



## Alberton House, 30 St Mary's Parsonage, Manchester Environmental Impact Assessment (EIA) Screening and Scoping Report

February 2022

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# 1 Introduction

- 1.1 This Environmental Impact Assessment (EIA) Screening and Scoping Report ('the Report') is submitted in respect of the proposals for the office led mixed use redevelopment of Alberton House to create new build offices, located in Manchester City Centre (the 'Site'). The proposals are being developed by Bruntwood.
- 1.2 The term 'Proposed Development' used within this Report refers to all stages of construction and the operation of the development.
- 1.3 This Screening and Scoping Report is submitted to Manchester City Council as a request for a Scoping Opinion under Regulation 15 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the 'Regulations'). In accordance with Regulation 15, paragraph 2, this report contains:
- a plan sufficient to identify the land (Appendix A);
  - a brief description of the nature and purpose of the development, including its location and technical capacity (Section 2);
  - an explanation of the likely significant effects of the development on the environment (Section 3 and 5); and
  - such other information or representations as the person making the request may wish to provide or make.
- 1.4 In response, the Local Planning Authority must consider where it has all the sufficient information to adopt a scoping opinion and must offer its formal opinion within 5 weeks beginning the date of receipt of this request.
- 1.5 The opinion should be proportionate, tailored to the specific characteristics of the development and the main environmental features likely to be significantly affected.

## EIA Requirements

- 1.6 The EIA process is the mechanism by which development proposals are appraised in relation to the environmental criteria as well as socio-economic, engineering and technical considerations. The EIA process defines the context of the Proposed Development and examines the issues considered pertinent.
- 1.7 The purpose of the EIA is to establish both the nature of the Proposed Development and the environment within which it is likely to take place in order to identify likely significant effects on the environment that may arise. This is also undertaken by comparing the existing situation at the start of the work (baseline) with the situation once the Proposed Development is in place.
- 1.8 The Regulations require that any Proposed Development falling within the description of a 'Schedule 2 development' within the meaning of the Regulations, will be subject to an EIA where such development is likely to have 'significant' effects on the environment by virtue of such factors as its nature, size or location (Regulation 4(2)).
- 1.9 The Proposed Development falls under the category of "Infrastructure Projects – Urban Development Projects" (Schedule 2, 10, (b)) as described in the Regulations. The applicable threshold above which EIA is likely to be required is: 1 hectare of urban development which is not dwellinghouse, Site area of overall development exceeding 5 hectare (ha) or if the development includes more than 150 dwellings. The indicative thresholds and criteria state that:

*"In addition to the physical scale of such developments, consideration should be given to the potential increase in traffic, emissions and noise. EIA is unlikely to be required for the redevelopment of land unless the new development is on a significantly greater scale than the previous use, or the types of impact are of a markedly different nature or there is a high level of contamination".*

## The Site

- 1.10 The 0.26 hectare Site (Figure 1.1 and Appendix A) is within the St Mary's Parsonage area, in Manchester City Centre. The Site is bounded by Cardinal House to the east, St Mary's Parsonage to the south, Alberton Bridge House (car park) to the west and the River Irwell to the north.

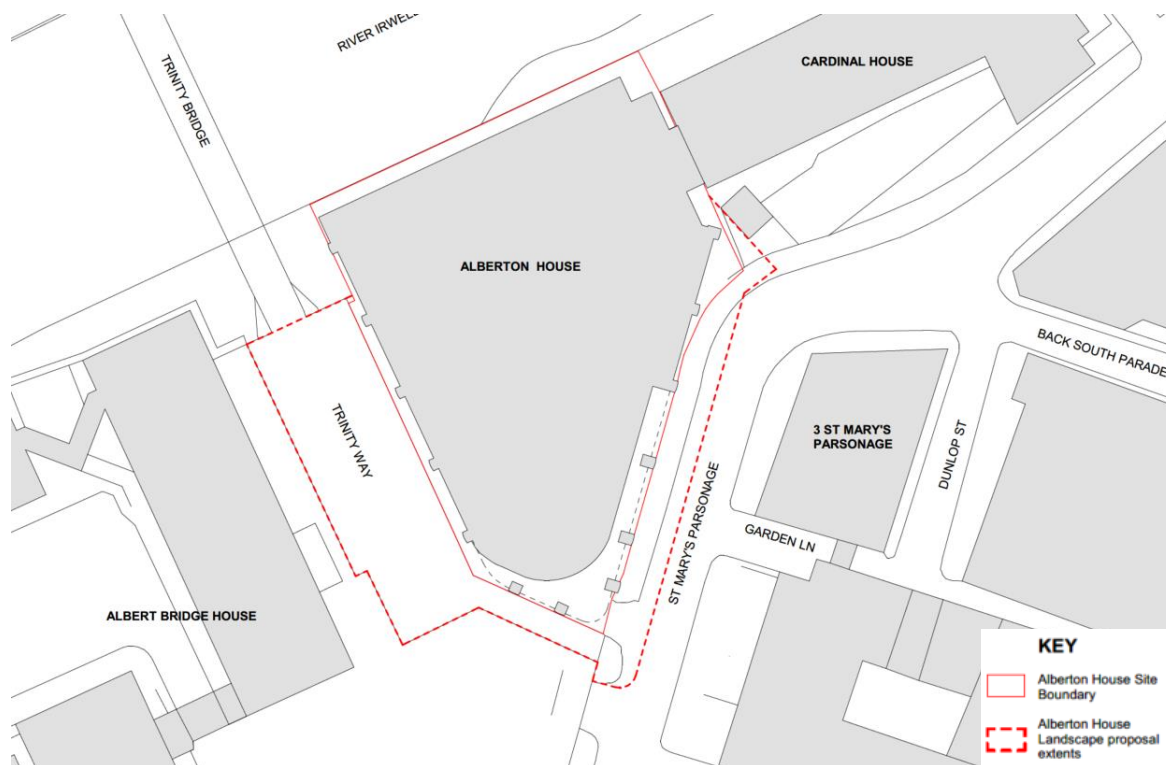


Figure 1.1: Existing Site Plan (EPR Architects)

- 1.11 The Site currently comprises a part 12, part 4 storey office building, which has an L-shaped footprint with its main entrance set back from the street edge of St Mary's Parsonage. The 12 storey part of the building abuts the River Irwell on its north western edge and back of house servicing access is provided off St Mary's Parsonage along the Site's south western edge.
- 1.12 Immediately adjacent to the service access route, to the west of the Site is the access to the pedestrian footbridge (Trinity Bridge), which provides a key connection between Salford and Manchester City Centre. The existing footbridge access off St Mary's Parsonage is positioned between the Albert Bridge House car park and the Alberton House service road.
- 1.13 A Plan identifying the Site is contained within Appendix A in this request for a Scoping Opinion.

## Proposed Development

- 1.14 The indicative maximum parameters for the Proposed Development that are described further in Section 2 of this report, are set out below:
- Office (Class E) – approximately 22,344 sqm (NIA)
  - Retail / Café (Class E) – approximately 913 sqm (NIA)
  - Ancillary Wellness Centre (Sui Generis – directly associated with Office use only) – approximately 698 sqm (NIA)
- 1.15 Whilst the development does not exceed the relevant EIA thresholds in terms of Site area, the nature and scale of the Proposed Development in regard to the redevelopment of the existing building on Site would suggest an EIA is considered appropriate to test the likely significant effects of the Proposed Development.

- 1.16 The Applicant therefore proposes to submit an Environmental Statement (in relation to certain topic areas where there is likely to be a significant effect on the environment) in support of the related planning application.

### Purpose of the Scoping Report

- 1.17 The process of identifying likely significant effects on the environment which should be addressed by the EIA is termed 'scoping' and the results are presented as a Scoping Report.
- 1.18 Regulation 15 of the EIA Regulations set out the requirements for obtaining a scoping opinion from the relevant planning authority.
- 1.19 This Scoping Report sets out the framework within which the Environmental Statement ('ES') will be produced and the topic areas and information that will be contained within the document. It is issued to Manchester City Council ('MCC') for circulation to Statutory Consultees and other organisations who are invited to express their views on the proposed scope of the EIA or suggest additional issues which may be considered to be of significance. The views expressed by Statutory Consultees will then be used by the LPA to inform the formal Scoping Opinion.
- 1.20 The LPA is required to respond to a formal request for a Scoping Opinion within five weeks of registering receipt, unless otherwise agreed in writing.
- 1.21 The EIA team, as set out in Table 1.1, will be co-ordinated and lead by Deloitte, which holds an IEMA EIA Quality Mark.

Table 1.1: EIA Project Team

| Topic                                                              | Assessment Carried Out By <sup>1</sup> | Qualifications                                                                                                                                                                                                                                                                                                                |
|--------------------------------------------------------------------|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Townscape and Visual Impact</b>                                 | Chris Burnett Associates               | Chartered Landscape Architects, registered with the Landscape Institute, with experience undertaking range of visual impact assessments for EIA.                                                                                                                                                                              |
| <b>Built Heritage</b>                                              | Stephen Levrant Heritage Architecture  | Architectural and heritage advisory practice originally established in 1948 that specialises in the historic environment and conservation.                                                                                                                                                                                    |
| <b>Air Quality and Climate Change</b>                              | Hilson Moran                           | Hilson Moran is an international multi-disciplinary practice offering design consultancy services for the built environment.                                                                                                                                                                                                  |
| <b>Archaeology</b>                                                 | Salford Archaeology                    | The Centre for Applied Archaeology, part of the University of Salford, is a professional and experienced organisation, supplying a threefold approach to heritage management including determining the extent and nature of archaeological remains, the impact of development and recommended solutions for their management. |
| <b>Daylight, Sunlight and Overshadowing, and Wind Microclimate</b> | GIA                                    | Chartered Building Surveyors (BSc (Hons) MRICS) with 25 years' experience who specialise in Rights to Light, Daylight and Sunlight, CFD Wind Microclimate Analysis, Building Consultancy and Party Wall.                                                                                                                      |
| <b>Ecology</b>                                                     | Penny Anderson                         | Penny Anderson Associates, established in 1972, is a specialist ecological consultancy employing a team of experienced                                                                                                                                                                                                        |

<sup>1</sup> Note: although Deloitte has read the input of the individual consultants (together "the Consultant Inputs") for consistency and provide observations based on our knowledge and experience, we accept no liability or responsibility for the Consultant's Inputs and will not be responsible for the technical content.

| Topic                                                                                         | Assessment Carried Out By <sup>1</sup> | Qualifications                                                                                                                                                                                                                                                                                        |
|-----------------------------------------------------------------------------------------------|----------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                               |                                        | ecologists, hydrologists, soil scientists, geomorphologists, and GIS scientists.                                                                                                                                                                                                                      |
| <b>Electronic Interference</b>                                                                | Pager Power                            | Over the course of 24 years, Pager Power has worked on projects providing key services including assessments for Glint and Glare, Environmental Impact, Aviation, Radar Impact, Radar Interference, Feasibility and TV/Radio Baseline Reports & Surveys.                                              |
| <b>Ground Conditions, Traffic and Transport, and Water Resources, Flood Risk and Drainage</b> | Curtins                                | Curtins has specialised in the built environment for over 60 years and offers services which include civil and structural engineering; transport planning; environmental engineering; infrastructure; geotechnical; conservation and heritage; and principal designer.                                |
| <b>Noise and Vibration</b>                                                                    | Sandy Brown                            | Since founded in 1969, Sandy Brown provides advice on acoustics, noise and vibration control. They are widely recognised as experts in building acoustics, studio acoustics and auditoria acoustic design with its extensive portfolio encompassing over 8,000 projects spanning a number of sectors. |
| <b>Socio-Economic</b>                                                                         | Ekosgen                                | Established in 2002, Ekosgen is an independent company providing economic and social research, analysis and consultancy advice.                                                                                                                                                                       |

1.22 The following scenarios will be assessed and considered, and reported within the Chapter of the ES:

1. Existing baseline, including schemes currently under construction nearby, with no surrounding development;
2. Existing baseline (defined in 1. above) with the Proposed Development;
3. Existing baseline, with the Proposed Development and cumulative developments (those with Planning Permission).

