

Albert Bridge House, Manchester

Environmental Statement Volume 3: Non-Technical Summary

December 2022



Turley

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December 2022

1. Introduction

What is a Non-Technical Summary?

- 1.1 This document, the Non-Technical Summary (NTS), is part of the Environmental Statement (ES) that has been prepared and submitted in support of the detailed planning application for the proposed redevelopment of Albert Bridge House (the 'Proposed Scheme'). The planning application has been submitted on behalf of Oval Real Estate Ltd (the 'Applicant').
- 1.2 The ES, comprising **Volumes 1 – 4**¹, is a 'material consideration' during the determination of the planning application.
- 1.3 The ES reports the output of the Environmental Impact Assessment (EIA) process undertaken in accordance with The Town and Country Planning (EIA) Regulations 2017² (the 'EIA Regulations').
- 1.4 The purpose of EIA and the ES is to assess and report the '*likely significant effects*' of the Proposed Scheme on the environment, so that they can be taken into account by Manchester City Centre (MCC) (as the determining authority) when deciding whether to grant permission for the planning application.

¹ **Volume 1: Primary Report and Supporting Graphics; Volume 2: Technical Appendices to the Primary Report; Volume 3: Non-Technical Summary (this volume) and Volume 4: Environmental Management Plan.**

² The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (SI 2017/571).

- 1.5 In line with the EIA Regulations, the ES should include a NTS of the information presented. As defined in the Planning Practice Guidance (PPG)³, the NTS should be written in '*plain English*' to ensure that the findings can be easily understood by wider audiences and the public.
- 1.6 The EIA Regulations specify what needs to be reported in the ES (and thus summarised in the NTS). These legal requirements are set out in **Appendix 1** alongside where the information is provided in this document so it is clear that these regulatory requirements have been met.
- 1.7 Key terms are defined in **Box 1**.

Box 1. Key Terms

Site: The area within which all permanent and temporary works associated with the Proposed Scheme will take place.

Proposed Scheme: The project for which planning permission is being sought.

Applicant: The body responsible for making the Application – Oval Real Estate Ltd.

Application: The method for seeking planning permission, which is formed of a package of documentation, including the Environmental Statement.

Determining Authority: The body that decides on whether to grant planning permission (in this case, Manchester City Council).

³ PPG, Paragraph 035, Reference ID: 4-035-20170728

What does the NTS include?

1.8 The rest of the NTS covers the following key aspects:

- An overview of the Site (**Section 2**);
- An overview of the Proposed Scheme (**Section 3**);
- Outline of the EIA process and the approach taken (**Section 4**);
- The existing relevant baseline conditions of the Site and surrounding area (**Section 5**), as the EIA focuses on the changes to these conditions caused by the Proposed Scheme;
- A summary of the outputs of the technical assessments and whether effects are 'significant' (**Section 6**); and
- A summary of the evaluation of cumulative effects of the Proposed Scheme and with other projects (**Section 7**).

What Happens Next?

- 1.9 The ES has been submitted to MCC in support of the planning application and is now with MCC for determination. The process for this outlined within **Extract 1**.
- 1.10 The timescales for the determination of the planning application (once validated) is 16 weeks. MCC can request an extension to this period, if agreed in writing with the Applicant.

- 1.11 The ES (**Volumes 1 – 4**) has been submitted in digital format and is available on the MCC planning portal website (**Box 2**). Hard copies of the ES will be made available by MCC, with their locations advertised. Further details on the location and accessibility of these hard copies can be obtained from MCC (**Box 2**).
- 1.12 Electronic copies of the ES can be requested from Turley at a fee of £15 (digital file) using the contact details within **Box 2**.
- 1.13 During the determination of the planning application, members of the public have an opportunity to comment on the planning application via the MCC planning portal website (**Box 2**).

Box 2. Contact Details

Manchester City Council

Town Hall Extension

Albert Square

Manchester

M2 5DB

Tel: 0161 234 4490

Website: <https://pa.manchester.gov.uk/online-applications/>

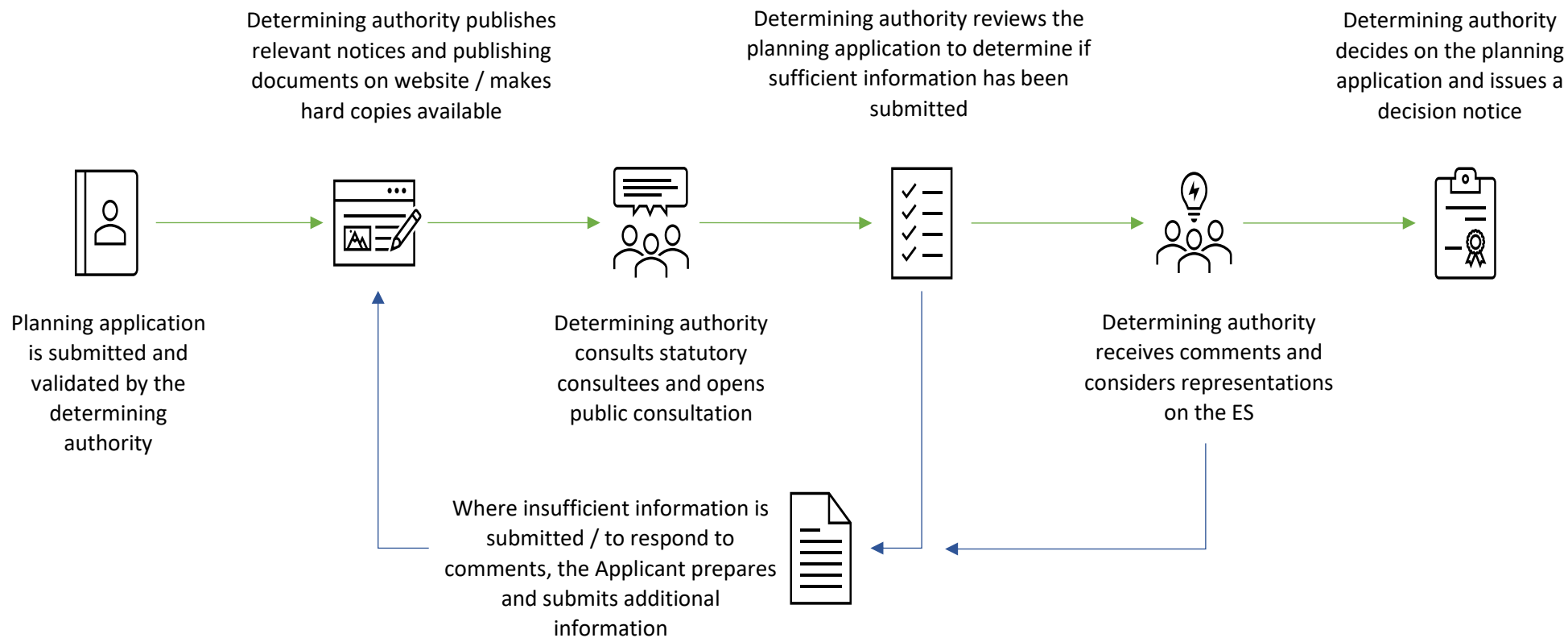
Turley (EIA Team)

