to Deansgate, Piccadilly Train Station and Castlefield, and connection to private bus routes which run throughout Greater Manchester. The nearest railway station, Deansgate Station, is approximately 400 metres south of the Site.

3. ENVIRONMENTAL EFFECTS OF THE SCHEME

3.1. IS THERE LIKELY TO BE ANY CONTAMINATED LAND OR GROUND CONDITION ISSUES WITHIN THE SITE?

3.1.1. The Site is expected to be underlain by a shallow layer of man-made in-filled ground (Made Ground), which is assumed to be removed as part of the Proposed Development (basement excavations). Any contaminants within this Made Ground will therefore be removed in line with national legislation.

3.1.2. Best practice measures, including the Environment Agency's Pollution Prevention Guidelines and CIRIA guidance 'C532 - Control of Pollution from Construction Sites' will be adhered to at all times during the construction phase. The Proposed Development also includes a temporary drainage solution which would be implemented during the construction phases to collect, store and subsequently discharge surface water. This drainage system would also include a control system to ensure sediments or contaminants (from accidental spillages) do not enter the existing on-site or off-site water features.

3.2. ARE THERE ANY ISSUES WITH GROUND STABILITY?

3.2.1. The ground gas monitoring data available confirms that no special gas protection measures are required. Furthermore, there are no areas of concern such as historic landfills or mining activities within close proximity to the Site that could pose any potential risk.

3.3. WHAT WILL HAPPEN TO LOCAL AIR QUALITY DURING THE CONSTRUCTION AND OPERATION OF THE NEW SCHEME?

3.3.1. An assessment of air quality and dust from construction activities has been undertaken. Standard mitigation measures and site best practice (such as covering or damping down stockpiles to reduce dust production, not letting engines run whilst idling) will be formalised through a Construction Environmental Management Plan and will be agreed with Manchester City Council. Through using these best practice measures, effects on and around the Site are unlikely to be perceptible and no long-term effects envisaged.

3.3.2. A quantitative assessment of the potential impacts due to traffic generated by the Proposed Development was undertaken in order to predict changes in nitrogen dioxide and particulate matter (PM_{10}). The results show that the Proposed Development would cause only a negligible increase in pollutant concentrations and would not cause any exceedances of statutory air quality objectives.

3.4. WHAT ABOUT THE WASTE GENERATED BY THE SCHEME?

3.4.1. An assessment of the types and quantities of waste generated during both construction and once the Proposed Development is operational has been undertaken.

3.4.2. The Applicant is committed to re-using and re-cycling as much of the waste generated through demolition, excavation and construction processes as possible. The amount of waste generated during construction has been calculated and the capacity at construction and demolition recycling facilities analysed. Sufficient capacity has been confirmed.

3.4.3. The management of waste produced during the operational phase of the Proposed Development will be addressed through the adoption of a Waste Management Strategy which was submitted in support of the original planning application and has been updated to reflect the Proposed Amendments to the Approved Development. The Waste Management Strategy will ensure waste is managed in a way to minimise environmental effects in accordance with legislation, guidance and local targets. Therefore, effects of operational waste are not considered significant.

3.5. WILL THE PROPOSED DEVELOPMENT HAVE ANY EFFECT ON DESIGNATED ECOLOGICAL SITES?

3.5.1. No. There are no designated sites within the vicinity of the Proposed Development. There are three non-statutory Site of Biological Interest within 2 kilometres of the Site (Rochdale Canal, Ashton Canal, and River Irwell), but there is no connecting or complementary habitat between these and the Site, therefore no further assessment is required.

3.6. WHAT EFFECT WILL THE SCHEME HAVE ON LOCAL WILDLIFE?

3.6.1. Ecological surveys have confirmed the habitats present on Site to consist of buildings, hardstanding, ornamental shrubs and immature trees. Overall the habitats on Site are considered to be of minimal ecological value. Bat surveys undertaken in 2019 concluded likely absence in existing buildings on Site following emergence surveys and an internal inspection.

3.7. WILL THE PROPOSED DEVELOPMENT CAUSE AN INCREASE IN FLOOD RISK WITHIN THE SITE AND SURROUNDING AREA?

3.7.1. No. A Flood Risk Assessment was completed for the Approved Development which found there to be a low risk of flooding. The Proposed Amendments do not change this conclusion. Excavations of the Site will be undertaken above the groundwater table therefore the construction of the basements will not cause flooding from groundwater.

3.7.2. A permanent Drainage Strategy would be implemented to mitigate any surface water flood risk. As the Site already comprises of built development there will not be a significant change to the permeability of the Site. However, Manchester City Council requires that the Proposed Development ensures that surface water run-off from the Site be restricted to 50% of the existing run off/flow rate. The implementation of the Proposed Development would therefore reduce the existing run-off flow rate from 79.6 litres per second to 39.8 litres per second. Run-off would be managed by the collection of surface water within the proposed basement which would be discharged from the Site into the local sewer network.