1.23 The remainder of this report is structured as follows:

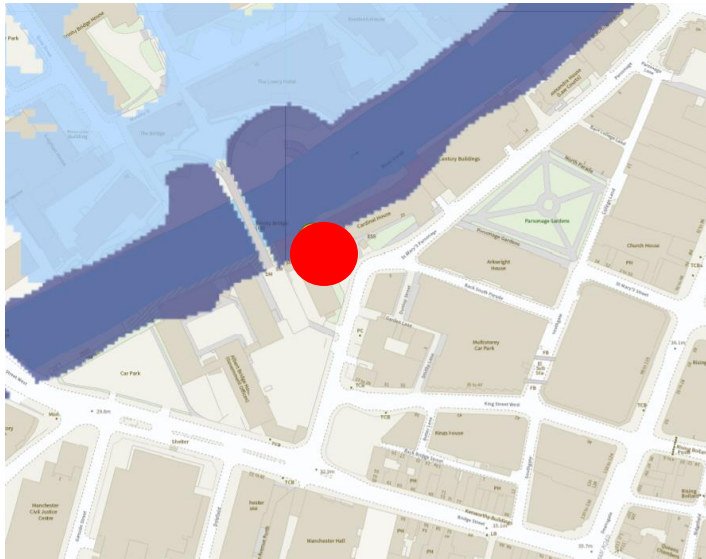
- Section 2: Site and the Proposed Development
- Section 3: Scope, Structure and Consultation
- Section 4: EIA Methodology
- Section 5: ES Chapters

## 2 Site Description and Proposed Development

### Site Description

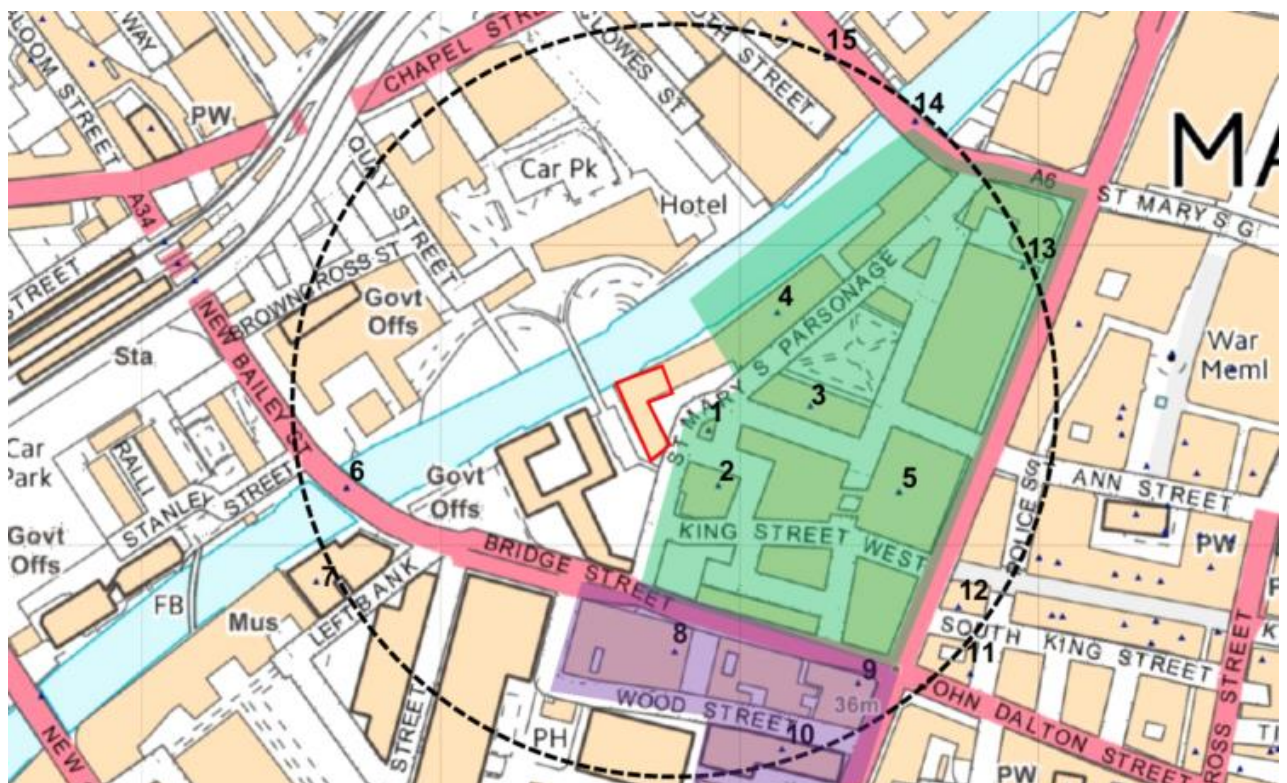
- 2.1 The Site is located to the west of Manchester City Centre and is entirely within the St. Mary's Parsonage Conservation Area, in close proximity to Manchester Victoria mainline railway station.
- 2.2 The 0.26 ha Site is bounded by Cardinal House to the east, St Mary's Parsonage to the south, Alberton Bridge House (car park) to the west and the River Irwell to the north.
- 2.3 The Site, Alberton House currently comprises a part 12, part 4 storey office building, which has an L-shaped footprint with its main entrance set back from the street edge of St Mary's Parsonage. The 12 storey part of the building abuts the River Irwell on its north western edge and back of house servicing access is provided off St Mary's Parsonage along the Site's south western edge. The Site is identified for redevelopment within the endorsed St Mary's Parsonage Strategic Regeneration Framework ('the SRF'), which will form a material consideration in the determination of all future planning applications within the SRF area.
- 2.4 Immediately adjacent to the service access route, to the west of the existing building, is the access to the pedestrian footbridge (Trinity Bridge), which provides a key connection between Salford and Manchester City Centre. The existing footbridge access off St Mary's Parsonage is positioned between the Albert Bridge House car park and the Alberton House service road.
- 2.5 To the south of the Trinity Bridge pedestrian access is Albert Bridge House, an 18 storey 1950's commercial office building. To the south east is 3 St Mary's Parsonage and Reedham House, which are each four storey Grade II listed buildings. To the north of the Site is Cardinal House, which is a ten storey commercial office building, built in the 1970's. All three of these neighbouring sites are identified within the SRF as having potential for complete or partial redevelopment, although no formal proposals have been submitted for the sites to date.
- 2.6 Motor Square, an area of public realm is located to the south east of the Site, forming one of the gateways into the Parsonage Gardens area. Motor Square is currently recognised as a disjointed and underused space and so is identified by the SRF as requiring a comprehensive redesign to enhance activity and vibrancy.
- 2.7 The Site, for the majority, is located in Flood Zone 1 in accordance with the Environment Agency Flood Maps, which is shown in Figure 2.1 below. This portion of the Site is of a low risk of flooding. The north western boundary of the Site is located within Flood Zone 3 as a result of the River Irwell forming this boundary. This part of the Site is within an area with a high probability of flooding however the development will be cantilevered approximately 6m above the river level which is to be confirmed by the Flood Risk Assessment.

Figure 2.1 Flood Zone Map (Source: Environment Agency)



- 2.8 The Site is not a listed building and it is not located within a designated Conservation Area, although it is situated just outside of the boundary of the Parsonage Gardens Conservation Area (as shown in Figure 2.2) within the setting of a number of listed buildings. The nearest listed buildings are located at 3 St Mary's Parsonage (Grade II Listed – List no: 1283044) and 31 & 33 King Street West (Grade II Listed – List no: 1282988) which are situated directly opposite the Site.
- 2.9 There are 15 built heritage assets within a 250m radius of the Site boundary (as shown in Figure 2.2). Further information relating to the Site and Proposed Development's heritage context is set out in Section 5 of this Report.

Figure 2.2 Heritage Asset Map (listed buildings within 250m are numbered and identified by blue triangles with the Parsonage Conservation Area identified in green)



## Site Context

### Strategic Regeneration

#### St. Mary's Parsonage Strategic Regeneration Framework (2020)

- 2.10 The St. Marys Parsonage Strategic Regeneration Framework (SRF), in which the Site is located, was endorsed by the Executive Committee on 3rd July 2020.
- 2.11 The SRF seeks to refocus the priorities of the area in order to establish St Mary's Parsonage as a clearly definable and cohesive City Centre neighbourhood, with a distinctive character and sense of place. The proposals set out the ambition to create a commercially-led, mixed-use district, set around high quality public space. A key underlying principle of the SRF is the retention and celebration of the area's special qualities and assets, including its heritage assets, public spaces and green and blue infrastructure.
- 2.12 The St Mary's Parsonage SRF proposes that Parsonage Gardens will build upon its existing asset base, and its positive adjacencies to other parts of the City Centre, to successfully host an eco-system of best in class employment – from global businesses to start ups - and other high quality uses including residential, hotel, retail and leisure.
- 2.13 The St Mary's Parsonage area will deliver a series of significant regeneration benefits, which will be fully integrated and connected into the wider City Centre and will draw activity and support the further expansion of the City Centre's quality activity into the area. This will make the most of its positive adjacencies to other successful and vibrant parts of the City Centre including Spinningfields, the Primary Retail Area, the Central Business District, and support the growth and enhanced productivity of the City.
- 2.14 Notably, the St Mary's Parsonage SRF states the following in relation to the Site:
- Seek to collaborate with the Albert Bridge House site to explore the potential to improve the pedestrian environment (relating to the footbridge / pedestrian connection to the west of the Site), accessibility and visibility of the route, in order to improve the experience and encourage increased use of this valuable asset.
  - Any future proposals will need to be considered in respect of their impact on the setting of surrounding heritage assets.
  - Considering the fact that Alberton House is in a transitional location between Albert Bridge House and Century Building, it is considered that there is an opportunity for a more substantial increase in height in this location, although any increase in height will need to respect the landmark status of buildings to the south.
  - The existing servicing and parking arrangements are off-street, which is an approach that would be expected to be continued as part of any future proposals.
  - Considering the current set back from street and the resulting dead space that is creates, there is an opportunity for to engage more with St Mary's Parsonage, by bringing the ground floor entrance forwards and incorporating publicly accessible ancillary uses that will help to animate this key route.
- 2.15 The proposals will be directly informed by the strategic objectives of the SRF, and detailed options testing will be undertaken to ensure they can be supported wherever feasible and where other strategic objectives can also be maintained.

### Economic Regeneration

- 2.16 Manchester's increasingly buoyant economy continues to benefit from growth in financial and professional services and is being further strengthened and diversified by high added value growth in key sectors such as Creative and Digital, Science and Innovation, Culture, Sport and Tourism.
- 2.17 Manchester has a population of approximately 555,741<sup>2</sup>, which is expected to grow to 627,000 by 2025 and lies at the heart of a conurbation extending to almost 3 million people. Population growth in recent years has been particularly evident in a younger 20-35 years demographic. This group is attracted to

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<sup>2</sup> State of the City Report (2021) Manchester City Council

Manchester's lifestyle and increasing employment opportunities, and this in turn is driving further economic growth, enhanced productivity and demand for new homes.