1 New York Street

Manchester

M1 4HD

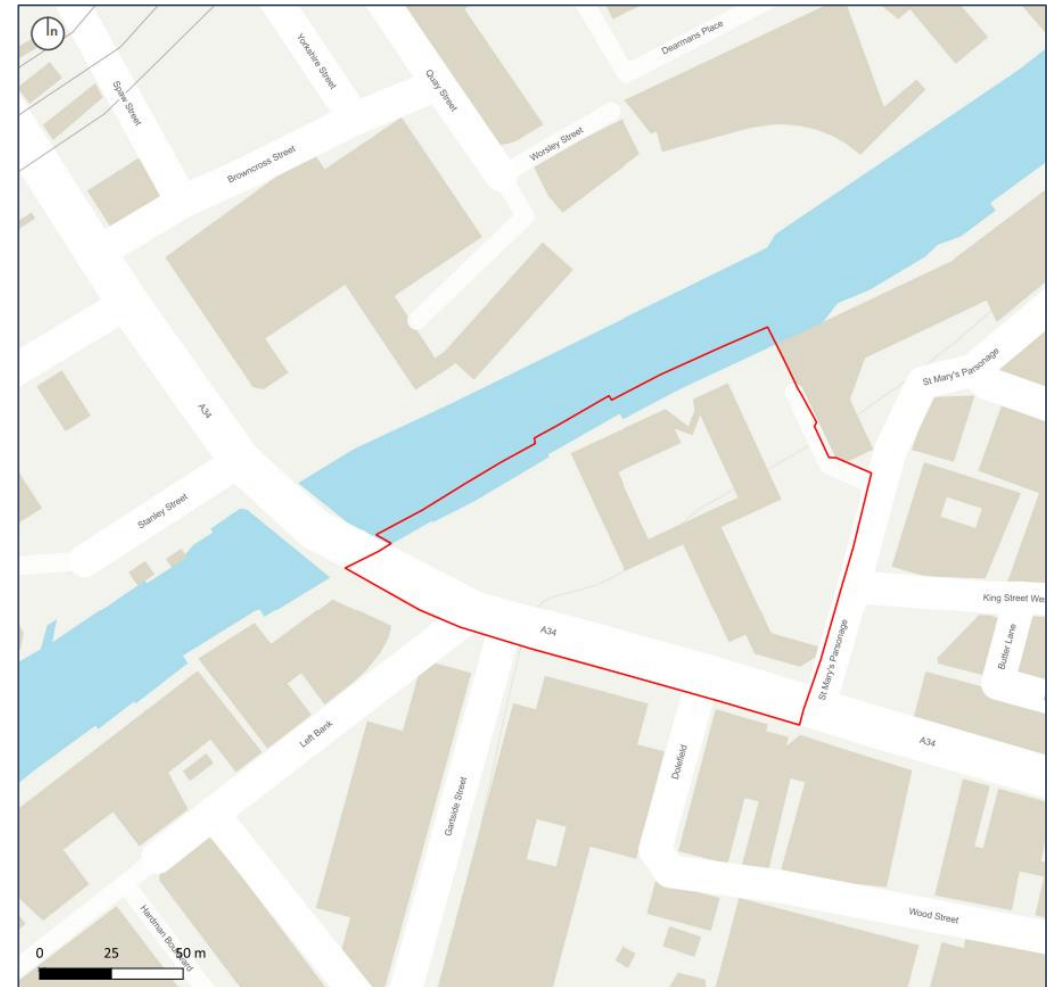
Tel: 0161 233 7676



Extract 1: Overview of decision-making process for planning application

2. The Site

- 2.1 The majority of the Site is currently occupied by Albert Bridge House (consisting of 18-storey, 6-storey and 3-storey interconnected blocks) and two car parks. There is also a small area of public open space alongside the River Irwell, Albert Bridge Gardens. Albert Bridge House has recently been vacated.
- 2.2 The Site, for the purpose of the ES, is shown on **Extract 2**. The 'Site' referred to in the ES is larger than the planning application boundary. This is as a result of the inclusion of a part of the River Irwell for temporary oversailing platforms and sections of the A34 Bridge Street and area between Albert Bridge House and Alberton House due to overhanging plant at height.
- 2.3 The Site is bound by the River Irwell to the north, Bridge Street and commercial premises to the south, Bridge Street and commercial premises / Manchester Civic Justice Centre to the west, and St. Mary's Parsonage, Trinity Bridge, Alberton House and Motor Square to the east. Photographs are provided in **Extracts 3 – 6**.
- 2.4 The Site lies within the St. Mary's Parsonage Strategic Regeneration area. This area is in a prime location, with easy access to a range of retail, employment, leisure destinations and transport hubs, and benefits from historic assets, Parsonage Gardens and the River Irwell. The area is currently underutilised and therefore there is an opportunity to bring new development forward to revitalise this part of Manchester City Centre.



Extract 2: Site location plan



Extract 3: Photograph from Albert Bridge towards the Site



Extract 4: Photograph from Clemont-Ferrand Square towards the Site



Extract 5: Photograph from St. Mary's Parsonage towards the Site



Extract 6: Photograph from Left Bank towards the Site

3. The Proposed Scheme

General Site Arrangement

3.1 The Proposed Scheme comprises two buildings shown on **Extract 7**:

- Building A: Predominantly for residential use, located in the western part of the Site; and
- Building B: Predominantly for office use, situated in the eastern part of the Site.

3.2 At ground level, the footprint of Building B is spilt into two parts with a passageway / circulation space situated underneath the proposed building (the two parts connect from Level 02).

Building Heights

3.3 The maximum building heights, expressed in storeys / meters Above Ordnance Datum (AOD), are set out in the table below.

Building	Approximate storeys / m AOD heights
Building A	Part 45 storeys (plus rooftop plant) / 177.56m AOD
	Part 40 storeys (plus rooftop plant) / 160.61m AOD
	Part 34 storeys / 139.36m AOD
Building B	19 storeys (+ rooftop plant) / 113.49m AOD

Land Use and Quantum

3.4 The land uses and associated quantum are set out in the table below.

Land use	Quantum
E (a, b, c)	2,569 sqm Gross External Area (GEA)
Retail / Restaurant / Café	Located at ground level in Building A. Located at ground level and Level 01 in Building B.
E (g)	50,850 sqm (GEA)
Office	Located at Levels 02 – 19 in Building B.
C3 Dwellinghouses	367 units / 41,036 sqm GEA Lobby, waste storage and back of house at ground level. Cycle storage and workshop area at Level 01. Homes located at Levels 02 – 44 in Building A.

Public Realm and Amenity Areas

3.5 New public realm and amenity areas will be provided, which will link in with the surrounding areas.

3.6 In the space between Building A and Building B, the public realm will incorporate new tree planting and spaces, allowing circulation and informal gatherings.

3.7 Three further public realm areas will be provided at ground level (see **Extract 8**):

- Albert Bridge Square within the western half of the Site;
- The River Walk, along the northern boundary of the Site providing connectivity from Bridge Street to Trinity Bridge; and
- Motor Square Connection within the eastern half of the Site.

3.8 The existing trees subject to Tree Preservation Orders (TPOs) within the Site will be retained alongside some of the vegetation along the riverbank.

3.9 Winter gardens will be included within all homes in Building A. Alongside this, communal areas will be provided at Levels 10, 22 and 34 with external terraces and internal spaces. Duplex apartments at these levels will also have access to external terraces.

3.10 Office winter gardens / accessible amenity terrace spaces will be provided within Building B (see **Extract 9**). Non-accessible terraces spaces will also be provided for biodiverse roofs and photovoltaic panel arrays.

Access, Circulation and Parking

3.11 The Proposed Scheme will deliver a new junction on Bridge Street to provide vehicle access into the basement for resident / visitor / employee parking and for plant maintenance (see **Extract 8**).

3.12 Laybys on Bridge Street and on St. Mary's Parsonage will provide for servicing, delivery / collections and drop-off / pick-up.

3.13 The existing 137 car parking spaces on-Site will be replaced with approximately 24 car parking spaces. There will be circa 745 cycle spaces provided across the Proposed Scheme.

3.14 New pedestrian connections into the Site will be provided from Bridge Street, St. Mary's Parsonage and the amenity space next to Trinity Bridge.

3.15 The existing footways along Bridge Street and St. Mary's Parsonage will be rerouted and widened, where required.

Basement

3.16 The existing basement will be expanded. The basement will lie underneath Buildings A and B, though it will be subdivided between the residential and commercial areas. It will include car parking, cycle storage / shower facilities and plant space.

Building Materials and Façade Treatments

3.17 A range of building materials will be used including concrete, timber, plastic and glass.

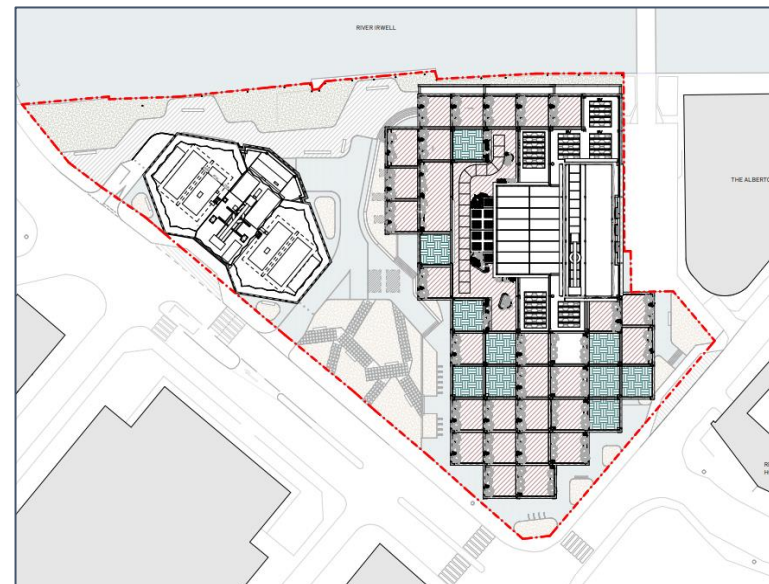
3.18 The façade of Building A will comprise polished and ribbed concrete, banding, anodised aluminium panels with predominantly rusty tones and glazing. The façade of Building B will include polished and ribbed concrete, banding, anodised aluminium panels and screening mesh with largely green / teal / grey tones and some rusty tones as well as glazing.