3.8. WILL THE NEW SCHEME INCREASE DEMANDS ON THE WATER SUPPLY NETWORK?

3.8.1. The increase in potable water demand would not be significant in the context of current water demand within the City centre. In addition, non-potable water demand would be minimised by the use of water recycling. It is assumed that the existing infrastructure would be able to handle any increase in demand. However, a financial contribution to the supplier (United Utilities) may be required to upgrade the current supply system accordingly, although this in itself is not an environmental consideration.

3.8.2. The Site benefits from an existing combined sewer system which United Utilities confirm have sufficient capacity for foul flows during the operation of the Proposed Development.

3.9. WILL THE CONSTRUCTION AND OPERATION OF THE NEW SCHEME CAUSE A LOT OF NOISE?

3.9.1. Noise surveys confirm the current noise environment at and within the vicinity of the Site predominantly consist of road traffic noise. Consideration has been given to the potential noise and vibration effects associated with construction and operation of the Proposed Development on existing and proposed noise and vibration sensitive receptors.

3.9.2. During construction, instances of noise and vibration will occur at a noticeable level. However, a number of mitigation measures have been identified with a view to minimising the noise effects of any such works. Any remaining noise and vibration effects will be temporary and local.

3.9.3. An assessment of operational noise levels likely to be generated by the Proposed Development at existing and proposed sensitive receptors has also been undertaken. With the implementation of mitigation (including implementation of noise limits, appropriate selection of equipment, installation of attenuators or enclosure of equipment) noise levels will be reduced to acceptable levels. The exception to this is limited to the external use of the balconies of the proposed residential apartments in Block A where noise during entertainment events within public squares, particularly the rooftop terrace, will be audible.

3.10. WILL THE SCHEME BRING NEW JOBS TO THE AREA?

3.10.1. Yes. During the construction phase, it is anticipated that there would be an estimated 456 full-time equivalent construction jobs created directly, with an additional 329 full-time equivalent indirect and induced jobs. Once operational the office, hotels and retail uses are likely to directly provide 885 full-time equivalent jobs, with a further 443 full-time equivalent indirect and induced jobs created through associated spending in the local area and contracts placed with suppliers and contractors.

3.11. WHAT EFFECT WILL THE SCHEME HAVE ON LOCAL SERVICES?

3.11.1. Given the number of residential units within the Proposed Development, a review of the likely increase in requirements for education and healthcare services has been undertaken along with the capacity of existing services in the area. The review has confirmed that there is sufficient capacity in the existing education and healthcare services to meet the extra demand anticipated by residents of the Proposed Development.

3.12. WILL THE PROPOSED DEVELOPMENT BE ACCESSIBLE TO THE GENERAL PUBLIC?

3.12.1. Yes. A key design philosophy was to create a new destination within the City centre. The Proposed Development will provide two new areas which will be accessible to the public, including a lower street level public square and an upper rooftop terrace, which will be accessible by the general public all year. The proposed bar and restaurant facilities will also be open to the public. Access to the lower, street level square will be immediately off Bootle Street and from Jackson's Row via the archway. Jackson's Row will have four accessible public lifts that provide access to the upper rooftop terrace. Access points to and across the Site from Jackson's Row, Bootle Street and Southmill Street will also improve connectivity across the City centre.

3.13. WHAT IS THE HERITAGE VALUE OF THE BUILDINGS THAT WILL BE DEMOLISHED?

3.13.1. An assessment has been undertaken in relation to the buildings on the Site that will be demolished as part of the Proposed Development. The existing buildings on Site include the remodelled late 18th century Sir Ralph Abercromby Inn Public House; the 1937 former Police Station by City Architect, Noel Hill and the 1953 Reform Synagogue by Cumming and Levy. Of these, the Reform Synagogue and the former Police Station will be completely and partially demolished respectively. Only the rear portion of the Greater Manchester Police Station, which is no longer in use, will be demolished as the Portland Stone building will be retained as part of the proposed boutique hotel, retaining much of the plan form. The Sir Ralph Abercromby Inn Public House will be retained as part of the Proposed Development.

3.13.2. The assessment has confirmed that none of the buildings on the Site are Listed Buildings but they do have local architectural and historic interest. In advance of the demolition of the Reform Synagogue and rear portions of the Greater Manchester Police Station buildings, historic building records will take place to provide understanding of these buildings and the information made publicly available.

