

6 December 2022

Planning Department
Manchester City Council
Town Hall
Albert Square
Manchester
M60 2LA

FAO Angela Leckie

Dear Angela,

**Laystall Street, Manchester
Environmental Impact Assessment (EIA) Screening Request – Further Information & Clarifications**

On the 3 November 2022 we submitted a Screening Request Letter on behalf of our client, Ancoats Manchester Ltd. The proposals were for Full Planning Permission for a hotel development of up to 160 hotel rooms (Use Class C1), with supporting internal amenity spaces, associated landscaping, cycle parking and other associated works (the 'Proposed Development') at land bounded by Laystall Street to the north, Great Ancoats Street to the east, vacant land at Lomax Street to the south and an apart-hotel to the west (the 'Site').

Request for Further Information / Clarifications

Following your review of the Screening Letter, in an email dated the 11 November 2022, you requested that further information was provided to assess the potential impact of the proposals on the following:

- Climate change;
- Human health;
- Socio economic impacts; and
- Embodied carbon and circular economy.

Applicant's Response

We submitted the planning application on behalf of our client on the 25 November via Planning Portal Ref: PP-11662267). Further information was provided on 5 December (Ref: PP-11727535).

This letter considers the potential impact of the proposals on human health, socio economic and climate change, as set out below:

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Human Health

The EIA Regulations (May 2017) amendments included making explicit the requirement to consider the effects of the proposals on population and human health. Human health is defined as:

“a state of complete physical, mental and social wellbeing and not merely the absence of disease. Determinants of disease are range of personal, social, economic and environmental factors which determine the health status of individual populations.”

The high-quality hotel has been designed to consider the physical, mental and social wellbeing of current and future populations (including vulnerable groups and those who would be most affected by the proposals).

Accessibility

The proposal is located within Manchester City Centre in the Manchester Piccadilly SRF area. The Site is highly accessible by sustainable modes of transport. The area has excellent levels of pedestrian and cycling infrastructure. There are several public transport opportunities within acceptable walking distance of the site which are also usable by those with limited mobility and wheelchair access. The proposals will create an accessible parking space on Laystall Street within walking distance of the entrance to the hotel. The proposals offer a choice of sustainable transport modes which will help to improve public health and quality of life through enabling more active travel and provide save and suitable access for all.

Public Realm

The proposals will enhance the public realm through widening of the pavement and improve linkages to other neighbourhoods and regeneration areas, including Piccadilly Basin, the Northern Quarter, Ancoats and New Islington.

Crime

The proposals will redevelop an unattractive, vacant, brownfield site within the City Centre. The proposals will enhance surveillance through the creation of new entrances and active frontages along Laystall Street and Great Ancoats Street. The proposals will reduce the risk of adverse effects on health and wellbeing through crime, or fear of crime, whether it be real or perceived.

Air Quality

The energy strategy for the Proposed Development will utilise Air Source Heat Pumps (ASHP) for heating and hot water requirements, supplemented by photovoltaics. As a result, there will be no-one site combustion and no significant air quality issues from the primary energy strategy which would affect cardiovascular or respiratory health.

Employment

The proposals will create 22 full and part time employment during construction and occupation, as well as indirect jobs. The occupier, Motto by Hilton, has a holistic Leadership Development Framework which focusses on developing Team Members at every stage of their career from entry to leadership. The Applicant will be committed to a Local Labour Agreement as part of the proposed construction process. The proposal will create a variety of local employment opportunities in varied employment services and career levels which will enhance local health and wellbeing.

Ancillary Uses

The proposals will include provision of a gym which will give hotel guests the opportunity to exercise as part of a healthy lifestyle. The proposals include 'Motto Commons' which are described as 'dynamic spaces to work, drink, eat, think, chat, laugh, rest and ponder' all of which has mental health benefits. Connected room technology makes it easy for guests to control lights and the temperature and acoustic friendly materials and quiet mechanical systems all contribute to a good night sleep.

Construction

During the construction phase, there is the potential for temporary impacts to human health and wellbeing from accidental spillages, dust, noise and vibration, and disturbance and emissions to air from traffic movements. These will be considered and assessed according to the relevant standards and methods for each technical topic as part of the full suite of technical documents that support the application.

Ground Conditions

The Site comprises previously developed brownfield land. The potential for risks to human health through contaminated land/soil has been addressed within the Ground Conditions Report. This will reduce the potential risks to human health, to insignificant effects and acceptable levels.

Operation

During the operational phase the proposals could potentially have adverse impacts on health, as a result of traffic movements and associated air quality or road safety impact, noise, flood risk/water resources, and daylight / sunlight, wind microclimate impacts. These will be fully considered and assessed according to the relevant standards and methods for each technical topic – Air Quality, Noise and Vibration, Traffic and Transport, Solar Glare, Daylight, Sunlight and Overshadowing, Water Resources, and Wind Microclimate. Mitigation will be proposed, and residual impacts reported for any human health implications within the relevant Reports submitted to support the application.

For the aforementioned reasons it is therefore considered that the Proposed Development would not incur any significant effects on human health.

Socio Economic

The Proposed Development is a hotel with ancillary uses including cafe / restaurant / bar, meeting rooms and gym. The proposals will contribute to the continued economic growth of the city.

The socio-economic effects will be considered in detail as part of the supporting Planning and Tall Building Statement for the proposals. This will include a consideration of construction impacts and operational impacts such as job creation.

Whilst it is anticipated that the proposals will have a positive socio-economic impact, it is not considered that this is sufficient to merit consideration as part of an Environmental Impact Assessment.

Climate Change

The Proposed Development will have an impact on climate change during the operational phase of the development through the emission of greenhouse gasses. Sustainability measures have informed the design process from the outset, including climate change mitigation and energy usage. As previously

stated, the energy strategy for the Proposed Development will utilise Air Source Heat Pumps (ASHP) for heating and hot water requirements, supplemented by photovoltaics. As a result, there will be no on-site combustion.

Energy, Environmental and Sustainability Statement

An Energy, Environmental and Sustainability Statement prepared by Elkoms will be submitted alongside the planning application, outlining this process in greater detail including an assessment of the energy efficiency of the Proposed Development and use of low carbon technologies. This will include consideration of how Whole Life Carbon and Circular Economy principles can be incorporated into the development.

Wind Assessment

It is not considered that the Site or the proposals are particularly vulnerable to climate change. Any impacts of climate change on the wind microclimate and will be considered as part of a Wind Assessment.

Flood Risk Assessment

The Site is located within Flood Zone 1 and within a Critical Drainage Area. A Flood Risk Assessment and Drainage Strategy will be submitted with the planning application which will fully consider the impacts of climate change and present a proposed strategy for handling surface water drainage through measures such as an attenuation tank and permeable paving.

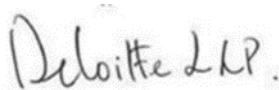
It is not considered that the proposals will result in any likely significant effects to climate change.

Conclusions

For the aforementioned reasons the proposals are not considered to have a significant effect on human health, socio economic or climate change.

If you have any queries, or require any further information, please contact Sarah Hall (+44 20 7007 8523 / sarahhall@deloitte.co.uk) or Cameron Radford (+44 161 455 6768 / cameronradford@deloitte.co.uk).

Yours sincerely



Deloitte LLP