Extract 7: Illustration of the Proposed Scheme



**Extract 8:
Ground level
plan**



**Extract 9:
Rooftop level
plan**

Flooding and Drainage Strategies

- 3.19 No built form will be delivered within the areas of highest flood risk in the northern part of the Site next to the River Irwell. Ground levels will also not change in this area to ensure that the existing flood storage volume is not reduced. All buildings will be appropriately located in terms of flood risk.
- 3.20 The surface water drainage system will comprise below-ground attenuation tanks alongside a range of other features (e.g. rain harvesting and green / blue roof systems etc). These will discharge into the existing sewer system (at a restricted rate) or into the River Irwell at an unrestricted rate (subject to further liaison with stakeholders).
- 3.21 A new foul water drainage system will be implemented, which will discharge into the existing combined sewer network.

Acoustic Design Strategy

- 3.22 There are a number of commitments to control operational noise and vibration from all aspects, including façade design and sound insulation in line with best practice guidance.

Ventilation Strategy

- 3.23 Mechanical ventilation will be the primary focus of the strategy, with other options utilised across the Proposed Scheme, where appropriate.

Lighting Strategy

- 3.24 New external lighting will be provided for health and safety and security. All new installations will be designed and installed with

best practice guidance and standards. Lighting will be sensitively designed to reduce impacts on ecological species (e.g. bats) near to the River Irwell.

Utilities Strategy

- 3.25 The Proposed Scheme will require new electric, potable water and telecommunications connections. These will be designed and installed in liaison with the relevant operators.

Waste Strategy

- 3.26 Operational waste (for both commercial and residential) will be managed in accordance with MCC established policy and appropriate storage space will be provided.

Energy Strategy

- 3.27 The Proposed Scheme is to be 'all-electric' and will include air source heat pumps and photovoltaic panels. The Proposed Scheme will be built in accordance with the latest Building Regulations Part L, which require reductions in carbon emissions compared with previous regulations.

Security and Community Safety Strategy

- 3.28 Once the proposed buildings are completed, measures to enhance community safety will also be incorporated, in line with 'Secured by Design' principles.

Fire Strategy

- 3.29 The Proposed Scheme will be subject to Building Regulations and appropriate features, such as fire-fighting and evacuation lifts will be provided.

Construction of the Proposed Scheme

3.30 The enabling and demolition works may commence as early as 2023 with the completion of the Proposed Scheme in 2026, with a maximum construction programme of 3.5 years.

3.31 The key activities anticipated are:

- Site securement (using fencing / hoarding);
- Enabling works, including set up of temporary site accommodation / construction compounds, site clearance (including vegetation / tree removal) and the implementation of protective measures around the trees to be retained;
- Site preparation and appropriate surveys (including ground investigations and any remedial works, as required);
- Utility isolation / capping and diversions;
- Demolition of Albert Bridge House and other structures on-Site, with breaking out of foundations / hardstanding and below-ground services / structures (where applicable);
- Excavation works (to expand existing basements) and earthworks, including formation of drainage features and reprofiling / remodelling of ground levels;
- Installation of utilities;
- Foundation preparation and installation;

- Construction of infrastructure, including permanent access;
- Construction of building envelopes, including construction of superstructure, installation of cladding and facades;
- Internal fit-out and external finishing; and
- Implementation of public realm, lighting hard and soft landscaping.

3.32 Access will be from Bridge Street and St. Mary's Parsonage. Temporary secure site access gates will be provided to manage movement of vehicles, plant, equipment and personnel required, controlled by personnel.

3.33 All relevant legislation will be adhered to, such as the Construction (Design and Management) Regulations 2015. A Construction Environmental Management Plan (CEMP) will also be prepared and submitted to MCC, which will set out a range of environmental measures and commitments to minimise environmental impacts during the works. This will ensure works are co-ordinated with other nearby schemes, as appropriate.

Reasonable Alternatives

3.34 The EIA Regulations require 'a description of the reasonable alternatives studied by the developer' to be provided in relation to alternative sites, technologies or design.

3.35 Alternatives sites were not considered as the Applicant is not in control of any other sites. Alternative technologies were also not

considered relevant to the Proposed Scheme, as the nature of the uses proposed does not relate directly to specific technologies. As such, only alternative designs were considered.

3.36 The design of the Proposed Scheme has been informed by the following overarching key principles:

- Recognising suitability of the Site for large commercial floorplates to attract larger-scale occupiers;
- Delivering public space, both at ground level and at height, and improvements to permeability and connectivity across the Site;
- Respecting constraints and boundaries, including retention of trees subject to TPOs;
- Providing a mix of uses to aid viability and vibrancy of place;
- Addressing the historic urban grain;
- Responding to the neighbouring Parsonage Gardens Conservation Area;
- Increasing height at the western edge of the Site, where a tall building can act as a landmark and contribute to legibility; and
- Location of existing residents and businesses.

3.37 Specific aspects considered through the design process included the retention / refurbishment of Albert Bridge House (which was discounted as the existing layout and efficiency of the existing floorplates would not meet market demand / requirements), improvements to connectivity and public realm, delivery of a mix of land uses, layout, arrangement, building heights and massing.

3.38 These aspects have evolved in response to stakeholder engagement, market demand / feedback, technical studies and environmental constraints and opportunities (where present in such an urban context).

3.39 A 'do nothing' scenario was also considered (i.e. that the Proposed Scheme is not delivered). In this event, the likely significant effects identified and reported in this ES (and summarised in **Section 6** below) would not occur (i.e. no adverse or beneficial effects). However, the Site and surrounding area will continue to change regardless of the Proposed Scheme due to the deterioration of the vacant on-Site buildings, projected growth in population and economy and wider development / regeneration of Manchester City Centre.

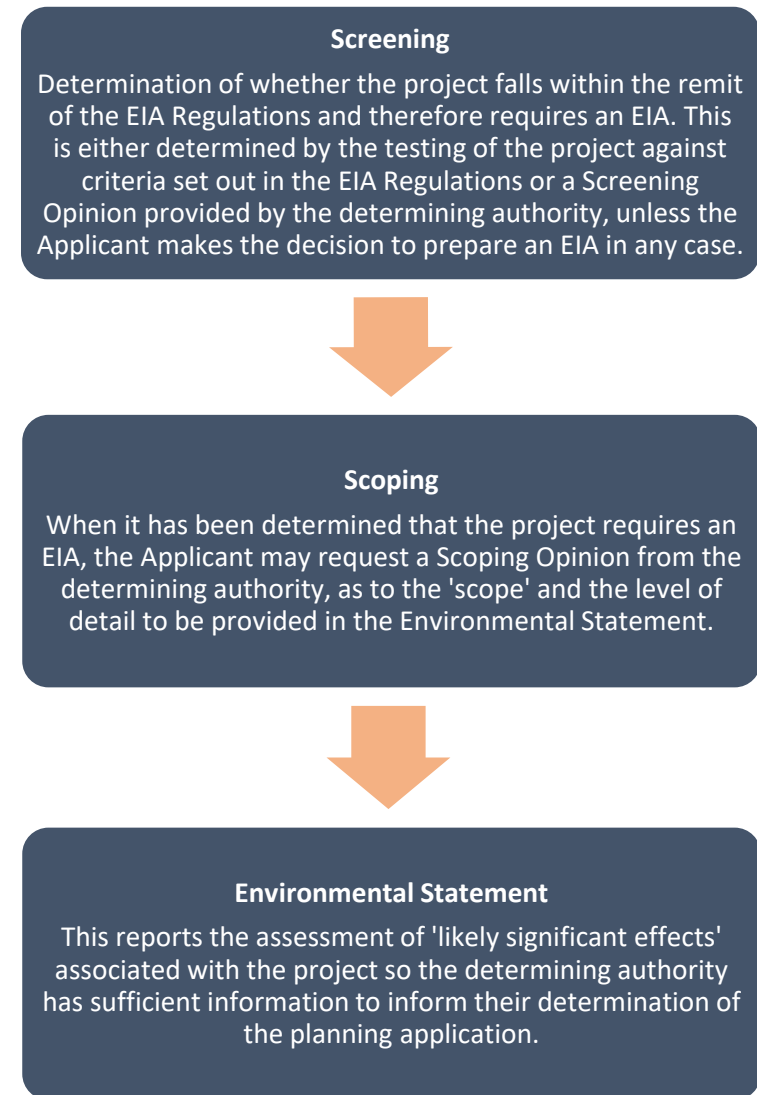
4. The EIA Process and Approach

The EIA Process

- 4.1 The aim of EIA is to protect the environment by ensuring that a determining authority (in this case, MCC) when deciding whether to grant planning permission for a project, does so in the full knowledge of the likely significant environmental effects of the project and takes them into account in the decision-making process.
- 4.2 As such, EIA is a tool to support the response for approving projects and is concerned with the assessment of likely significant environmental effects.
- 4.3 The EIA process comprises a series of steps, which are summarised in **Extract 10**. It should be noted that the first step (Screening) is not mandatory, and the second stage (Scoping) is voluntary.