3.14. WILL THE CONSTRUCTION AND OPERATION IMPACT LISTED BUILDINGS AND CONSERVATION AREAS?

3.14.1. There are a number of Listed Buildings in the surrounding area and an assessment of both the construction and operational phases of the Proposed Development on the setting of them has been undertaken. Due to the localised nature of the construction works the effects during construction are considered to be relatively minor and will be short term only. However, given the visual intrusion of the blocks and proposed tower, it is acknowledged that the setting of surrounding Listed Buildings and Conservation Areas are likely to be affected once the Proposed Development is built.

3.15. HAS TOWNSCAPE BEEN FULLY CONSIDERED?

3.15.1. Yes. An assessment of townscape receptors has been undertaken. The assessment concluded there are likely to be negative effects due to the visual intrusion caused by construction works, the scale of the Proposed Development and proximity of construction works to designated assets/public realm.

3.15.2. However, once the Proposed Development is completed, the assessment concluded that the effects on townscape will be positive. This is with the exception of the effect to historic designations (surrounding Listed Buildings) where negative effects are likely given the scale of the Proposed Development and contrast of it to surrounding built form. All other effects are considered to be positive as the Proposed Development will strengthen the character of the Civic Quarter through retention of existing on Site uses (Synagogue and pub) and provision of additional uses which fulfil Manchester aspirations for the area. The Proposed Development will also create substantial areas of public open space and allow movement of pedestrians through the area providing a new destination in the City centre.

3.15.3. The Proposed Amendments do not alter the conclusions of the townscape assessment presented in the 2017 Environmental Statement.

3.16. WHAT ABOUT THE VIEWS ACROSS THE AREA?

3.16.1. During construction a number of views are considered to be subject to a negative effect as construction works will be visible and change the character of the view. These include views east and west along Jackson's Row, west along Bootle Street, towards Lower Mosley Street from Barbirolli Square, west along Central Street from Library Walk, south from New Cathedral Street, south-west across Albert Square, and from Princess Street towards St Peters Square and Albert Square. However, the views of construction works will be temporary.

3.16.2. During operation there is a mix of positive and negative effects depending on the location of the view. For some views there is no change with the Proposed Development. The Proposed Development is considered to have a negative effect on nine views (but only one significantly, namely facing south-west across Albert Square) due to the sensitive historical setting of the Site but a positive impact on twelve of the views where visibility of the high quality design of the Proposed Development provides visible new uses to activate the surrounding townscape; provides a wayfinding marker across the City; and is of a scale and massing to support the growth aspirations of the City. The Proposed Amendments do not alter the conclusions of the visual assessment presented in the 2017 Environmental Statement.

3.17. WILL THE LOCAL MICROCLIMATE CHANGE AS A RESULT OF THE SCHEME?

3.17.1. Daylight, sunlight and overshadowing have been assessed. Given the scale of the Proposed Development, the assessment confirms that there will be some loss of sunlight and daylight into windows of buildings surrounding the Site. However, all of the assessed amenity areas surrounding the Proposed Development and almost all within the Proposed Development meet the recommended guidelines for overshadowing. The only exception is the Receptor 3 – Amenity Space A North, located within the Proposed Development, where the results indicated less than 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 as a result of the Proposed Amendments, the results are similar to those provided in 2017 Environmental Statement. Therefore, the impacts of the Approved Development identified in the 2017 Environmental Statement, remain unchanged.

3.17.1. Changes in the wind environment with the Approved Development were determined through computer modelling. The results confirmed that some areas would be slightly windier but the conditions across the Site and in the surrounding area would be safe. As the Proposed Amendments do not significantly alter the overall massing or orientation of the Approved Development, the results of the wind assessment on the Site and its surroundings, provided within the 2017 Environmental Statement, remain accurate.

3.17.2. The implementation of the Proposed Development will also cause an area at the junction of Deansgate and Quay Street which is unsafe at present to be made safe.

3.18. ARE ARCHAEOLOGICAL REMAINS LIKELY TO BE FOUND WITHIN THE SITE DURING CONSTRUCTION?

3.18.1. Several non-designated heritage assets have been identified within the Site which are limited to the industrial era. These 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 plumber and printers premises; and late 18th / early 19th century workers' housing. There is also potential for previously unknown buried archaeology to be present within the Site. A programme of intrusive investigative fieldwork will be undertaken in consultation with the Heritage Management Director at the Greater Manchester Archaeological Advisory Service to ensure that the archaeological potential is fully understood and recorded.

3.19. HAVE THE ENVIRONMENTAL EFFECTS OF THE PROPOSED DEVELOPMENT IN CONJUNCTION WITH OTHER DEVELOPMENT IN THE AREA BEEN CONSIDERED?

3.19.1. Yes. In accordance with the relevant legislation, a comprehensive assessment of cumulative effects has been undertaken as part of the Environmental Statement. 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.

3.19.2. 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.