- 2.18 Economic growth has also been supported by Manchester's expanding international connections, centres of excellence in research and higher education, and investment in transport infrastructure, which has deepened labour markets.
- 2.19 Prospects for economic growth are closely tied to the ability to attract and retain the most talented individuals. It is therefore critical to focus efforts on improving Greater Manchester's attractiveness as a location to live, study, work, invest and do business.
- 2.20 The Manchester Strategy 2016-25 identifies a clear vision for Manchester's future, where all residents can access and benefit from the opportunities created by economic growth. Over a thirty year programme of transformation, Manchester has become recognised as one of Europe's most exciting and dynamic cities. With a diverse population of now easily more than half a million people, the City of Manchester is located at the heart of Greater Manchester, the largest conurbation outside of London.
- 2.21 The Greater Manchester sub-region, which has a resident population of over 2.78 million and a combined Gross Value Added (GVA) of over £65.5 billion as of 2017, accounts for around two fifths of the North West's economic output. In 2017, almost one third of the £65.5 billion of GVA generated in Greater Manchester was produced in the City of Manchester.
- 2.22 Manchester is one of the fastest growing cities in Europe. Employment growth of 9.9% is forecast in Greater Manchester between 2016 and 2036. In addition, a significant proportion of forecast employment growth is expected to occur in sectors with higher than average GVA. GVA is expected to increase with a 41.2% change forecast from 2016 to 2036.
- 2.23 During this period, GVA across Greater Manchester is forecast to rise by an average of 1.7% per year, increasing to over £88.4 billion by 2036. A number of key documents that reflect this context are as follows:
- The Greater Manchester Strategy (2016)
  - One Manchester: The Manchester Strategy (2016)
  - Manchester City Centre Strategic Plan (2017)
- 2.24 More recently than the above strategies, the Manchester City Council Executive Committee met on 06 May 2020 to discuss the economic recovery from Covid-19, which has affected the economy since the health crisis started in the UK earlier in 2020.
- 2.25 A key part of this strategy is to allow for the construction industry to kick start this economic recovery and provide the right conditions for businesses and residents to live, work and adopt a better quality of life that is better for the environment.
- 2.26 Sustaining confidence in the residential and commercial development market is critical to this recovery and should maintain the commitment to design, new build, public spaces and the commitment to delivering a zero carbon city by 2038. Covid-19 has the potential to impact supply chains that make a quick recovery challenging, so continuing this momentum is essential.

## Planning History

- 2.27 There are no recent planning applications of relevance to the Site.

## Development Proposals

- 2.28 Whilst detailed design is still being developed, the Proposed Development will comprise an office-led development, with ground and lower floor retail 'food & beverage' floorspace, amenity space and cycle parking.

2.29 In summary the scheme, referred to as the Proposed Development in this report, would include delivery of the following:

*“Demolition of existing building and erection of a new 20 storey building comprising 16 floors of office (Class E), 2 floors of retail (Class E) and a two storey rooftop pavilion comprising an ancillary wellness centre to directly serve the commercial office tenants (Sui Generis) with landscaping and public realm; and other associated works.”*

2.30 In summary, the Proposed Development is set out in Table 2.1 below. The proposals are currently being developed and refined in consultation with a range of stakeholders.

Table 2.1 Development Parameters

| Measurement                       | Proposed Development                                                                                                                                                                                                                                                                                                                                   |                                          |
|-----------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------|
| Proposed Site Area                | 2,893 sqm                                                                                                                                                                                                                                                                                                                                              |                                          |
| Proposed Development              | Demolition of existing building and erection of a new 20 storey building comprising 16 floors of office (Class E), 2 floors of retail (Class E) and a two storey rooftop pavilion comprising an ancillary wellness centre to directly serve the commercial office tenants (Sui Generis) with landscaping and public realm; and other associated works. |                                          |
| Proposed Building Footprint       | 1,473 sqm                                                                                                                                                                                                                                                                                                                                              |                                          |
| Proposed Development Floorspace   | Office (Class E) – approximately 22,344 sqm (NIA)<br><br>Retail / Café (Class E) – approximately 913 sqm (NIA)<br><br>Ancillary Wellness Centre (Sui Generis – directly associated with Office use only) – approximately 698 sqm (NIA)                                                                                                                 |                                          |
| Proposed Development Height       | <b>Target Development</b><br><br>20 storeys (117m AOD)                                                                                                                                                                                                                                                                                                 | <b>Maximum Parameters</b><br><br>120 sqm |
| Proposed Landscaping / Open Space | Public Realm – 886 sqm (NIA)<br><br>Rooftop landscaping – 437 sqm (NIA)                                                                                                                                                                                                                                                                                |                                          |

# 3 Scope, Structure and Consultation

## Scope

- 3.1 The intention of this Scoping Report is to enable the team, Manchester City Council and statutory bodies to determine which technical disciplines are pertinent to the Proposed Development and the scope of assessment required in order for any likely significant effects on the environment to be addressed as part of the EIA process.
- 3.2 The information presented in the ES will be provided in accordance with Schedule 4 of the EIA Regulations and will include:
- A description of the Proposed Development;
  - An outline of the main alternatives studied;
  - A description of the aspects of the environment likely to be significantly affected by the proposals;
  - A description of the measures envisaged to prevent, reduce and where possible offset any significant adverse effects on the environment;
  - A non-technical summary; and
  - An indication of any difficulties encountered by the Applicant in compiling the required information.
- 3.3 The introductory chapters for the ES will provide the following information:
- An introduction to the ES in a legislative and the Site specific context;
  - Description of the Site and proposals;
  - Alternatives considered and project design evolution;
  - EIA methodology;
  - Construction methodology and programme;
  - Stakeholder engagement;
  - ES Structure; and
  - Details of the EIA project team.
- 3.4 The geographical coverage of the EIA will be determined by a number of factors including:
- The physical extent of work;
  - The nature of the baseline environment, including the location of sensitive receptors;
  - The distance over which effects will be significant; and
  - The presence and type of “pathways” along which impacts may be spread.
- 3.5 Tables 3.1 below provides a summary of the scoping exercise carried out and indicates the topics which will be assessed within the EIA and reported within the ES.

Table 3.1: Topics Scoped out of Proposed EIA

| Technical Discipline | Potential Significant Effects from Proposed Development (Y/N) | ES Chapter (Y/N) | Technical Consultant |
|----------------------|---------------------------------------------------------------|------------------|----------------------|
| Agriculture          | N                                                             | N                | N/a                  |

| Technical Discipline                     | Potential Significant Effects from Proposed Development (Y/N) | ES Chapter (Y/N) | Technical Consultant     |
|------------------------------------------|---------------------------------------------------------------|------------------|--------------------------|
| Aviation                                 | N                                                             | N                | N/A                      |
| Air Quality                              | N                                                             | N                | Hilson Moran             |
| Archaeology                              | N                                                             | N                | Salford Archaeology      |
| Built Heritage                           | Y                                                             | Y                | SLHA                     |
| Climate Change                           | N                                                             | N                | Hilson Moran             |
| Daylight, Sunlight and Overshadowing     | N                                                             | N                | GIA                      |
| Ecology                                  | N                                                             | N                | Penny Anderson           |
| Electronic Interference                  | N                                                             | N                | Pager Power              |
| Ground Conditions                        | Y                                                             | Y                | Curtins                  |
| Human Health                             | N                                                             | N                | Deloitte                 |
| Noise and Vibration                      | N                                                             | N                | Sandy Brown              |
| Traffic and Transport                    | N                                                             | N                | Curtins                  |
| Water Resources, Flood Risk and Drainage | N                                                             | N                | Curtins                  |
| Wind Microclimate                        | N                                                             | N                | GIA                      |
| Townscape and Visual Impact              | Y                                                             | Y                | Chris Burnett Associates |
| Socio-Economic                           | N                                                             | N                | Ekosgen                  |

### Environmental Issues to be Scoped out of the EIA

- 3.6 It is considered that the following disciplines will not give rise to likely significant effects on the environment and would therefore not require inclusion in the ES. An explanation for each discipline is given below.

#### Agricultural Circumstances

- 3.7 The Site is entirely on brownfield land so there would be no likely significant effects with respect to agriculture. This discipline can therefore be scoped out of the EIA.

#### Aviation

- 3.8 The height of the Proposed Development will be up to 20 storeys (approximately up to 117m AOD), which exceeds the 90m (AOD) aviation safeguard threshold.
- 3.9 Whilst the threshold has been exceeded, consultation is currently being undertaken with NATS and the Manchester Airport Safeguarding Team to brief them on the proposals. This will be addressed prior to the submission of the application. The consultation will include confirming the final height and location of the building to ensure that appropriate mitigation is designed into the scheme if required and secured by way of planning condition. The Site is also located in Manchester City Centre, approximately 13.7km to the north of Manchester Airport.

- 3.10 On this basis, it is not likely significant effects would be expected with respect to aviation. This discipline can therefore be scoped out of the EIA.

#### **Air Quality**

- 3.11 The Proposed Development is located within Manchester's Air Quality Management Area and, as such, an initial assessment has been undertaken by Hilson Moran, as summarised below, to quantify the potential impact of the scheme on local air quality.
- 3.12 A qualitative assessment of construction phase impacts will be carried out to assess the impacts of dust soiling and fugitive PM10 emissions on human health. The assessment will consider the impacts of demolition, earthwork, trackout and construction activities. Through good site practice and the implementation of suitable mitigation measures, the impacts of dust and PM10 releases can be minimised. It is expected that the residual effect of the construction phase on air quality will not be significant.
- 3.13 Following consultation with the Project Transport Consultants (Curtins) it is not anticipated that road traffic generated by the Proposed Development will breach the threshold detailed in the IAQM and EPUK Air Quality Planning Guidance. Therefore, detailed dispersion modelling will be scoped out of the assessment and a qualitative assessment of likely current and future baseline concentrations based on local authority monitoring data will be undertaken
- 3.14 There is no proposed onsite combustion plant for the provision of heating and hot water, with an all-electric approach being adopted through air source heat pumps. As part of the Proposed Development there is an onsite diesel fired life safety generator which is proposed to run in case of emergencies. At this stage the size of the generator is unknown, however it is anticipated that its operation will be compliant with the Medium Combustion Plant Direction (MCPD) and therefore a detailed assessment of its impacts will be scoped out.
- 3.15 Overall, with best site practice and recommended mitigation measure in place the proposals are anticipated to be compliant with legislation and policy. On this basis, air quality is proposed to be scoped out of the ES but an Air Quality Assessment will be submitted with the planning application.

#### **Archaeology**

- 3.16 The Site lies within Manchester's historic core but does not form part of a conservation area. There are no designated heritage assets, such as listed buildings, within the Site and there are no below-ground archaeological remains that are afforded statutory protection as designated heritage assets that would require preservation in-situ.
- 3.17 The Site is located to the west of the area of medieval Manchester and the projected Roman road at Deansgate. Eighteenth-century mapping shows that the riverside was populated by numerous buildings and yards, several of which fall within the Site boundary. During the early nineteenth century the Site was occupied by gas holders associated with the Manchester Gas Works and a number of houses located between Water Street and the River Irwell. By the mid-nineteenth century, Water Street had been renamed Albert Street and a brass and copper works had been constructed within the Site. By the end of the nineteenth century, the gas works had closed, and a police station had been constructed in its place. The riverside buildings opposite the police station, including those within the Site, were shown as ruins on the 1948 OS map. Alborton House was constructed in 1973.
- 3.18 Initial research, conducted by Salford Archaeology, has concluded that the archaeological interest in the Site dates primarily to the eighteenth and nineteenth centuries. Any such remains are likely to be of High Local / Borough significance, pending the extent to which buried physical remains survive in-situ. Further investigation to confirm the presence, extent and significance of the archaeological resource across the Site has been agreed and will be implemented prior to any development works.
- 3.19 Archaeology can be scoped out of the ES given that a comprehensive archaeological desk-based assessment is being prepared to assess the potential impact of the Proposed Development on the sub-surface archaeological resource. This will enable a decision regarding any further works to be made in consultation with GMAAS. This approach is in line with the National Planning Policy Framework (NPPF) and local planning policies.