Approach to EIA

- 4.4 An EIA must '*identify, describe and assess the direct and indirect significant effects*' of a Proposed Scheme on a number of 'factors'. These factors have broken down into specific sensitive receptors which have been considered / assessed within a number of environmental topics and appraised at each stage of the EIA process.
- 4.5 The Proposed Scheme has adopted best practice guidance, in that the design development process was undertaken in



Extract 10: Steps in the EIA process

conjunction with the EIA process. As such, the design has been influenced by an understanding of the prevailing environmental conditions and where possible has been altered so as to avoid or reduce direct and indirect effects.

EIA Screening

- 4.6 Given the characteristics of the Proposed Scheme, the Applicant skipped 'Step 1: EIA Screening' as the need for EIA did not need to be tested; it was considered necessary. The Applicant proceeded straight to 'Step 2: EIA Scoping', recognising the importance of EIA for this project.

EIA Scoping

- 4.7 The determination of '*significant effects*' was considered at the EIA Scoping stage, where an EIA Scoping Report was prepared and submitted to MCC⁴.
- 4.8 The EIA Scoping Report was informed by a series of baseline studies and preliminary technical appraisals to identify environmental topics and / or specific effects which were considered to be 'not significant'.
- 4.9 This process was used to 'scope' the necessity for continued assessment (i.e. required consideration and reporting within the ES), ensuring that only the 'likely significant effects' were considered further as part of the ES in line with the EIA Regulations and PPG⁵.

⁴ The EIA Scoping Report is provided in **Volume 2, Appendix 2.1**.

⁵ PPG, Paragraph: 035 Reference ID: 4-035-20170728.

- 4.10 The EIA Scoping Report proposed scoping out the following environmental topics as no likely significant effects were anticipated:

- Air quality;
- Archaeology;
- Biodiversity;
- Built heritage;
- Ground conditions and contamination;
- Obtrusive lighting;
- Risk of major accidents and / or disasters;
- Transport and accessibility;
- Waste and resources; and
- Water environment.

- 4.11 The Scoping Opinion⁶ from MCC confirmed the approach set out within the EIA Scoping Report and agreed that the topics listed above could be 'scoped out'.

- 4.12 The ES therefore has reported the assessment of '*likely significant effects*' for the following environmental topics:

⁶ The Scoping Opinion is provided in **Volume 2, Appendix 2.2**.

- Noise and vibration;
- Townscape and visual;
- Daylight, sunlight and overshadowing;
- Wind microclimate;
- Socio-economics and human health; and
- Climate change.

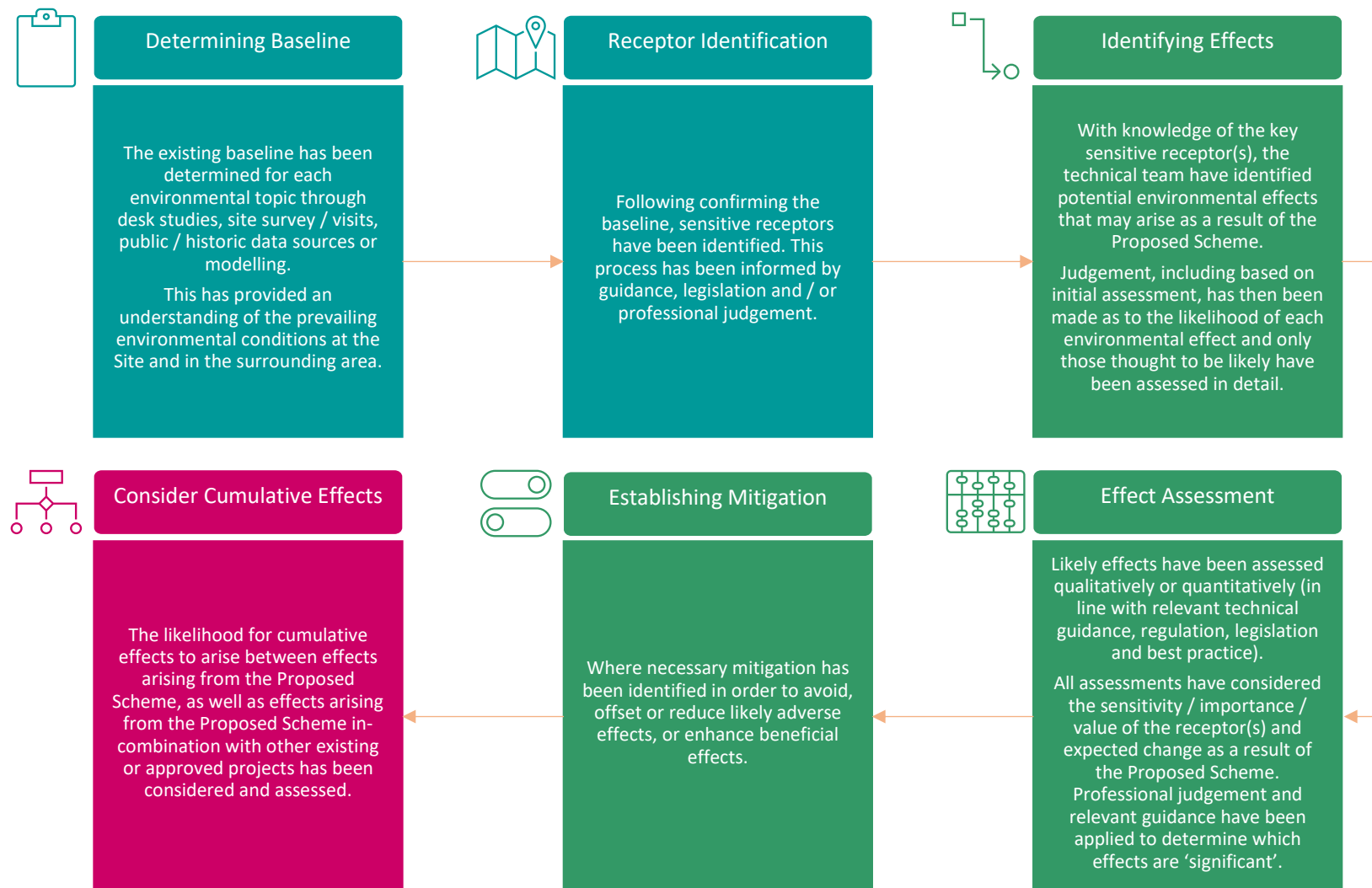
4.13 The adopted methodology for each environmental topic listed above was also confirmed through the EIA Scoping process.

Environmental Statement

4.14 The ES reports the outputs of the EIA process, including the '*likely significant effects*' of the Proposed Scheme on the environment and mitigation measures to avoid, reduce and ameliorate impacts.

4.15 On this basis the summary of the technical assessments presented within this NTS (**Section 6**) concludes if an effect was considered 'significant' or 'not significant' and refers to relevant mitigation.

4.16 The overarching approach, required by the EIA Regulations, that covers all environmental topics is set out in **Extract 11**. The specific technical methodologies adopted are outlined within **Volume 1**, with supporting information provided in **Volume 2** where appropriate.



Extract 11: Overview of EIA process

5. Determining the Baseline

5.1 As set out within **Extract 11**, in order to determine the environmental effects of the Proposed Scheme it has been necessary to establish the existing characteristics of the Site and surrounding area (i.e., the existing baseline conditions).

5.2 A summary of the relevant baseline information for the environmental topics 'scoped in'⁷ are provided below:

- The main source of noise is road traffic associated with Bridge Street and St. Mary's Parsonage. Amplified music and entertainment noise is audible along Bridge Street from various premises primarily Carnival Street Food with other contributions from Crazy Pedros / MOJO / Liars Club, Manchester Hall and The Oast House Bar and Restaurant most nights of the week. There is also noise from plant associated with nearby buildings. No significant sources of vibration were noted.
- The Site does not lie with a designated townscape area, although it is adjacent to Parsonage Gardens Conservation Area. The Site falls within the Manchester Retail Core and Spinningfields neighbourhoods. Vegetation is largely limited to the mature trees lining the bank of the River

⁷ Baseline information for those topics 'scoped out' is not set out and was provided as part of the EIA Scoping Report (**Volume 2, Appendix 2.1**).

Irwell and the western boundary and there are no category 'A' trees within the Site.