3.19.3. The other developments that were considered as part of the cumulative assessment are:

- 11 York Street Manchester M2 2AW;
- 10-12 Whitworth Street West Manchester M1 5WY;
- Bonded Warehouse Grape Street Manchester M3 3JE;
- 2-4 Chester Road, Manchester, M15 4QG;
- Deansgate South - Land At Chester Road (A56)/ Bridgewater Viaduct Manchester M3 4LB;
- Kampus Former MMU Aytoun Campus Aytoun Street Manchester M1 3GH;
- Invicta House 2-4 Atkinson Street Manchester M3 3HH;
- Land Bounded by River Irwell To The North & West, Water Street To The East And The A6402 & A57 To The South Manchester;
- Former Bauer Millet Site Albion Street Manchester;
- 3 St John Street Manchester M3 4DN;
- Princess Street/Whitworth Street Manchester M1 3PE;
- St Peters Square Manchester M1 4LF;
- 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;
- Starlight Theatre Water Street Manchester;
- Land Bounded By Quay Street & Manchester College To The North, Gartside Street & Quay Street To The East, Granada House & Studios & The Victoria & Albert Marriott Hotel To The South & Water Street & The River Irwell To The West Manchester;
- Land Adjacent Manchester Hall 44 - 48 Bridge Street Manchester M3 3BW;
- Olympia Trading Estate Great Jackson Street Manchester M15 4NP;
- Middlewood Locks;

- New Bailey and associated developments;
- 13 Quay Street Manchester M3 3HN;
- NCP Car Park Manchester Central Lower Mosley Street Manchester M2 3GX;
- 100 Barbirolli Square Manchester M2 3AB;
- Hotspur Press 2 Gloucester Street Manchester M1 5QR;
- Land Bound by River Street, A Premier Inn and Associated Carpark, Mancunian Way and Garwood Street Manchester M1 5BG;
- Unit 3 Baring Street Manchester M1 2PY;
- Mayfield Depot and Temperance Street Arches Fairfield Street Manchester M1 2QF;
- Central Retail Park Great Ancoats Street Manchester M4 6DJ;
- Former Boddingtons Brewery Site Dutton Street Manchester M3 1LE;
- 4 Angel Square Corporation Street Manchester M4 4DU;
- 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;
- Starlight Theatre Water Street Manchester;
- Astley And Byrom House Quay Street Manchester M3 4AE;
- Potato Wharf Blocks 3 & 4 Manchester M3 4LA;
- Land Bounded by Chester Road, Mancunian Way and Former Bridgewater Canal Offices Manchester;
- Town Hall Albert Square Manchester M2 5DB;
- Pearl Assurance House 25 Princess Street Manchester M2 4HH;
- Ground Floor 49 Peter Street Manchester M2 3NG;
- 44 Peter Street Manchester M2 5GP;
- Lincoln Square Manchester;
- Great Northern Complex Encompassing Great Northern Warehouse, Great Northern Square, 223-255 Deansgate And Goods Yard Entrance Manchester M3 4EN; and
- Granada House Atherton Street Manchester M3 3GS.

3.19.4. 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:

- Socio-economics: where combined positive effects in relation to employment may occur as a result of committed developments 3: 11 York Street, 5: Bonded Warehouse Grape Street, 8: Deansgate South and 14 Invicta House during construction and operation of the Proposed Development; and there is a potential for a negative effect in relation to stress on health facilities in relation to 16: Former Bauer Millet Site, though this could be mitigated via a planning condition; and
- Townscape and Visual: where combined negative effects in relation to historical townscape and combined beneficial effects in relation to building heights receptors may occur as a result several committed developments.

3.20. WHAT HAPPENS NEXT?

3.20.1. The Environmental Statement Addendum has been submitted to the Manchester City Council planning department as part of the Section 73 application to assist council officers and councillors to

make a decision on the planning application for minor material changes to the Approved Development. During this period of determination, Manchester City Council will continue to contact government bodies and agencies for advice on the Proposed Development and the information presented within the Environmental Statement Addendum. Members of the general public will also have the opportunity to make comments on the application during this time. The feedback from these discussions as well as those received in relation to the Approved Development as far as they remain relevant, will be taken into consideration by Manchester City Council in reaching their decision.

4. WHAT IF I WANT FURTHER INFORMATION?

4.1.1. The Environmental Statement Addendum will be available to view on http://pa.manchester.gov.uk/online-applications/. Hard copies can be provided of the full document at a cost, upon request. Copies of this Non-Technical Summary can be provided via email at no cost from WSP.

Please contact the individuals below for more information:

Contact: David Hoare/Sally Newbold – WSP

Address: 8 First Street, Manchester, M15 4RP

Contact Number: 0161 200 5000

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