## Climate Change

- 3.20 The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 were transposed into UK law on 16th May 2017 and introduced a new requirement for EIAs to assess potential effects associated with climate change.
- 3.21 It requires “a description of the likely significant effects of the project on climate (for example the nature and magnitude of greenhouse gas emissions) and the vulnerability of the project to climate change”. In relation to the climate change and the Proposed Development, the project team are seeking to assess the scheme through two primary lenses:
- 3.22 An Environmental Standards / Energy Statement has been prepared by Hilson Moran to establish and make recommendations as to whether the Proposed Development will cause significant environmental impacts to the city and global environment with regards to the declared 2019 climate emergency.
- 3.23 The building will be serviced by 100% electricity with no burning of fossil fuels on Site. Apart from standby generators which will only be used for life safety in the event of a fire.
- 3.24 It is proposed that the development will be heated and cooled by low carbon air source heat pumps located at roof level. The air source heat pumps will generate low temperature water through extraction of heat or cooling from ambient air. This heat will then be circulated within a vertical ambient energy loop serving all floors of the building. At each floor there will be a high efficiency water-to-water heat pump which will raise the temperature of the water from the ambient energy loop to provide heating or reduce the temperature of the water to provide cooling. The heat that is generated by the low carbon water-to-water heat pump technology will be rejected to the ambient loop, maximising the efficiency of the system.
- 3.25 The proposed ventilation strategy for the development will be mechanical ventilation supported by openable windows. To drive further efficiency within the ventilation system, decentralised mechanical ventilation heat recovery will be used. This provides local zone control efficiency whilst minimising the requirement to provide centralised air handling units.
- 3.26 Domestic hot water will be generated by a low carbon water-to-water heat pump that is connected to the ambient energy loop. Domestic hot water will be stored in domestic hot water vessels to provide peak domestic hot water loads.
- 3.27 Lighting will be LED technology and will incorporate automatic controls to prevent energy waste.
- 3.28 At present the external lighting will be minimal and will be controlled by time clock and photocell switching to minimise hours of operation.
- 3.29 The land to floor area ratio is very small and therefore there is a relatively modest opportunity to provide on-site renewable technologies. However, where possible, photovoltaic cells will be incorporated within the roof at level 17 and 18.
- 3.30 At RIBA Stage 2, an operational energy assessment has been undertaken to establish the operational performance of the building in line with the UK Green Building Council Framework to net zero carbon. This assessment has identified that the building is working towards 2050 net zero carbon targets and with further design development these targets are likely to be achieved.
- 3.31 An embodied carbon assessment is currently under review and will be targeting to exceed the Bruntwood baseline embodied carbon aspiration of 800 kg CO<sub>2</sub>e/m<sup>2</sup> GIA1. To achieve these targets, the design team have been optioneering alternative methods of construction throughout RIBA Stage 2.
- 3.32 In terms of embodied carbon, Hilson Moran has compared the base build typical specification against an optimised specification to identify where the project is moving towards. Current findings show that the project is to go beyond RIBA 2030 scope. The Council's carbon budget is 400 gigatons of CO<sub>2</sub>. Currently, the embodied carbon emission for the Proposed Development is approximately 27,625kgCO<sub>2</sub> which demonstrates an incomparable value with regards to contribution.
- 3.33 NABERS relates to operational energy and carbon but is not related to embodied carbon. To date operational energy modelling has been carried out which has concluded that the Proposed Development is moving towards achieving an energy intensity of 50 – 77kWh/m<sup>2</sup>/annum which is in line with the MCC standards.

- 3.34 The Environmental Standards / Energy Statement identifies that the development has considered all aspects of the Manchester City Climate Emergency Document and has addressed these robustly. In addition, Bruntwood are committed to making informed environmental decisions to meet the council net zero carbon aspirations by 2038 as well as their own net zero carbon aspirations which are more stringent requiring new development to be net zero carbon by 2030 - 20 years ahead of Paris Proof Targets of net zero carbon by 2050.
- 3.35 Hilson Moran therefore recommends, based on data produced to date, the environmental and energy standards of the proposed development are considered to be minimal posing no significant environmental impact to Climate Change and the discipline can therefore be scoped out of the EIA

### Daylight, Sunlight and Overshadowing

- 3.36 A desk-based review of potential impacts has been undertaken by GIA. Due to the distance and orientation of the Proposed Development from any existing surrounding residential receptors, it is considered that there is no potential for significant environmental impacts.
- 3.37 The closest residential receptor, Century Buildings, only has very limited windows overlooking the Proposed Development, and research indicates that these windows serve a dual aspect room, with an alternative window facing away from the Proposed Development.
- 3.38 On this basis, a Daylight and Sunlight chapter is not considered necessary, and will be scoped out of the EIA.

### Ecology

- 3.39 Penny Anderson Associates Ltd (PAA) was commissioned by Bruntwood to carry out an ecological assessment of the Site. A daytime Site visit was carried out by Principal Scientist Gerard Hawley (MCIEEM3), as an accredited agent of Dr Sarah Ross' Level 2 bat licence (2015-12600-CLS-CLS), and Ecologist Phoebe Gray on 20th July 2021.
- 3.40 Alberton House fronts onto St. Mary's Parsonage in central Manchester and the rear of the building looks out onto the River Irwell close to Spinningfields and Deansgate. There are two building blocks forming an 'L'-shape of five and eleven storeys faced with red brick and flat roof. There are areas of formal planting at the front of the building and, at the back, a balcony over slabbed sloping ground that runs down to a narrow wooded corridor on the banks of the River Irwell.
- 3.41 The survey followed standard methods as set out in the Handbook for Phase 1 Habitat Survey (JNCC 20104) for classifying and mapping British habitats. This entailed mapping, describing and collating plant species lists for habitats across the area delineated for the survey. The survey aimed to provide a record of habitats that are present within the Site and to further investigate those that are likely to be ecologically important.
- 3.42 The survey was 'extended' (Institute of Environmental Assessment 19955, CIEEM 20176) to include a general assessment for the presence or potential presence of protected species, noting any areas of suitable habitat and the location and type of any incidental field signs of protected species. In particular, this component of the field survey focused on the potential for bats and breeding birds to be present on Site, taking into account any contemporary, relevant desk study records.
- 3.43 The building inspections for use by bats followed the guidance of Collins (20167) and involved carrying out a visual inspection of buildings (both external and internal) to assess their potential for bat roosting and to search for any evidence of such use. All accessible areas were inspected. Signs may include insect remains, droppings, grease marks, urine stains and smoothing or lack of significant build-up of cobwebs. A powerful torch (1M candle power) and close focusing binoculars (Avian 8x42: 6.5°) were used as necessary.

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<sup>3</sup> Member of the Chartered Institute of Ecology and Environmental Management (CIEEM)

<sup>4</sup> JNCC, 2010. *Handbook for Phase 1 Habitat Survey – a technique for environmental audit*. Joint Nature Conservation Committee (revised edition 2010).

<sup>5</sup> Institute of Environmental Assessment, 1995. *Guidelines for Baseline Ecological Assessment*. Chapman and Hall.

<sup>6</sup> CIEEM, 2017. *Guidelines for Preliminary Ecological Appraisal*. Technical Guidance Series. Chartered Institute of Ecology and Environmental Management.

<sup>7</sup> Collins, J. (ed.), 2016. *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3<sup>rd</sup> edn.)*. The Bat Conservation Trust.

- 3.44 Buildings were assigned to a roost potential category, based on their suitability for supporting bat roosts. These criteria have been devised using information obtained from the Bat Mitigation Guidelines (Mitchell-Jones 2004<sup>8</sup>) and Bat Surveys for Professional Ecologists: Good Practice Guidelines (Collins 2016). The overall suitability of the habitat within and around the application Site was also evaluated in terms of its roosting, foraging and commuting value to bats.
- 3.45 A request was made to the Greater Manchester Ecology Unit (GMEU) to obtain local and site-specific ecological information. The results help to place the Site within a wider ecological context and inform any requirements for further survey work. A search zone of 1km radius from the centre of the Site was used for details of statutory and non-statutory designations for nature conservation and for records of protected species or species of conservation concern within the search area.
- 3.46 The desk study did identify protected species within the search area, but many records of species returned were considered sufficiently distant and isolated from the application Site to not be impacted by the development proposals.
- 3.47 Of those protected and notable species identified through the desk study as being within closer proximity to the Site, the Site was found to provide no significant habitat or features likely to be used by these species.
- 3.48 The Site itself has very limited ecological value, dominated by a building and hardstanding with limited areas of sparse ephemeral – short perennial habitat was along with a small number of urban trees. At the entrance to Alberton House, fronting onto St Mary's Parsonage, there are four raised borders with ornamental shrub plants that are predominantly non-native evergreen species.
- 3.49 There is a small narrow band of broad-leaved woodland present along the northern edge of the Site adjacent to the retaining wall of the River Irwell. The dominant canopy species to colonise the area is sycamore (*Acer pseudoplatanus*) with the occasional elder (*Sambucus nigra*), flowering cherry (*Prunus* sp.) and the non-native butterfly-bush (*Buddleia davidii*). The trees are relatively young, appear self-seeded and none have potential roost features for bats.
- 3.50 Two invasive non-native plant species (INNS) listed on Schedule 9 of the WCA are present on Site - giant hogweed (*Heracleum mantegazzianum*) and Himalayan balsam (*Impatiens glandulifera*). Recommendations are made to gain specialist advice on the control and removal of these species in line with appropriate guidance.
- 3.51 The survey identified negligible potential for roosting bats to be present within the building, and no evidence of roosting was found during the building inspection. The habitats on Site were of low value to foraging and commuting bats, although the woodland area next to the River Irwell corridor offered some forage habitat.
- 3.52 No evidence of other protected species was found during the survey. Potential for nesting birds is identified within the denser shrub planting and within trees/woodland areas.
- 3.53 No further surveys for protected species were considered necessary although the recommendation was made that demolition should be undertaken outside the breeding bird season (March to September inclusive). If this is not possible then a suitably qualified ecologist should inspect the Site for breeding birds no more than 48 hours before demolition.
- 3.54 Enhancement opportunities identified for review and inclusion where possible in the design comprise the inclusion of native plant species in landscape designs, artificial bat roost/bird nest habitat features and an ecologically sensitive lighting scheme.
- 3.55 Summary of the ecology assessment results are provided below.

| Receptor                                    | Impact | Potential Effect | Scoped In / Out |
|---------------------------------------------|--------|------------------|-----------------|
| Protected Species (bats and breeding birds) | Low    | Negligible       | Out             |

<sup>8</sup> Mitchell-Jones, A.J., 2004. Bat Mitigation Guidelines. English Nature 2004.

|                                                   |     |            |     |
|---------------------------------------------------|-----|------------|-----|
| <b>Habitats</b>                                   | Low | Negligible | Out |
| <b>Statutory and Non-statutory Wildlife Sites</b> | Low | Negligible | Out |

3.56 On this basis, it is considered appropriate that ecology is scoped out of the EIA.

#### Electronic Interference

3.57 In general, there will be three 'zones' behind the structure i.e. within its shadow relative to the transmitter, which could be negatively impacted by the Proposed Development. The interference mechanism is diffraction of the signal caused by the Proposed Development. Typical distances describing how interference effects may manifest are presented below:

**Zone A** - close behind the structure (typically a few tens of metres) there may be a large reduction in signal level with a possible complete loss of reception;

**Zone B** - further away (typically a few hundred metres) the signal reduction is less severe, and the shadow will be smaller as diffraction effects partially fill in the shadow. Depending on the size of the structure, some locations could still lose reception completely;

**Zone C** - some distance away (1-5km) the shadow will effectively have disappeared.

3.58 Furthermore, the transmitted television signal can be reflected by the building itself. This causes an effect known as 'multipath interference' whereby the signal is received twice by an aerial at different times. The direct signal arrives first because it has a shorter distance to travel.

3.59 Other existing and proposed buildings on the same bearing to the transmitter can further reduce the television signal strength and result in signal loss for dwellings receiving aerials located in the nearby area or in the shadow of the Proposed Development.

3.60 Large scale developments are common in dense urban areas and it is common practice for building developers to assess potential impacts related to new Proposed Development and, where necessary, mitigate them. A television Reception Survey will be conducted in order to assess baseline reception and identify and mitigate potential impacts on telecommunications infrastructure.

3.61 It is extremely uncommon for building developments to be modified on the basis of television signal issues. This is largely because technical solutions generally exist and are commercially viable. It is Pager Power's recommendation that the technical assessment is progressed at the earliest opportunity and suitable planning conditions are agreed at the planning stage. Provided this process is followed, it is considered appropriate for television signal impacts to be scoped out of the Environmental Statement.