- The Site does not lie within a protected view. There are open and partial views to the Site from the surrounding area (e.g. Bridge Street, St. Mary's Parsonage, Albert Bridge / New Bailey Street, Left Bank and King Street West) as well more glimpsed views from further afield. There are also views from open spaces near to the Site, including Clermont-Ferrand Square, Motor Square and Parsonage Gardens. Views are formed by the River Irwell, the wider City Centre skyline and vegetation (where present).
- Daylight / sunlight amenity analysis indicates that most windows and rooms within the identified neighbouring properties currently experience Building Research Establishment (BRE) guideline compliant levels of light.
- The open spaces surrounding the Site satisfy the BRE guideline criteria in respect to overshadowing in the existing conditions.
- Wind microclimate analysis shows that in summer the wind conditions at street level are largely suitable for 'sitting' activities. Some areas, mainly to the south of the Site and around Albert Bridge, experience wind conditions suitable for 'standing' activities. The on-Site and off-Site

results for winter are similar to that in summer, but with a larger area suitable for 'standing' activities. Localised 'strolling' areas are seen around Albert Bridge. There are no wind pedestrian distress / safety issues within or around the Site.

- In terms of employment and economy, Manchester has a lower proportion of employment in the construction sector than Greater Manchester, the North West and national averages. Latest labour market indicators suggest that Manchester's unemployment rate is notably higher than Greater Manchester and North West averages. Productivity is greater in Manchester than the average across Greater Manchester, but lower than that nationally. Manchester has a higher share of employment within sectors that broadly approximate to the office-based service economy compared with the Greater Manchester, North West and national averages.
- There were 2,530 homes completed in 2021 / 22 within Manchester, constituting over a fifth of the total completions across Greater Manchester in this year. MCC has a 10 year housing target of delivering 36,000 homes by 2032.
- Within 1 mile of the Site, there are currently four GP practices operating across the NHS Salford Clinical Commissioning Group (CCG) and NHS Manchester CCG areas. There are circa 49,000 registered patients and just over 22 FTE General Practitioners (GPs) – operating at a

ratio of circa 2,230 patients per GP, which is over the benchmark ratio. A new medical centre is under construction at the Great Jackson Street development.

- There are number of open spaces and leisure facilities in the vicinity of the Site.
- Given the existing land uses, there are greenhouse gas emissions from the Site.

Natural Evolution of the Site

- 5.3 The EIA Regulations require consideration of the future natural evolution of the Site (i.e., future baseline) were the Proposed Scheme not to go ahead.
- 5.4 It was determined that the future baseline would likely be broadly the same as the existing baseline if no development was to occur for daylight, sunlight, overshadowing and wind microclimate, although wider emerging development could influence the baseline. This is similar to climate change, albeit there are potential changes to the baseline due to wider decarbonisation efforts.

For the other topics 'scoped in', there is anticipated to be more of a change in the event that the Proposed Scheme does not come forward due to predicted alterations in traffic flows and greater number of electric vehicles (noise and vibration), ongoing vegetation growth and absence of management (townscape and visual) and changes to the employment and local economy and enhancements to the capacities of healthcare, open space and leisure facilities (socio-economics and human health).

6. Effects of the Proposed Scheme

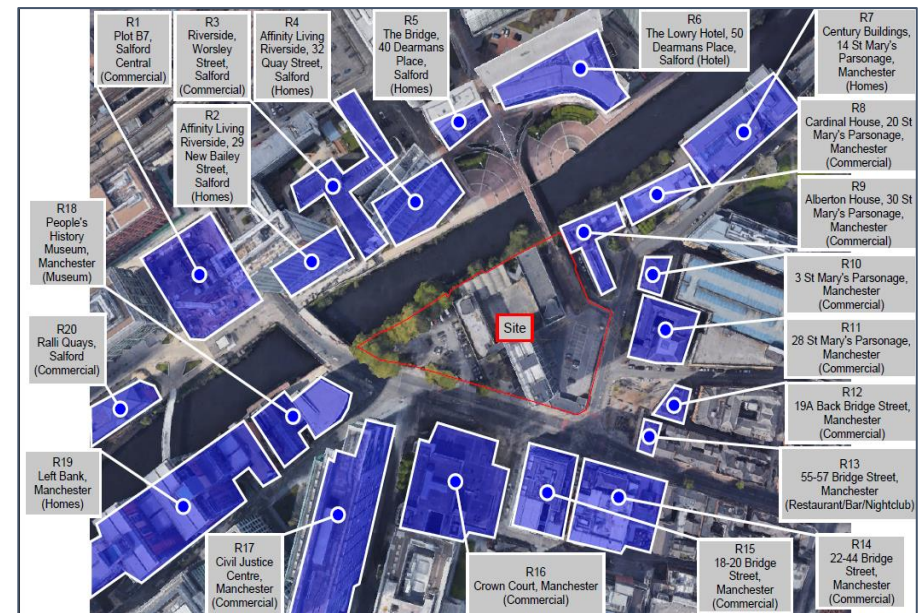
- 6.1 A summary of the technical assessments and the identified '*likely significant effects*' reported within **Volume 1**, taking each environmental topic in turn, is provided below. The summary is reflective of the scope, as discussed within **Section 4** and therefore environmental topics or effects 'scoped out' have not been discussed.
- 6.2 Assessments within **Volume 1** have considered effects arising from both the construction (including enabling, demolition, earthworks etc) and operational stages of the Proposed Scheme. However, where the text only considers a single stage this is due to that fact that effects associated with the other stage were 'scoped out'.
- 6.3 Given the requirements of the NTS to be written in plain English, the summaries of assessment presented below are not overly detailed. Parties interested in understanding the specifics are directed to **Volume 1**.
- 6.4 As an overall summary:
- At the construction stage, of the four effects assessed, three were considered to be adverse and one beneficial.
 - At operation, of the 15 effects assessed, seven were considered to be wholly adverse, five wholly beneficial and three ranged from negligible (not adverse or beneficial) to adverse.

Noise and Vibration

- 6.5 The effects assessed as part of **Volume 1, Chapter 6: Noise and Vibration** were noise emissions from general construction activity; vibration transfer from general construction activity; introduction of new residents on operational noise practices of existing late night entertainment premises (including music venues); and existing road and commercial premises noise on the Proposed Scheme.

Construction

- 6.6 During the construction stage noise emissions and vibration transfer from general construction activity will be experienced by the surrounding noise receptors shown in **Extract 12**.



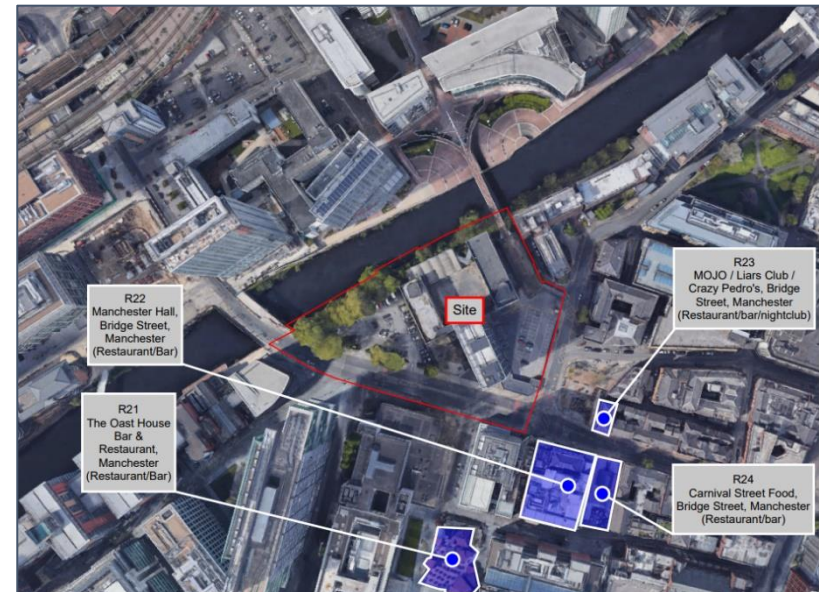
Extract 12: Noise and vibration construction receptors

- 6.7 Receptors R2, R4, R5, R7 and R19 (existing residential properties) (see **Extract 12**) will experience a significant adverse effect from noise from general construction activity, whilst receptors R9, R10, R11, R12, R13, R14, R15, R16, R17 (existing commercial premises, court buildings, museum, restaurant / bar / nightclub) (see **Extract 12**) will also experience a significant adverse effect from vibration transfer.
- 6.8 Although there are significant effects identified for some receptors there will be a CEMP, which will provide the commitments proposed to manage / control noise and vibration. Such measures include: adoption of Best Practical Means (BPM); appropriate piling techniques and control mechanisms limiting vibration from piling; location of static / semi-static noisy plant and equipment centrally within the Site or screening; mobile plant items not traversing near boundaries more than necessary or idle unnecessarily; not permitting engines to idle for unnecessary periods of time; and use of a complaints procedure on-Site.

