Appendix 7.1

GLOSSARY OF TECHNICAL TERMINOLOGY FOR SOCIO-ECONOMICS

NOTE

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

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.

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 application.

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;
Volume 3: Non-Technical Summary

With reference to Volumes 1 and 2 of the 2017 Environmental Statement, it has been decided that rather than updating and re-submitting the entire Volumes in support the Section 73 application, an ‘Addendum’ to the 2017 Environmental Statement should be submitted. This is because the Proposed Amendments to the scheme are minor in nature and the potential to affect the environmental assessment is limited.

This Environmental Statement Volume 2 (2017) appendix formed part of the application package for the June 2018 approved scheme and remains valid.

Glossary of Technical Terminology for Socio-Economics

Additionality – The extent to which activity takes place at all, on a larger scale, earlier or within a specific designated area or target group as a result of the Proposed Scheme.

Direct Employment - Initial injection of expenditure, i.e. people employed in the construction of the Proposed Scheme (direct and contracted employment) and expenditure of goods, services and capital for the construction.

Displacement – A reduction in economic activity elsewhere within the target area due to an increase in activity caused by the Proposed Scheme.

Gross direct effect – An estimate of the total effects of the Proposed Scheme in terms of specific outputs, which include the consideration of wider consequential or induced effects.

Indices of Multiple Deprivation - The English indices of deprivation measure relative deprivation in small areas in England called lower-layer super output areas.

Indirect Employment - Subsequent rounds of expenditure generated throughout the supply chain by the initial expenditure on goods, services and capital.

Induced Employment - Refers to the expenditure of those who derive their income from the direct and indirect effects of the Proposed Scheme.

Leakage - Proportion of the Proposed Scheme's benefits that accrue outside the study area.

NOMIS – Official labour market statistics provided by the Office for National Statistics, ONS.

Multiplier Effects – Economic activity (jobs or expenditure) associated with an increase in local income through contracts and supplier purchases and created through the supply chain associated with the Proposed Development. There are two types of multiplier effect: indirect and induced

Substitution – Effect where a firm substitutes one activity for a similar one to take advantage of public sector assistance.