3.62 Mobile phone services operate via multiple transmitters that facilitate two-way communication with mobile handsets. The transmitters themselves are typically networked together via microwave links to form a network.

3.63 Obstructions located between a transmitter and a handset can partially block the radio signal passing between them, thereby reducing the received signal strength. This can occur even if the obstruction is in not directly between the transmitter and receiver. Obstruction of the signal can impair the performance of the network for a device in the obstruction's shadow. This could therefore affect users inside an apartment of a building development where the walls will further attenuate the signal.

3.64 Reflection impacts are unlikely to be significant for mobile phone networks because of their frequency (which is relatively high) and the fact that the network is designed to provide services in a dynamic environment. Mobile phone reception issues may also not materialise in reality due to the variety of networks being available to a user, potentially more than one transmitter providing coverage and the ability to use wi-fi calling when connected to wireless broadband.

3.65 Mobile phone interference assessments are typically completed by a developer to ensure that there is coverage within a property. It is rare for significant effects to materialise internally or externally and, if so, there are mitigation options available. It is therefore considered appropriate for mobile phone coverage to be scoped out of the Environmental Statement.

- 3.66 Radio signals can be reflected or blocked by buildings, and the interference mechanisms are much the same as those for television signals.
- 3.67 Radio services in the UK are broadcast from a variety of main and local transmitters. Services are currently broadcast as both analogue and digital transmissions and in many cases are broadcast from television transmitter towers. Both digital and analogue radio services are broadcast in the UK.
- 3.68 Receivers are typically mobile or portable devices with omnidirectional aerials. The relevant transmitter is dependent on the receiver's exact position and the radio channel that is being received. Because of this radio signals tend to be more robust compared to television signals.
- 3.69 Radio services are typically even less susceptible to interference than television services. A baseline reception survey can be undertaken alongside the television baseline survey for completeness if required. Considering the decision to scope out television signal impacts, it is considered appropriate for radio coverage to be scoped out of the Environmental Statement.
- 3.70 In summary, it is considered appropriate that electronic interference as a whole is scoped out of the EIA.
- 3.71 The study areas for potential television interference are well defined within Ofcom guidance and based on previous experience of the technical consultant. The most common and most practical approach is to:
1. Identify the areas where interference would be the most likely based on formal guidance.
  2. Collect baseline survey measurements within the locations that are at risk.
  3. Identify the most likely mitigation options within potentially affected areas.
  4. Evaluate any complaints post-construction against the predicted effects and baseline survey data.
  5. Implement mitigation if effects are shown to be attributable to the development.
- 3.72 In accordance with the above, there is generally no requirement for pre-commencement mitigation measures to be installed. Steps 1-3 will be undertaken within the technical report and steps 4 and 5 would be recommended post-construction, secured by way of condition, if issues are subsequently reported to be likely.
- 3.73 In general, there will be three 'zones' behind the structure i.e. within its shadow relative to the transmitter, which could be negatively impacted by the Proposed Development. The interference mechanism is diffraction of the signal caused by the Proposed Development. Typical distances describing how interference effects may manifest are presented below:
- Zone A - close behind the structure (typically a few tens of metres) there may be a large reduction in signal level with a possible complete loss of reception;
  - Zone B - further away (typically a few hundred metres) the signal reduction is less severe, and the shadow will be smaller as diffraction effects partially fill in the shadow. Depending on the size of the structure, some locations could still lose reception completely;
  - Zone C - some distance away (1-5km) the shadow will effectively have disappeared.
- 3.74 Furthermore, the transmitted television signal can be reflected by the building itself. This causes an effect known as 'multipath interference' whereby the signal is received twice by an aerial at different times. The direct signal arrives first because it has a shorter distance to travel.
- 3.75 Other existing and proposed buildings on the same bearing to the transmitter can further reduce the television signal strength and result in signal loss for dwellings receiving aerials located in the nearby area or in the shadow of the Proposed Development.
- 3.76 Large scale developments are common in dense urban areas and it is common practice for building developers to assess potential impacts related to new Proposed Development and, where necessary, mitigate them. A television Reception Survey will be conducted in order to assess baseline reception and identify and mitigate potential impacts on telecommunications infrastructure.

- 3.77 It is extremely uncommon for building developments to be modified on the basis of television signal issues. This is largely because technical solutions generally exist and are commercially viable. It is Pager Power's recommendation that the technical assessment is progressed at the earliest opportunity and suitable planning conditions are agreed at the planning stage. Provided this process is followed, it is considered appropriate for television signal impacts to be scoped out of the Environmental Statement.
- 3.78 Mobile phone services operate via multiple transmitters that facilitate two-way communication with mobile handsets. The transmitters themselves are typically networked together via microwave links to form a network.
- 3.79 Obstructions located between a transmitter and a handset can partially block the radio signal passing between them, thereby reducing the received signal strength. This can occur even if the obstruction is in not directly between the transmitter and receiver. Obstruction of the signal can impair the performance of the network for a device in the obstruction's shadow. This could therefore affect users inside an apartment of a building development where the walls will further attenuate the signal.
- 3.80 Reflection impacts are unlikely to be significant for mobile phone networks because of their frequency (which is relatively high) and the fact that the network is designed to provide services in a dynamic environment. Mobile phone reception issues may also not materialise in reality due to the variety of networks being available to a user, potentially more than one transmitter providing coverage and the ability to use wi-fi calling when connected to wireless broadband.
- 3.81 Mobile phone interference assessments are typically completed by a developer to ensure that there is coverage within a property. It is rare for significant effects to materialise internally or externally and, if so, there are mitigation options available. It is therefore considered appropriate for mobile phone coverage to be scoped out of the Environmental Statement.
- 3.82 Radio signals can be reflected or blocked by buildings, and the interference mechanisms are much the same as those for television signals.
- 3.83 Radio services in the UK are broadcast from a variety of main and local transmitters. Services are currently broadcast as both analogue and digital transmissions and in many cases are broadcast from television transmitter towers. Both digital and analogue radio services are broadcast in the UK.
- 3.84 Receivers are typically mobile or portable devices with omnidirectional aerials. The relevant transmitter is dependent on the receiver's exact position and the radio channel that is being received. Because of this radio signals tend to be more robust compared to television signals.
- 3.85 Radio services are typically even less susceptible to interference than television services. A baseline reception survey can be undertaken alongside the television baseline survey for completeness if required. Considering the decision to scope out television signal impacts, it is considered appropriate for radio coverage to be scoped out of the Environmental Statement.
- 3.86 In summary, it is considered appropriate that electronic interference as a whole is scoped out of the EIA.

#### **Human Health**

- 3.87 The Proposed Development is located in an urban environment and the current Site is entirely occupied by existing buildings, highways infrastructure and green infrastructure. The surrounding built environment is characterised by both medium rise and high rise residential and commercial buildings that are typical of the city centre.
- 3.88 There is potential for some short term impacts to human health during the construction phase with the potential for accidental spillages, dust and noise and vibration as a result of construction activity. These activities will be considered, and mitigation will be proposed as part of a Framework Construction Management Plan, included within the Environmental Statement and submitted with the Planning Application in order to mitigate any potentially significant impacts. Furthermore, a detailed Construction Environmental Management Plan will be secured by planning condition, to be approved by the Local Planning Authority prior to any work commencing.
- 3.89 Any potential impacts on health during the operational phase will be fully considered at the design development stage and mitigation will be proposed as part of the planning application's supporting

technical reports. Any potential in-combination effects will also be considered within the Type 1 Cumulative Effects ES Chapter.

- 3.90 On this basis, a specific chapter prepared in relation to human health can therefore justifiably be scoped out of the EIA as the matters relating to human health will be assessed within other elements of the submission.

## Noise and Vibration

- 3.91 Any urban development project has the capacity to cause impacts in relation to noise and vibration on identified nearby sensitive receptors either during the construction phase of development, or during the operational stages due to active late night uses or external plant. To quantify the potential impact in this regard, a Noise and Vibration Assessment has been prepared by Sandy Brown in support of any future planning application relating to the Proposed Development.
- 3.92 Initial assessment concludes that, whilst construction activity will have an impact on nearby sensitive receptors, it is considered that these will be both temporary in nature and can be mitigated through adhering to the mitigation set out in a Construction Management Plan. This would result in a non-significant effect and this will be set out in the Construction Methodology chapter of the Environmental Statement.
- 3.1 An environmental noise survey has been carried out at the Site of the Proposed Development between 12:00 on 1 October 2021 and 12:00 on 11 October 2021. This is a robust period for assessment as city centre activities had largely returned to pre-pandemic levels at this time.
- 3.2 The purpose of the environmental noise survey was to establish the existing noise climate and baseline conditions at the Site, and to inform appropriate limitations for noise egress associated with the Proposed Development.
- 3.3 A copy of the Sandy Brown *Planning noise report* document reference 21443-R02-B dated 10 December 2021 is provided in Appendix C for reference and this document details the survey methodology, details of the nearby noise sensitive receptors, the survey results and sets out appropriate limits for noise egress associated with the operational phase of the Proposed Development.
- 3.4 The nearest noise sensitive receptors to the Site have been established to be Albert Bridge House (commercial use) to the west, Cardinal House (commercial use) to the east and No.2 St Mary's Parsonage to the south (commercial use), and Century Buildings (residential) to the north east. The Lowry Hotel and Bridge Apartments which are located further from the Site and across the River Irwell have also been considered.
- 3.5 Potential sources of noise impact to the noise sensitive receptors, associated with the operational phase of the Proposed Development have been established to include plant noise egress, amplified sound breakout associated with the retail/amenity uses proposed, terrace activity noise egress and noise associated with deliveries/collections.
- 3.6 Limits for plant noise egress associated with the operational phase of the Proposed Development have been set based on the survey results and the requirements of Manchester City Council. On this basis, the plant noise egress limits have been set to be no higher than 5 dB below the representative background noise levels measured at the Site and are applicable outside the nearby noise sensitive receptors. The limitations are cumulative and apply for all plant associated with the operational phase of the Proposed Development.
- 3.7 All plant will need to be carefully selected and appropriately mitigated to ensure that the proposed limits are not exceeded outside the nearby noise sensitive receptors. Detailed assessments will be required as the design progresses to ensure this. On this basis, no significant adverse effects associated with this potential source of noise are expected.
- 3.8 An initial assessment of noise egress associated with use of the external terraces associated with the Proposed Development has been undertaken and this is presented in Sandy Brown Planning noise report document reference 21443-R02-B dated 10 December 2021 is provided in Appendix C. This indicates that no significant adverse effects associated with this potential source of noise are expected.

- 3.9 The survey results have been used to determine limits for any amplified sound associated with the operational phase of the Proposed Development. These have been set outside the nearby noise sensitive receptors to be at least 10 dB below the representative background noise levels measured during the survey, in octave bands in line with the requirements of Manchester City Council.
- 3.10 The building envelope to retail/amenity areas will need to be carefully designed to ensure that the amplified sound limits are met. Internal amplified sound limits for tenants/building operators may also be required. On this basis, no significant adverse effects associated with this potential source of operational noise are expected.
- 3.11 It is recommended that any deliveries/collections associated with the operational phase of the Proposed Development be limited to be during the daytime only to minimise the likelihood any significant adverse effects occurring.
- 3.12 An initial assessment of construction noise and vibration has been carried out for the Proposed Development to establish the likely impact on the nearby noise sensitive receptors. This assessment is detailed in Sandy Brown document *21443-R02-A Construction noise and vibration assessment* which is included in Appendix D for reference.
- 3.13 This assessment concludes that, whilst construction activity will likely have an impact on nearby sensitive receptors, it is considered that these will be both temporary in nature and can be mitigated through adhering to the best practical means of mitigation set out in a construction management plan. This will be set out in the Construction Methodology chapter of the Environmental Statement.
- 3.14 The cumulative noise impact of the Proposed Development with other committed schemes has been considered.
- 3.15 The nearest committed development is 170 m from the Proposed Development at Affinity Riverview in Salford. This development is currently under construction and due to complete imminently. It is adjacent to the Bridge Apartments and close to The Lowry Hotel which have been considered as noise sensitive receptors within the noise impact assessments.
- 3.16 The construction programme for Affinity Riverview is not expected to overlap with the Proposed Development so no cumulative impact relating to construction is expected. The Kendal's development is located within close proximity of the Site and the construction programme for the development will likely overlap and will therefore need to be considered.
- 3.17 Mitigation strategies for operational noise egress associated with the Proposed Development will be driven by the noise sensitive receptors within close proximity of the Site rather than the Lowry Hotel and Bridge Apartments. As such, cumulative noise impact during the operational phase of the Proposed Development is not likely.
- 3.18 On this basis, noise and vibration as a result of the Proposed Development is not considered to have a significant impact and therefore will be scoped out of the EIA.