Operation

- 6.9 The effects of the introduction of new residents on operational noise practices of existing late night entertainment premises (including music venues) on R21, R22, R23 and R24 (existing restaurants / bars / nightclub premises) was considered during operation. The locations of these premises are shown in **Extract 13**. With the implementation of the acoustic design strategy (already tested and committed to by the Applicant), the internal noise conditions are expected to be suitable for residential occupation of new homes. This implies that it is very unlikely that

the internal noise conditions would invoke a cause for complaint. Therefore, existing licensed late-night entertainment premises will not experience any significant noise effects from the introduction of new residents from the Proposed Scheme.



Extract 13: Existing entertainment premises

- 6.10 Effects from existing road and commercial premises noise on the Proposed Scheme was also considered. The detailed design will continue to develop and a scheme of sound insulation design report will be submitted prior to occupation of Building A (where residential uses are located) when all the necessary detailed design and construction forms will be known. Overall, no significant adverse effects were identified.

Townscape and Visual

- 6.11 A study area of 2km was determined for the townscape and visual assessment using professional judgement on the basis of a desk-based appraisal of townscape character, Site visits, as well as an understanding of topography, the nature of the emerging proposals and likely visibility informed and determined by the production of a Zone of Theoretical Visibility (ZTV).
- 6.12 No effects were identified for the construction stage of the Proposed Scheme.
- 6.13 The operational effects considered as part of **Volume 1, Chapter 7: Townscape and Visual** were the impact on open space within the Site; the impact on townscape character within the ZTV and in close proximity to the Site; the impact on existing building height within the Site; the impact on the residential visual receptors within the ZTV in close proximity to the Site; and the impact on receptors using public open space within the ZTV in close proximity to the Site.

Operation

- 6.14 Effects on open space and building heights (in terms of their contribution to townscape character) were identified as beneficial and not significant. Effects on the wider townscape character were considered to be adverse and not significant.
- 6.15 The impact on the residential visual receptors within the ZTV near to the Site (residents of dwellings including those adjacent to Clermont-Ferrand Square and on Bridge Street, St. Mary's Parsonage, Left Bank, Albert Bridge / New Bailey Street and King

Street West) was based on a number of viewpoint locations considered to be representative of areas where people would experience changes to views. Adverse effects were identified associated with the changes to the openness of the view and massing of the Proposed Scheme, but these were not significant.

- 6.16 The impact on receptors using public open space within the ZTV in close proximity to the Site (Motor Square, Clermont-Ferrand Square and Parsonage Gardens) was also identified as adverse due to the changes to the openness of the view and massing of the Proposed Scheme but were not significant.

Daylight, Sunlight and Overshadowing

- 6.17 **Volume 1, Chapter 8: Daylight, Sunlight and Overshadowing** reports the assessment of operational stage effects, including alterations to daylight and sunlight levels within neighbouring residential properties as a result of the Proposed Scheme and alterations in the level of overshadowing of neighbouring amenity spaces resulting from the Proposed Scheme.
- 6.18 No construction effects were specifically assessed for the Proposed Scheme in relation to daylight, sunlight and overshadowing as the operational stage effects are considered to be a 'proxy' for the worst-case construction stage impacts.

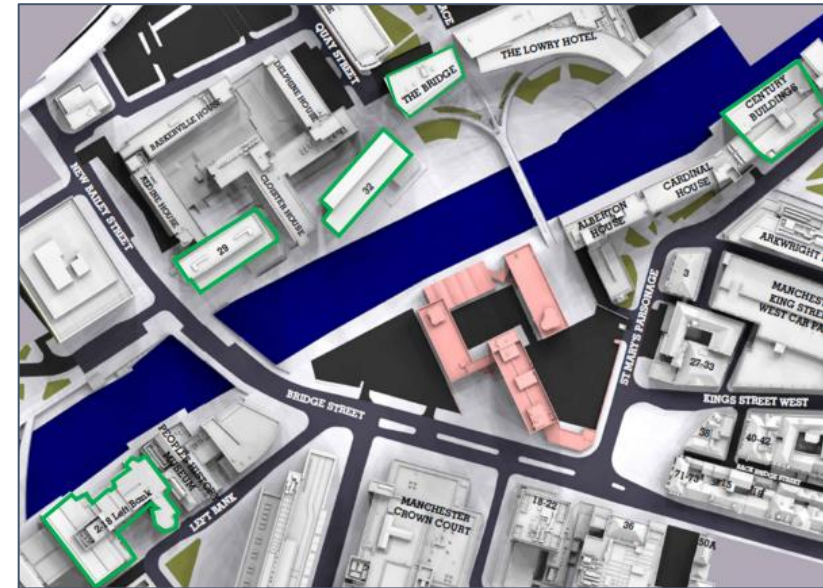
Operation

- 6.19 To determine the reduction in daylight amenity, the Vertical Sky Component (VSC)⁸ and No-Sky Line (NSL)⁹ were modelled at the

⁸ VSC is a measure of the direct skylight reaching a point from an overcast sky.

receptor's windows. To determine the loss of sunlight, the Annual Probable Sunlight Hours (APSH) were modelled. All assessments were compared to BRE guidelines to determine the level of effect. The receptors considered are shown in **Extract 14**.

- 6.20 The assessment concluded there would be a reduction in daylight and sunlight for 32 Quay Street and The Bridge, 40 Dearmans Place, which is significant and adverse. The reduction of daylight / sunlight amenity for other properties assessed was considered to either be negligible or be adverse but not significant.
- 6.21 The adverse impacts were in part is derived from the presence of overhanging balconies and VSC levels of circa 20% and above are retained (which is considered 'good' for an urban context), the NSL criteria were satisfied or the windows / rooms serve bedrooms, which are considered within guidance to be less important in terms of daylight / sunlight than other uses. In terms of sunlight, the majority of effects recorded represent a minor deviation of the absolute loss and / or retained value targets and many relate to bedroom uses.
- 6.22 The public amenity space at Clermont-Ferrand Square was identified to experience a significant adverse effect as a result of the predicted increase in overshadowing resulting from the Proposed Scheme. Negligible effects were concluded on other amenity areas (including amenity space at 32 Quay Street, Motor Square and the River Irwell).



Extract 14: Residential receptors modelled for daylight and sunlight

Wind Microclimate

- 6.23 **Volume 1, Chapter 9: Wind Microclimate** reports the assessment of operational stage effects of the Proposed Scheme on the exceedance of industry standard Lawson Criteria for both pedestrian comfort and pedestrian distress. The assessment considered users of thoroughfares, entrances, waiting areas (bus stops) and recreational spaces within and around the Site, where the impact of wind gusts have the potential for the greatest impact on where pedestrian activities are most sensitive to wind and require the most benign conditions. This included consideration of future residents and Site users, pedestrians and cyclists.

⁹ NSL is a measure of the distribution of daylight within a room.

- 6.24 No construction effects were specifically assessed for the Proposed Scheme in relation to wind microclimate as the operational stage effects are considered to be a 'proxy' for the worst-case construction stage impacts.

Operation

- 6.25 For all receptors, the assessment concluded that once additional mitigation measures are implemented, there will be no significant exceedances of pedestrian comfort or distress / safety criteria. Additional mitigation measures include planting and other forms of soft landscaping to be delivered through the landscape strategy and the implementation of restrictions on outdoor terrace use within Building A during windy days.

Socio-economics and Human Health

- 6.26 **Volume 1, Chapter 10: Socio-economics and Human Health** reports the assessment of temporary employment uplift during the construction stage which will support uplift in Gross Value Added (GVA); net change in operational employment (and change in GVA); increase in the number of homes; additional demands on healthcare facilities; and additional demands on open space / leisure facilities.

Construction

- 6.27 280 Full Time Equivalent (FTE) jobs are anticipated to be created during the construction stage. Given this, the temporary employment uplift during the construction stage and associated uplift in Gross Value Added (GVA) was considered to be beneficial but not significant in the context of the existing numbers of people employed in the construction sector.

Operation

- 6.28 Once completed, the net change in operational employment (and change in GVA) is predicted to be beneficial, with up to gross 3117 FTE jobs created. However, contextualised against the number of employees in the sectors likely to occupy the Proposed Scheme, this was considered to be not significant.
- 6.29 The Proposed Scheme will also lead to an increase in the number of homes available (as it will deliver 367 homes), contributing towards local housing need. This was considered to be beneficial but not significant as this represents circa 1% of the housing target for the area.
- 6.30 The new residents of the Proposed Scheme will create additional demand for the use of existing leisure facilities and open / amenity areas within close proximity. However, given the public realm and amenity areas included, this was determined overall to be beneficial. However, this was considered not significant when compared with the wider existing context.
- 6.31 Additional demand for healthcare facilities (GP services and dentists) as a result of the uplift population was considered to be adverse but not significant.