### **Traffic and Transport**

- 3.19 In order to clarify the potential for impact with regard to traffic and transport matters, the Site conditions and Proposed Development has been reviewed by Curtins, the scheme's transport consultants.
- 3.20 The Site currently has a small amount of parking for Site users. However, the Proposed Development will not provide any on-site car parking provision and therefore there will be a reduction compared to the existing situation and the Site will not generate any traffic above typical servicing/delivery vehicle movements. The increase in servicing activity from existing that may occur will not result in a 30% increase in traffic on any link within the study area. 30% is the threshold at which impacts are perceived to become significant. Increases below this threshold do not require any further assessment.
- 3.21 It is considered the Site is highly accessible by sustainable modes of transport. The surrounding area exhibits good levels of pedestrian and cycling infrastructure, and there are a number of public transport opportunities within acceptable walking distance of the Site. As part of the Proposed Development, pedestrian and cycle infrastructure will be improved.

- 3.22 On the above basis, it is considered that the proposals would have not have a significant environmental impact in terms of transport and accessibility and is therefore recommended to be scoped out of the ES.

### **Water Resources, Flood Risk and Drainage**

- 3.23 In order to set out the Site conditions and potential impact of the Proposed Development on water resources, flood risk and drainage, the scheme has been assessed by Curtins.
- 3.24 The Site has been identified as classified as within Flood Zone 1 and 3 indicating that the risk of flooding from rivers and sea is low to high, therefore a Flood Risk Assessment will be required to be undertaken. However, the anticipated flood levels provided by the Environment Agency have been reviewed for the 100 year plus climate change scenarios and the 1000 year with and without gate failure scenarios. The 1000 year event with gate failure scenario is the worst case scenario, with flood levels predicted up to 27.3m AoD. The flood levels have been reviewed with the existing and proposed Site topography which confirms that the existing basement level at 30.64m AoD and the proposed basement level at 29.340m AoD, would be in excess of 2m above the anticipated 1 in 1000 Year flood level with gate failure scenario. On this basis the Proposed Development would be considered entirely within Flood Zone 1 and maintain this classification through development.
- 3.25 The Flood Risk Assessment will assess all potential sources of flooding including tidal, fluvial, surface water, groundwater, sewers and infrastructure failure. The Flood Risk Assessment scope will be undertaken in accordance with National Planning Policy Framework document (NPPF) which provides technical guidance on how flood risk should be assessed during the planning and development process. The intention is to ensure that development-planning decisions are made in a manner that delivers sustainable development in terms of current and future flood-risk. The scope of the Flood Risk Assessment and mitigation measures will be agreed with the Lead Local Flood Authority. Mitigation measures with suitable construction techniques and environmental best practice will be incorporated.
- 3.26 As the Site is considered major development, it will also be necessary to prepare a Drainage Strategy for the Site. The Drainage Strategy will consider foul and surface water drainage proposals for the Proposed Development and mitigate any potential risk of flooding determined to be present. The Drainage Strategy will also consider the impacts of climate change and provide the necessary capacity within the drainage system to accommodate the predicted increase in rainfall for the development life span.
- 3.27 Based on the Site location, the main risk of flooding to the Site is likely to be associated with the surface water run-off to and from the Site. This will be addressed by a robust drainage strategy and recommendations for the general level's strategy within the FRA and Drainage Strategy Report.
- 3.28 As no significant effects are likely, a separate Flood Risk, Drainage and Water Resources ES chapter is not considered necessary, and any mitigation will be presented within the Flood Risk Assessment and Drainage Strategy.
- 3.29 On this basis, it is considered that the proposals would have not have a significant environmental impact in terms of water resources, flood risk and drainage, and is therefore recommended to be scoped out of the ES.

### **Wind Microclimate**

- 3.30 A safe and comfortable wind climate is integral to the success of any development. Buildings that are at least 50% taller than the adjacent surroundings, or in very exposed locations, may generate wind acceleration at ground level which could result in discomfort or safety issues to pedestrians. An assessment of the wind microclimate is necessary to identify any potential impacts that the development may have on sensitive receptors adjacent to as well as within that development during both construction and operational phases.
- 3.31 The Proposed Development comprises a 20-storey building. Although taller than the existing building that currently occupies the Site, the height is relatively similar to the buildings neighbouring the Site, including Albert Bridge House.
- 3.32 It is expected that wind conditions within and around the Site will remain similar to sheltered urban areas. This is supported by initial wind microclimate assessments (using Computational Fluid Dynamics (CFD)) and comparing current conditions with those with the Proposed Development, as well as a cumulative scenario

– see Appendix E) which show that the Proposed Development has a minimal impact on ground level conditions for the Site and surrounding area and would not result in any potential regions of unsuitable conditions or concerns about wind safety.

- 3.33 In summary, the wind environment can be scoped-out of the ES and an Environmental Wind Assessment as detailed above will be submitted in support of the planning application.

### Socio-Economic

- 3.34 The Proposed Development will deliver a commercial office building with commercial space at the ground floor. Any socio-economic effects during the construction and operational phase will be considered in detail as part of the supporting Planning Statement for the proposal.
- 3.35 Based on an initial review in regard to socio-economics, the Proposed Development is not anticipated to have any significant impacts during the construction or operational phase given the scale of development and the location of the Site. The Proposed Development will support temporary employment during the construction phase; however, the effect is not considered to be significant. Once operational, the Proposed Development will support a permanent uplift in employment, accommodated within the office and commercial space, although this is not expected to have any significant impact of the socio-economics of the area.
- 3.36 Therefore, likely significant effects on the environment with respect to socio-economic issues are not anticipated and it is considered that an ES chapter is not required.

### Summary

Table 3.3: Environmental Statement Scoping Summary

| Technical Discipline                 | ES Chapter / Technical Appendix | Non EIA Assessment | Consultant          |
|--------------------------------------|---------------------------------|--------------------|---------------------|
| Agriculture                          | x                               | x                  | N/A                 |
| Aviation                             | x                               | ✓                  | Deloitte            |
| Air Quality                          | x                               | ✓                  | Hilson Moran        |
| Archaeology                          | x                               | ✓                  | Salford Archaeology |
| Built Heritage                       | ✓                               | x                  | SLHA                |
| Climate Change                       | x                               | ✓                  | Hilson Moran        |
| Daylight, Sunlight and Overshadowing | x                               | ✓                  | GIA                 |
| Ecology                              | x                               | ✓                  | Penny Anderson      |
| Electronic Interference              | x                               | ✓                  | Pager Power         |
| Ground Conditions                    | ✓                               | x                  | Curtins             |
| Human Health                         | x                               | ✓                  | Deloitte            |
| Noise and Vibration                  | x                               | ✓                  | Sandy Brown         |
| Traffic and Transport                | x                               | ✓                  | Curtins             |

| Technical Discipline                        | ES Chapter /<br>Technical Appendix | Non EIA<br>Assessment | Consultant               |
|---------------------------------------------|------------------------------------|-----------------------|--------------------------|
| Water Resources, Flood Risk and<br>Drainage | x                                  | ✓                     | Curtins                  |
| Wind Microclimate                           | x                                  | ✓                     | GIA                      |
| Townscape and Visual Impact                 | ✓                                  | x                     | Chris Burnett Associates |
| Socio-Economic                              | x                                  | ✓                     | Elkosgen                 |

### Cumulative Effects Assessment

- 3.37 An assessment of the Type 2 effects (i.e. from the Proposed Development combined with the committed developments and reasonably foreseeable schemes identified) will be included within each technical chapter.
- 3.38 There is no agreed / standard threshold for how far the assessment should go, therefore a professional judgement has been taken regarding which schemes to highlight, taking into consideration the Site location and characteristics. Full details of the developments to be included as part of the cumulative assessment are included at **Appendix B**.
- 3.39 The Applicant seeks the agreement from the Local Planning Authority to the scope of committed developments and invites guidance on any additional schemes not listed.

### Consultation

- 3.40 A process of stakeholder consultation has already commenced with regard to the Proposed Development. Members of the project team have met with senior officers from the Local Planning Authority, members of the public and statutory consultees during the formation of the SRF and pre-planning stages of the proposals.
- 3.41 In addition, the relevant project team consultant will consult the necessary stakeholders prior to submitting the planning applications.

## 4 EIA Methodology

- 4.1 The EIA will assess both the construction and operational phases of the Proposed Development.
- 4.2 The ES is anticipated to comprise two volumes, the first of which will set out the findings with respect to each of the environmental disciplines that have been examined as part of the EIA. Volume 2 will include all the supporting documents and technical appendices relating to the chapters. A Non-Technical Summary ('NTS') will be produced and will form a standalone document.
- 4.3 Each ES chapter will follow the headings set out below to ensure the final document is transparent, consistent and accessible:
- Introduction;
  - Policy Context;
  - Assessment Methodology and Significance Criteria;
  - Baseline Conditions;
  - Identification and Evaluation of Key Effects;
  - Mitigation Measures;
  - Residual Effects;
  - Cumulative Effects; and
  - Non-technical summary.
- 4.4 A reference list will also be provided as relevant with each ES Chapter.
- 4.5 Each chapter sub-heading is explained in further detail below.

### Introduction

- 4.6 This section will introduce the assessment discipline and the purpose for which it is being undertaken.

### Policy Context

- 4.7 This section will include a summary of national, regional and local policies of relevance to the environmental discipline and assessment. Relevant legislation will be summarised where applicable.

### Assessment Methodology and Significance Criteria

- 4.8 This section will provide an explanation of methods used in undertaking the technical study with reference to published standards, guidelines and best practice. The application of significance criteria will also be discussed.
- 4.9 It will also outline any difficulties encountered in compiling the required information.

### Baseline Conditions

- 4.10 This will include a description of the environment as it is currently and as it is expected to change if the project were not to proceed (i.e. 'do-nothing' scenario). The method used to obtain this information will be clearly identified. Baseline data will be collected in such a way that the importance of the particular subject area to be affected can be placed in its context and surroundings so that the effects of the proposed changes can be predicted.
- 4.11 Baseline conditions will include implemented planning permissions that are under construction.

### Identification and Evaluation of Likely Significant Effects

- 4.12 This section will identify the likely significant effects on the environment resulting from the Proposed Development.

- 4.13 The significance of an environmental effect is determined by the interaction of magnitude and sensitivity, whereby the effects can be positive or negative. The general criteria to be used in carrying out this process are detailed below.

#### Prediction of Impact Magnitude

- 4.14 The methodology for determining the scale or magnitude of change caused by the impact is set out below.

Table 4.1: Methodology for Assessing Magnitude of Change

| Magnitude of Change | Criteria for assessing magnitude of change caused by an impact                                                                                                                                                                                                                  |
|---------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Major               | Total loss or major/substantial alteration to key elements/features of the baseline conditions such that the post development character/composition/attributes will be fundamentally changed.                                                                                   |
| Moderate            | Loss or alteration to one or more key elements/features of the baseline conditions such that post development character/composition/attributes of the baseline will be materially changed.                                                                                      |
| Minor               | A minor shift away from baseline conditions. Change arising from the loss/alteration will be discernible/detectable but not material. The underlying character/composition/attributes of the baseline condition will be similar to the pre-development circumstances/situation. |
| Negligible          | Very little change from baseline conditions. Change barely distinguishable, approximating to a 'no change' situation.                                                                                                                                                           |

#### Prediction of Receptor Sensitivity

- 4.15 The sensitivity of a receptor is based on the relative importance of the receptor using the scale set out below.