Climate Change

- 6.32 **Volume 1, Chapter 11: Climate Change** reports the assessment of the effects of embodied carbon emissions of buildings at the construction stage and the effect of regulated and unregulated carbon emissions generated by buildings during the operational stage.

Construction

- 6.33 The effects of embodied carbon emissions of the construction materials to be used in the buildings in the construction stage were found to be adverse and significant.

Operation

- 6.34 The effects of regulated and unregulated carbon emissions generated from energy used by the operational Proposed Scheme were found to be negligible and not significant.

7. Cumulative Effects

- 7.1 It is a requirement of the EIA Regulations for the EIA to assess the 'cumulative effects' arising from the Proposed Scheme.
- 7.2 There is no standard set methodology for the assessment of cumulative effects, but it is common (and in accordance with accepted guidance) for two types of cumulative effects to be considered, namely:
- **Effect interactions**, which considers different effects from the project affecting the same receptors, either within the Site or in the local area; and
 - **In-combination effects**, which considers effects from the Proposed Scheme alongside those from other existing or approved projects impacting upon a common receptor.
- 7.3 For both types of cumulative effects there needs to be a 'common receptor', e.g. the same receptor that is considered in either two or more topics (for effect interactions) or by the Proposed Scheme and another existing or approved project (for in-combination effects). If there is an absence of a common receptor it is considered that a cumulative effect does not occur.
- 7.4 Identifying, interpreting and communicating cumulative effects can often be technical and complicated, making it difficult to explain the outputs in '*plain English*'. However, the process and outputs are set out below.

Effect Interactions

- 7.5 The evaluation of effect interactions first looks to combine all of the effects assessed within all technical chapters and 'categorise' them into 'environmental factors' or 'receptor groups' that are specified within the EIA Regulations that an ES should report the likely significant effects upon¹⁰. The receptors considered within the technical assessments will fall within one of the receptor groups. By sorting all effects into these factors / groups, the potential for an effect interaction to occur can be identified.
- 7.6 Once collated in tabular form, it is clear where a factor / receptor group is experiencing multiple effects associated with the Proposed Scheme and thus where there is a 'potential' for an effect interaction. Following this initial sorting process, the specific effects are examined in greater detail and receptors assessed.

Construction Stage

- 7.7 During construction, potential effect interactions were limited to the 'population and human health' receptor group in respect to adverse effects (associated with construction noise and vibration and reduction in daylight / sunlight amenity and potentially overshadowing) and beneficial effects (associated with employment provision). Given the nature and duration of the effects identified, interactions were considered to be no greater than the effects experienced in isolation, although the effect

¹⁰ i.e. population, human health, biodiversity, land, soil, water, air, climate, material assets, cultural heritage and landscape (townscape).

interactions are considered to be significant (as some of the effects are significant in isolation).

Operational Stage

- 7.8 Effect interactions during operation expected for the 'population and human health' receptor group were associated with adverse effects (associated with changes in visual amenity, reduction in daylight / sunlight amenity, increases in overshadowing and impacts of additional demands on healthcare facilities) and with beneficial effects (associated with employment, housing and open space provision). Overall, effect interactions were considered to be significant, but only for a small number of receptors. Given the nature of the effects identified, interactions were considered to be no greater than the effects experienced in isolation.
- 7.9 Effect interactions were also anticipated for the 'landscape' receptor group. However, the Proposed Scheme forms part of the changing and evolving context seen across the City Centre. Therefore, effect interactions experienced would be no greater than those reported in the individual assessments and were not considered to be significant.

In-Combination Effects

- 7.10 The first step for this assessment is to identify other existing or approved projects that should be considered in-combination with the Proposed Scheme. This identification and selection process was completed as part of the EIA Scoping process to ensure agreement with MCC on the projects to consider. The approved projects identified and agreed with MCC to be

assessed are set out in the table below. These include projects both in Manchester and Salford. The locations of these approved projects are provided in **Extract 15**.

ID	Planning application reference	Project name
1	129251/FO/2021	Kendals & Fraser
2	131314/FO/2021	Speakers House, 39 Deansgate
3	20/75571/FUL	Plot B7, Salford Central
4	130446/FO/2021	Treehouse Hotel
5	132088/FO/2021	Ramada, Renaissance Hotel
6	21/77363/FUL	Audacious Church Extension
7	19/74205/FULEIA	Waterloo Place/One Heritage Tower
8	118568/FO/2017	Great Northern Warehouse Redevelopment
9	126648/FO/2020	Union T2, St Johns
10	14/65793/OUT	Middlewood Locks Plot N
11	125804/FO/2019	325-327 Deansgate
12	115107/FO/2017	Trinity Islands
13	113617/FO/2016	Slate Wharf
14	134287/FO/2022	Alberton House
15	21/78277/FUL	Ralli Quays

ID	Planning application reference	Project name
16	132199/FO/2021	Plot F, Great Jackson Street
17	19/73607/FUL	Park View, 275 – 283 Chapel Street

7.11 The evaluation of in-combination effects was undertaken for each environmental topic. The evaluation was informed by technical reports submitted in support of the other projects, or where this was not available, professional judgement was applied.

7.12 The evaluation considered the following:

- (a) Do the projects share a common receptor, across either the construction and / or operational stages?
- (b) Does the combined effect of each project together give rise to an effect that is greater than that reported for the Proposed Scheme in isolation?

7.13 The evaluation of in-combination effects is normally undertaken qualitatively but for some topics quantitative modelling accounted for the other projects identified (e.g. for daylight, sunlight, overshadowing and wind microclimate).

Noise and Vibration

7.14 In-combination effects were limited to construction noise and vibration and could be significant if all works occur concurrently

with Approved Projects 1, 3, 9, 14 and 15, although the level of effect experienced was the same as for the project in isolation. This would be experienced at a limited number of receptors: The Century Buildings, Cardinal House, 3 St. Mary's Parsonage, 28 St. Mary's Parsonage.

7.15 A co-ordinated input into the development of the Proposed Scheme CEMP and then final agreement thereof will minimise the likelihood of a significant cumulative effect. However, as a worst-case, the in-combination effect would be significant.

Townscape and Visual

7.16 There was considered to be a degree of intervisibility between and locations where the Site is visible in the same view with Approved Projects 1, 3, 4, 5, 6 and 14. The cumulative effects of the developments in-combination were anticipated to be adverse but not significant.

Daylight, Sunlight and Overshadowing

7.17 The overall daylight and sunlight level of effect / significance remains the same for all properties and amenity areas when compared to the Proposed Scheme in isolation except for 29 Quay Street and The Bridge, 40 Dearman Street, which will experience noticeably larger, adverse daylight and sunlight alterations when assessed in-combination with the Approved Projects.

7.18 This greater impact is primarily driven by the combination with the nearby Approved Projects in conjunction with the context outlined above in **Section 6** (e.g. the presence of overhanging

balconies at the affected properties and many of the rooms servicing less sensitive uses (e.g. bedrooms)). This in-combination effect would be significant (which is the same as that reported for the effects from the Proposed Scheme alone).

Wind Microclimate

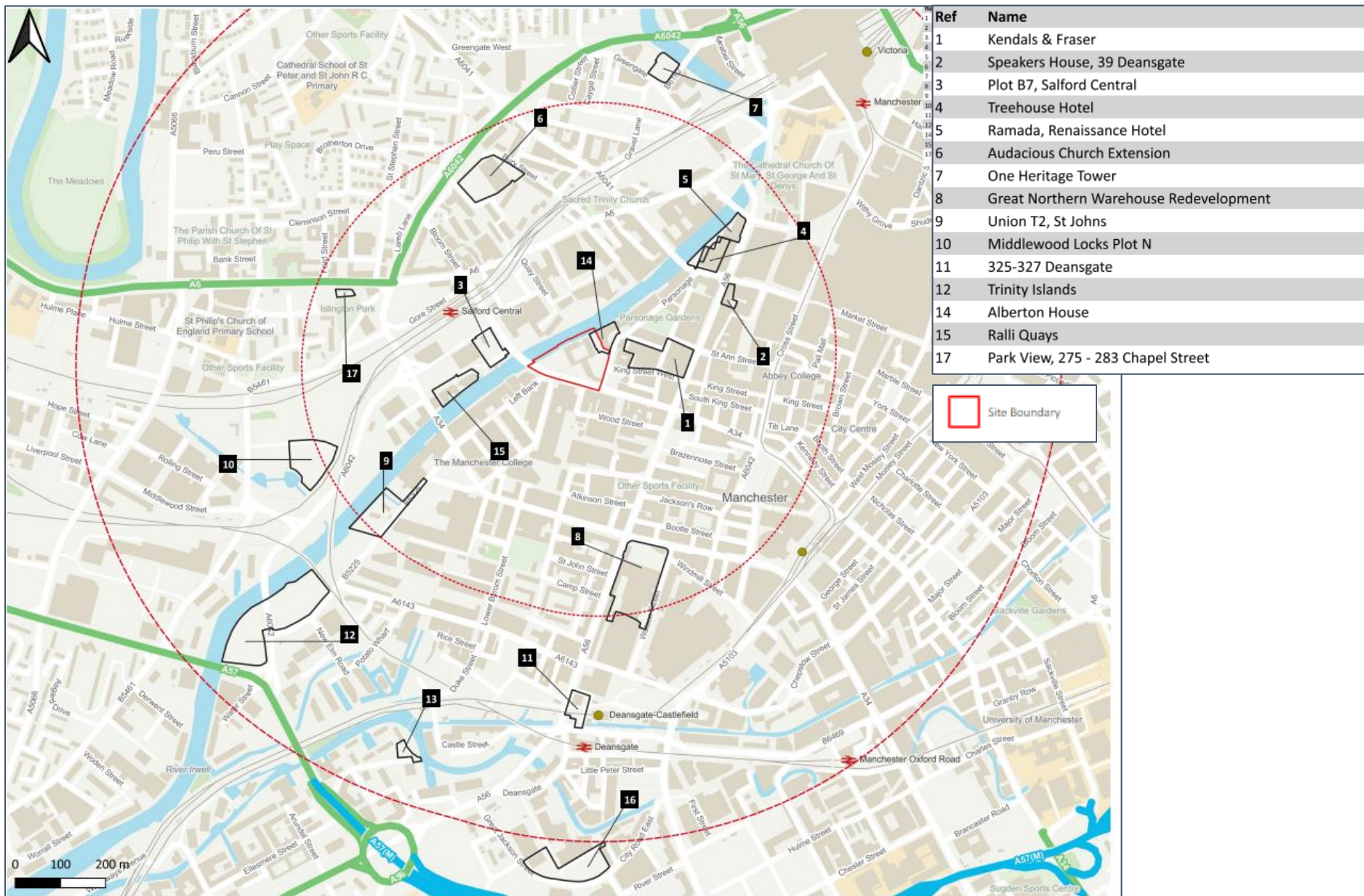
- 7.19 No greater in-combination effects were identified with the Approved Projects compared with the effects of the Proposed Scheme in isolation. Therefore, all in-combination effects were not significant (as reported for the Proposed Scheme alone).

Socio-economics and Human Health

- 7.20 There was an in-combination effect in relation to construction and operational stage employment and housing provision upon completion of the Proposed Scheme. This was greater than the effects for the Proposed Scheme in isolation and was considered to be significant and beneficial. In-combination effects in relation to healthcare facilities could be significant and adverse, assuming a worst-case. In-combination effects in relation to open space were anticipated to be no greater than assessed for the Proposed Scheme alone and are therefore not significant.

Climate Change

- 7.21 The climatic system is not geographically constrained and as such all projects result in some level of effect on the climate, even where negligible in isolation (such as identified for the operational stage of the Proposed Scheme). Therefore, it was considered that the in-combination effect with respect to climate change was greater than identified for the Proposed Scheme alone and is significant.



Extract 15: Location of Approved Projects

Appendix 1: Regulatory Compliance Checklist

Regulation 18, Paragraph 3 (e) of the EIA Regulations requires '*a non-technical summary of the information referred to in sub-paragraphs (a) to (d)*' to be provided. Schedule 4, Paragraph 9 of the EIA Regulations requires '*A non-technical summary of the information provided under paragraphs 1 to 8*' to be provided. To provide clarity on compliance with the EIA Regulations, the checklist below identifies where the information from paragraphs a to d of Regulation 18a and paragraphs 1 to 8 of Schedule 4 is located in this NTS.

Regulation 18. Environmental Statements	Schedule 4. Information for Inclusion in Environmental Statements	Location of Information in this Non-Technical Summary
(a) a description of the proposed development comprising information on the site, design, size and other relevant features of the development	1. A description of the development, including in particular: (a) a description of the location of the development; (b) a description of the physical characteristics of the whole development, including, where relevant, requisite demolition works, and the land-use requirements during the construction and operational phases; (c) a description of the main characteristics of the operational phase of the development (in particular any production process), for instance, energy demand and energy used, nature and quantity of the materials and natural resources (including water, land, soil and biodiversity) used; (d) an estimate, by type and quantity, of expected residues and emissions (such as water, air, soil and subsoil pollution, noise, vibration, light, heat, radiation and quantities and types of waste produced during the construction and operation phases.	Section 2: The Site, Section 3: The Proposed Scheme; and Section 5: Determining the Baseline
(d) a description of the reasonable alternatives studied by the developer, which are relevant to the	2. A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by	Section 3: The Proposed Scheme

Regulation 18. Environmental Statements	Schedule 4. Information for Inclusion in Environmental Statements	Location of Information in this Non-Technical Summary
proposed development and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the development on the environment	the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects.	
-	3. A description of the relevant aspects of the current state of the environment (baseline scenario) and an outline of the likely evolution thereof without implementation of the development as far as natural changes from the baseline scenario can be assessed with reasonable effort on the basis of the availability of environmental information and scientific knowledge.	Section 2: The Site and Section 5: Determining the Baseline
-	4. A description of the factors specified in regulation 4(2) likely to be significantly affected by the development: population, human health, biodiversity (for example fauna and flora), land (for example land take), soil (for example organic matter, erosion, compaction, sealing), water (for example hydromorphological changes, quantity and quality), air, climate (for example greenhouse gas emissions, impacts relevant to adaptation), material assets, cultural heritage, including architectural and archaeological aspects, and landscape.	Section 5: Determining the Baseline; and Section 6: Effects of the Proposed Scheme
(b) a description of the likely significant effects of the proposed development on the environment	5. A description of the likely significant effects of the development on the environment resulting from, inter alia: (a) the construction and existence of the development, including, where relevant, demolition works; (b) the use of natural resources, in particular land, soil, water and biodiversity, considering as far as possible the sustainable availability of	Section 6: Effects of the Proposed Scheme and Section 7: Cumulative Effects

Regulation 18. Environmental Statements	Schedule 4. Information for Inclusion in Environmental Statements	Location of Information in this Non-Technical Summary
	these resources; (c) the emission of pollutants, noise, vibration, light, heat and radiation, the creation of nuisances, and the disposal and recovery of waste; (d) the risks to human health, cultural heritage or the environment (for example due to accidents or disasters); (e) the cumulation of effects with other existing and/or approved projects, taking into account any existing environmental problems relating to areas of particular environmental importance likely to be affected or the use of natural resources; (f) the impact of the project on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change; (g) the technologies and the substances used. The description of the likely significant effects on the factors specified in regulation 4(2) should cover the direct effects and any indirect, secondary, cumulative, transboundary, short-term, medium-term and long-term, permanent and temporary, positive and negative effects of the development. This description should take into account the environmental protection objectives established at Union or Member State level which are relevant to the project, including in particular those established under Council Directive 92/43/EEC(1) and Directive 2009/147/EC(2).	
-	6. A description of the forecasting methods or evidence, used to identify and assess the significant effects on the environment, including details of difficulties (for example technical deficiencies or lack of	Section 6: Effects of the Proposed Scheme

Regulation 18. Environmental Statements	Schedule 4. Information for Inclusion in Environmental Statements	Location of Information in this Non-Technical Summary
	knowledge) encountered compiling the required information and the main uncertainties involved.	
(c) a description of any features of the proposed development, or measures envisaged in order to avoid, prevent or reduce and, if possible, offset likely significant adverse effects on the environment	7. A description of the measures envisaged to avoid, prevent, reduce or, if possible, offset any identified significant adverse effects on the environment and, where appropriate, of any proposed monitoring arrangements (for example the preparation of a post-project analysis). That description should explain the extent, to which significant adverse effects on the environment are avoided, prevented, reduced or offset, and should cover both the construction and operational phases.	Section 6: Effects of the Proposed Scheme
-	8. A description of the expected significant adverse effects of the development on the environment deriving from the vulnerability of the development to risks of major accidents and/or disasters which are relevant to the project concerned. Relevant information available and obtained through risk assessments pursuant to EU legislation such as Directive 2012/18/EU(3) of the European Parliament and of the Council or Council Directive 2009/71/Euratom(4) or UK environmental assessments may be used for this purpose provided that the requirements of this Directive are met. Where appropriate, this description should include measures envisaged to prevent or mitigate the significant adverse effects of such events on the environment and details of the preparedness for and proposed response to such emergencies.	Section 4: The EIA Process and Approach and Section 6: Effects of the Proposed Scheme

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