Table 4.2: Methodology for Determining Sensitivity

| Sensitivity | Examples of Receptor                                                                                                                                          |
|-------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| High        | The receptor/resource has little ability to absorb change without fundamentally altering its present character or is of international or national importance. |
| Moderate    | The receptor/resource has moderate capacity to absorb change without significantly altering its present character or is of high importance.                   |
| Low         | The receptor/resource is tolerant of change without detriment to its character, is of low or local importance.                                                |

#### Assessment of Effect Significance

- 4.16 Effect significance will be calculated using the matrix in Table 4.3. This illustrates the interaction between impact magnitude and receptor sensitivity.

Table 4.3: Effect Significance Matrix

| Magnitude  | Sensitivity        |                    |                    |
|------------|--------------------|--------------------|--------------------|
|            | High               | Moderate           | Low                |
| Major      | Major              | Major - Moderate   | Moderate - Minor   |
|            | Adverse/Beneficial | Adverse/Beneficial | Adverse/Beneficial |
| Moderate   | Major - Moderate   | Moderate – Minor   | Minor              |
|            | Adverse/Beneficial | Adverse/Beneficial | Adverse/Beneficial |
| Minor      | Moderate – Minor   | Minor              | Minor - Negligible |
|            | Adverse/Beneficial | Adverse/Beneficial |                    |
| Negligible | Negligible         | Negligible         | Negligible         |

## Mitigation Measures

- 4.17 Adverse effects will be considered for mitigation and specific mitigation measures put forward, where practicable. Mitigation measures considered may include modification of the project, compensation and the provision of alternative solutions as well as pollution control. The extent of the mitigation measures and how these will be effective will be discussed. Where the effectiveness is uncertain or depends upon assumptions about operating procedures, data will be introduced to justify the acceptance of these assumptions.
- 4.18 The approach to mitigation will follow best practice guidance, which suggests a hierarchical approach. The UNEP EIA Training Resource Manual (2002) advises that impacts should ideally be:
- Avoided; if not
  - Minimised; and or
  - Compensated.
- 4.19 Three 'types' of mitigation are characterised in IEMA's Special Report – The State of Environmental Impact Assessment Practice in the UK (2011):
- EIA influence at design stage;
  - Standard construction practices for minimising effects; and
  - Follow-up actions for implementation post-consent.
- 4.20 Clear details of when and how the mitigation measures were carried out, or will be carried out, are to be given within the Environmental Statement. When certainty of impact magnitude and/or effectiveness of mitigation over time exists, monitoring programmes will be proposed to enable subsequent adjustment of mitigation measures, as necessary.
- 4.21 The opportunity for enhancement measures will also be considered where appropriate.

## Cumulative Effects

- 4.22 Two types of cumulative effect will be assessed:
- Type 1 - Cumulative effects are the interactions between effects of the construction and Proposed Development works on a single receptor.

- Type 2 - Cumulative effects are those that arise from incremental changes caused by other past, present or reasonably foreseeable actions together with the construction and Proposed Development works.

4.23 The cumulative effects of the proposals and the identified committed developments will be assessed.

4.24 In respect of reasonably foreseeable cumulative developments, these will only be tested if the required information is available at the point of submission of the planning application. If it is not available, relevant assessments will not be possible.

4.25 A list of known committed developments is set out at Appendix B. The Council are requested to review and comment on this list in their EIA Scoping Opinion.

### Residual Effects

4.26 The residual effects, i.e. the effects of the proposals assuming implementation of proposed mitigation, will be determined. The residual effects represent the overall likely significant effect of the Proposed Development on the environment having taken account of practicable/available mitigation measures.

### Technical Assessments

4.27 The next section sets out, under each proposed assessment topic, a summary of the content of the section, the methodology and scope of assessment is given. Where relevant, the assumptions of the assessment are described. Current relevant legislation or recognised guidance for individual assessments will be adhered to, where necessary.

## 5 Environmental Statement Chapters

- 5.1 Under each section topic, a summary of the content of the section, the methodology and scope of assessment is given. Where relevant, the assumptions of the assessment are described. Current relevant legislation or recognised guidance for individual assessments will be adhered to, where necessary.

### Built Heritage

#### Introduction

- 5.2 This chapter assesses the likely significant effects of the Proposed Development on the historic built environment resource in and around the Site.
- 5.3 The built heritage resource will be addressed through a baseline study to identify all potential receptors (designated heritage assets) which might be affected by the Proposed Development.

#### Baseline Conditions

- 5.4 Consideration has been given to the relevant part of Manchester City centre and Salford that surrounds the Site. A 250m radius around the Site has provided the baseline for assessment. Due to the high level of built form around the Site it is considered this radius is proportionate for the purposes of this assessment. Within this area, there are a number of built heritage assets including:
- 15 Listed Buildings
  - The St Marys Parsonage Gardens Conservation Area
  - The Deansgate / Peter Street Conservation Area
- 5.5 Whilst it is recognised that there are a number of Conservation Areas just beyond, or just within the study area (including the Flat Iron Conservation Area in Salford and the Castlefield Conservation Area / St. Ann's Conservation Area in Manchester), due to the abundance of built form within the city centre it is not considered that the Proposed Development would impact upon their significant character and appearance.
- 5.6 For the purpose of this report, therefore, only the Parsonage Gardens Conservation Area and the Deansgate Conservation Area have been scoped in for assessment.

#### Method of Assessment

- 5.7 The Historic Built Environment impact assessment will be undertaken in general accordance with or with reference to the following legislation, policy and guidance:
- Planning (Listed Buildings & Conservation Areas) Act 1990
  - National Planning Policy Framework (NPPF) Conserving and enhancing the historic environment (2021);
  - Planning Practice Guidance (PPG), Historic Environment, July 2019
  - Principles of Selection for Listing Buildings, DCMS 2010
  - Manchester Core Strategy (2012) Policy CC9 Design and Heritage;
  - St Mary's Parsonage Strategic Regeneration Framework (SRF) (August 2020)
  - Historic England guidance: Conservation Principles Policies and Guidance (2008);
  - Historic England's Good Practice Advice Note 2: Managing Significance in Decision-Taking in the Historic Environment (2015);
  - Historic England's Good Practice Advice Note 3 (second edition): The Setting of Heritage Assets (2017);

- Historic England's Advice Note 1: Conservation Areas (2016);
- Historic England's Advice Note 2: Making Changes to Heritage Assets (2016); and
- Historic England's Advice Note 4: Tall Buildings (2015).
- Historic England's Advice Note 12: Statements of Heritage Significance (2019)

- 5.8 The receptors will be valued and the impact on them assessed giving a significance of effect.
- 5.9 The chapter will include a visual impact assessment. A total of 10 heritage viewpoints have been agreed to assess the potential visual impact of the redevelopment of the Site; which will see the demolition of Alberton House and a new development with additional height.
- 5.10 In order to predict the magnitude and significance of visual impact the following criteria will be considered:
- the sensitivity and proximity of receptors;
  - the nature of the existing views;
  - the degree of change to existing views and visibility of the Proposed Development; and
  - the availability and amenity of alternative views.
- 5.11 The chapter will:
- Summarise the relevant central and local government legislation protecting the Historic Built Environment resource at the Site;
  - Summarise the known and perceived Cultural Heritage potential of the Site and the surrounding area;
  - Describe the potential impacts to the Historic Built Environment resource, as a result of the Proposed Development; and
  - Outline suitable mitigation measures to deal with the Historic Built Environment potential where affected by the Proposed Development.

#### Summary of Assessment Scope

- 5.12 Table 5.1 below summarises the Historic Built Environment receptors and potential effects that have been scoped in to be assessed in the Environmental Statement.

Table 5.1 Effect Significance Matrix

| Receptor                            | Impact                                                  | Potential Effect                                                                            |
|-------------------------------------|---------------------------------------------------------|---------------------------------------------------------------------------------------------|
| <b>Surrounding Listed Buildings</b> | Visual impact on the setting                            | Beneficial or adverse effect on architectural or historic interest of the listed building   |
| <b>Conservation Area</b>            | Visual impact on the setting / character and appearance | Beneficial or adverse effect on architectural or historic interest of the conservation area |

- 5.13 Based on our understanding of the site, its surrounding context and the scale and form of the proposed development, the assessment will be based on six key heritage views, as identified in Appendix F.

## Townscape and Visual Impact

### Introduction

- 5.14 In the Townscape and Visual Impact (TVIA) ES Chapter, effects will be assessed as a function of both the magnitude of the impact or change and the sensitivity of the townscape resource or visual receptor affected. The adopted method of Townscape Appraisal (TA) has been devised to address the specific effects likely to result from a development of the scale, nature and location of the Proposed Development.
- 5.15 The methodology draws upon the following established best practice guidance:
- Guidelines for Landscape and Visual Impact Assessment Third Edition (GLVIA) (Landscape Institute) (LI) and Institute of Environmental Management & Assessment (IEMA), 2013; and Townscape Character Assessment, Technical Information Note 05/2017.
- 5.16 Photographs from representative viewpoints will be produced in compliance with the following:
- Technical Guidance Note 06/19 Visual Representation of Development Proposals (Landscape Institute, 2019) In relation to Tall Building Assessments a methodology that uses a Cannon 5DMkII FFS with a Canon 24 TS-E 24mm Lens is proposed.
- 5.17 This is not without precedent as most TVIAs produced as part of EIAs for Tall Buildings in Manchester to date have used this equipment effectively to demonstrate accurately and verifiably the visual and townscape effects of a tall building on the townscape and views. As Technical Guidance note 06 / 19 notes:
- 'If the site / setting cannot be captured with the 50mm lens (e.g. close, tall buildings), consider alternative lenses. If a 50mm FL lens cannot capture the view in landscape or portrait orientation (for example, if the highest point of the development is approaching 18° above horizontal) the use of wider-angled prime lenses should be considered, working through the following sequence of fixed lenses in this order: 35mm FL > 28mm FL > 24mm FL > 24mm FL Tilt-Shift'*
- 5.18 Geographical data sets will be created to test the theoretical visibility of the Proposed Development, which will be used to inform both the architecture and masterplan design and also the visual assessment and field surveys.
- 5.19 The extent of the area within which the Proposed Development will be likely to result in visual effects or indirect effects on townscape character, is limited by the local landform and extent of existing built-up areas.
- 5.20 The study area is proposed to be set at a distance of 1.0km around the Site, beyond which it is not considered that effects on townscape character or visual amenity are likely to result from the proposed development. This is in line with GLVIA (paragraphs 5.2 and 6.2).
- 5.21 In terms of Cumulative Developments, the following schemes are potentially judged to have an effect (refer to Committed Developments, Deloitte):
- Map Ref Name
- 3 Salford Central
  - 2 Premier House
  - 8 Salford Central
  - 12 Irwell quays
  - 13 Union T1 St Johns
  - 26 Kendals and Fraser
  - 27 Speakers House 39 Deansgate
  - 28 Ramada Renaissance

## Baseline Conditions

- 5.22 Townscape and visual impacts can arise from the addition of, or changes to, physical features in the townscape and views, which affect its character. The visual impact assessment addresses the impacts of the Proposed Development on the current baseline, in terms of views within the study area of Manchester City Centre as defined by the selection of the Representative Viewpoints.
- 5.23 The assessment of townscape impacts will be structured around the identification of distinct blocks of townscape, or character areas, defined through homogeneity of scale, materials, land use, heritage, street pattern, open space, amongst other factors as they exist in 2022.

## Method of Assessment

- 5.24 The Institute of Environmental Management and Assessment (IEMA) / Landscape Institute 'Guidelines for Landscape and Visual Impact Assessment' (3rd Ed., 2013) will be used as the principal source of guidance for the methodology for this assessment. The Historic England Advice Note (no.4) on Tall Buildings, which supersedes the 2007 guidance, will also be used as relevant guidance. A Zone of Theoretical Visibility (ZTV) map will be produced using Lidar data superimposed onto a 10K map to provide an indication of the Proposed Developments' visibility and guide the selection of viewpoints.
- 5.25 A number of 'Representative Viewpoints' will then be selected and agreed with MCC, all within the identified ZTV. They will be confirmed following extensive fieldwork. This will inform the assessment of the effect of the Proposed Development on townscape character, views and visual receptors in more detail and on a comprehensive basis, taking in short, medium and long range views, all from publicly accessible viewpoints. Receptors fall into two categories: Townscape receptors and Visual Receptors. Viewpoints will be selected to ensure that the Proposed Development is assessed from a 360 degree basis and from a range of different viewpoints which include approach roads, key, well-used city-centre streets, tram stations, urban parks, civic spaces and buildings and sensitive historic environments such as Castlefield or Cathedral precinct.
- 5.26 The Townscape and Visual Impact Assessment will be supported by Accurate Visual Representation (AVRs) consisting of rendered and wireline images of the Proposed Development superimposed onto baseline photographs which are accurately surveyed from selected viewpoints. Technical Note 06/19 Visual Representation of Development Proposals will be used to inform the methods for production of visualisations but a Type 4 Photomontage / Photowire (Survey/ Scale Verifiable) is deemed an appropriate level of visualization in these circumstances.

## Townscape: Sensitivity of Receptor and magnitude of change

- 5.27 The sensitivity of a townscape receptor is an expression of its ability to accommodate the Proposed Development. Sensitivity is a judgement based on a combination of the susceptibility of the type of change or development proposed and the value attached to the townscape. Susceptibility indicates the ability of a defined townscape receptor to accommodate the proposed development "without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies." (GLVIA, 3rd version, para 5.40). Susceptibility is evaluated for each receptor type. The overall sensitivity of each townscape receptor would be rated within the range of High-Medium-Low and would be informed by combining the susceptibility and townscape value.
- 5.28 The magnitude of a townscape effect is assessed in terms of its size or scale, the geographical extent of the area influenced by that effect, and its duration and degree of reversibility and would be rated within the range of Major-Moderate-Minor-Negligible-No Change.

## Visual: Sensitivity of receptor and magnitude of change

- 5.29 In terms of assessing the baseline visual sensitivity, key factors to consider are the type of view and the likely numbers and types of viewers (the visual receptors). The type of view and the number of viewers are described in the following terms:
- Glimpsed (i.e. in passing)/ Filtered/Oblique / Framed /Open Views; and
  - Few/Moderate / Many Viewers
  - The value attached to views has regard to a number of factors, including:

- Recognition through planning designations or heritage assets; and
- The popularity of the viewpoint, its appearance in guidebooks, literature or art, on tourist maps and the facilities provided for its enjoyment.

5.30 The GLVIA identifies that the susceptibility of visual receptors to changes in views and visual amenity is a function of:

- The occupation or activity of people experiencing the view at a particular location; and
- The extent to which their attention or interest may therefore be focused on the views and visual amenity they experience at particular locations.

5.31 The assessment of receptor sensitivity is rated on the scale High-Medium-Low and combines judgements on the susceptibility of the receptor to the specific type of development proposed and the value attributed to that receptor. The magnitude of a visual effect is assessed in terms of its size or scale, the geographical extent of the area influenced and its duration and degree of reversibility and will be rated within the range of Major-Moderate-Minor-Negligible-No Change.

### Significance of effect

5.32 The objective of the assessment process would be to identify and evaluate the likely significant effects arising from the Proposed Development. Significance indicates the importance or gravity of the effect. Whilst there would be a degree of professional judgement involved in determining the significance of townscape and visual effects, they can broadly be determined by the interaction of the sensitivity of the receptor and the magnitude of change.

Table 5.2 Effect Significance Matrix

|                         |        | Magnitude of Effect   |                       |                       |                    |           |
|-------------------------|--------|-----------------------|-----------------------|-----------------------|--------------------|-----------|
|                         |        | Major Effect          | Moderate Effect       | Minor Effect          | Negligible Effect  | No Change |
| Sensitivity of Receptor | High   | Major Significance    | Moderate Significance | Moderate Significance | Minor Significance | No change |
|                         | Medium | Moderate Significance | Moderate Significance | Minor Significance    | Negligible         | No change |
|                         | Low    | Moderate Significance | Minor Significance    | Negligible            | Negligible         | No change |

5.33 A professional judgement is made as to whether the effect is **significant** or **not significant** in EIA terms. For the purposes of the Townscape and Visual Impact Assessment, effects of **Moderate Significance** and above are considered to be **Significant**. Those values of Minor and below are therefore deemed to be **Not Significant**. A professional judgement is also made as to whether the effect is of an adverse or beneficial nature.

### Summary of Assessment Scope

5.34 The scenario which is the focus of the TVIA is based on the Proposed Development when it is fully complete.

5.35 Table 5.2 below summarises the townscape and visual receptors identified for inclusion in the assessment in the ES. The focus of the TVIA will be on the completed operational phase.

Table 5.3 Summary of Assessment Scope

| Receptor                   | Impact                                 | Potential Effect                                                                                                         | Scoped In / Out |
|----------------------------|----------------------------------------|--------------------------------------------------------------------------------------------------------------------------|-----------------|
| <b>Townscape character</b> | Townscape impacts                      | Addition of new elements or features that will influence the character and distinctiveness of the townscape              | In              |
| <b>Visual receptors</b>    | Townscape and visual impacts on people | Effects on receptors who are most sensitive and least sensitive to changes in the view dependent on category of receptor | In              |

5.36 Based on our understanding of the site, its surrounding context and the scale and form of the proposed development, the assessment will be based on ten key townscape and heritage views, as identified in Appendix F.

## Conclusion

5.37 The effects of the Proposed Development on the townscape character and visual amenity will be fully explored using established methodologies and supported by Accurate Visual Representations. The TVIA will be fully integrated as a standalone chapter in the ES and both cumulative and residual effects will be assessed. It will be supported by the necessary map and photographic appendices.

## Ground Conditions

### Introduction

- For this chapter of the ES, it will assess the likely significant effects of the Proposed Development with respect to Ground Conditions and Contamination. This Chapter will also describe the methods used to assess the effects; the baseline conditions currently existing at the Site and surrounding area; the mitigation measures required to prevent, reduce or offset any significant adverse effects; and the likely residual effects after these measures have been adopted. The chapter will be accompanied by a desktop report.

5.38 The following data sources will be consulted as part of Phase 1 Preliminary Site Assessment (PRA);

- British Geological Survey map of Manchester, 1:50,000 scale, Sheet 85;
- British Geological Society borehole data;
- Historical Ordnance Survey mapping of the PDS and surrounding area;
- Environment Agency data;
- Coal Authority data;
- Local Authority data;
- Contemporary Trade Directories entries;
- Fuel Station entries; and
- Department of the Environment Industry Profiles.

5.39 It is proposed for the ES ground conditions chapter to be informed by a desktop study only with any requirement for filed surveys to be secured by planning conditions.

## Baseline Conditions

- 5.40 The following section outlines the existing soil, geological and hydrogeological and land-use baseline conditions at the Site and within its immediate surroundings.

## Site History

- 5.41 A review of the available historical mapping information for the Site has been undertaken with specific reference to potential sources of contamination. The assessment assumes that the historical maps reviewed provide a reasonable indication of the potential for ground contamination beneath the Site. However, it is possible that ground contamination may exist beneath the Site, arising from land uses or events not revealed on or adjacent to the Site by the available mapping.
- 5.42 Earliest mapping (1840's) shows the Site as developed with a copper and brass works in the north of the Site with Albert Street splitting the Site from a gas works encroaching the south of the Site. By 1891; the metal works was no longer shown and the north of the Site appears to be used for warehouse buildings later identified for yarn and cork. The gas works was also demolished at this time and a police station constructed on the southern part of the Site.
- 5.43 The police station was demolished on the southern boundary by 1938 and by 1948 the warehouses are marked as Ruins after WWII. Albert Street was de-constructed by 1962, and the Site fully re-developed with Alberton House buildings by 1973 with associated carparking areas. The Site remains in a similar lay out to the present day.
- 5.44 The surrounding area is re-developed with Albert Bridge House immediately west of the Site by 1962. By 1980's, almost all industrial land use surrounding the Site is re-developed for commercial businesses, office space and multistorey carparking. By 1996, Trinity Bridge was constructed within 10m northwest of the Site.

## Geology

- 5.45 While Made Ground is not indicated to be present on BGS mapping, the Site's history suggests that there is potential for localised Made Ground deposits to be present.
- 5.46 Published mapping indicates the Site is not underlain by any superficial deposits but is underlain by bedrock of the Chester Formation comprising weathered sandstone. The BGS records borehole logs off-site (172m and 173m West) recorded Made Ground to 2.80m bgl (sandy clay and brick fill) overlying predominantly sandstone to 25.0m. The second borehole recorded clayey silty sand from 2.0m to 2.70m overlying dense red sand to 3.0m overlying predominantly sandstone to 111m bgl.
- 5.47 The Site is located within a Coal Mining reporting area but not located within a Development High-Risk Area and there are no recorded mine entries, coal workings or probable coal workings within 1km of the Site.
- 5.48 The Site is located in a low probability radon area where <1% of homes are estimated to be at or above the radon Action Level.

## Hydrogeology

- 5.49 Environment Agency data indicates the Chester Formation Sandstone is designated as a Principal Aquifer.
- 5.50 The Site is not located within a Source Protection Zone (SPZ). There are 6 no. groundwater abstraction points within 500m of the Site. There nearest being 169m southwest of the Site which is for industrial usage. There are three groundwater abstractions for potable water supplies located within 1km of the Site. The nearest being 805m northeast of the Site and is used by Interbrew UK Ltd.

## Land Gas

- 5.51 UK Radon Mapping confirms the Site is situated in an area where <1% of homes are above the radon action level.

- 5.52 Made ground soils on Site may act as a source of gas generation. Putrescible content may generate hazardous gases including carbon dioxide and methane. Volatile Organic Compounds (VOC's) may also be present in made ground soils.
- 5.53 There are no BGS recorded landfill sites within 250m of the Site. There are no historical landfill sites recorded within 500m of the Site.
- 5.54 There are no potentially infilled land features within 250m of the Site; both water and non-water features, and therefore there are no potentially gas generating features within influencing distance of the Site.

## Hydrology

- 5.55 The nearest surface water feature identified by PRA is 1m to the north which is the River Irwell, river quality E with a southwest flow direction.
- 5.56 There are no recorded pollution incidents to controlled waters in the past 20 years within 1km.
- 5.57 There are no surface water abstractions within 1km.
- 5.58 There are three active discharge consents within 250m of the Site and three within 250 to 500m from the Site, all relate to United Utilities Water Ltd storm water overflow outages into the River Irwell.

## Potential Contamination Sources

- 5.59 There is potential for contamination to have arisen from the historical production of town gas on Site as well as from metal manufacturing works on Site. Contamination may include coal tar, heavy metals, ammonium compounds and cyanide compounds. The Site has been subject to various phases of development since, however the extent of contamination remaining is unknown. These historical uses of the Site, along with various historical on-site warehouses and off-site garages may have also resulted in localised contamination from fuel or chemical spills.
- 5.60 Made Ground of unknown composition from uncontrolled deposition of historical construction/demolition waste onsite associated with the previous developments on the Site and historical/present Site uses, could result in contamination of soils including ash, asbestos, fuels and oils.

## Unexploded Ordnance

- 5.61 Risk maps place the UXO's in a High risk area. High-risk regions are those with a bombing density of greater than 50 bombs per 1000 acres.
- 5.62 A Detailed Unexploded Ordnance Risk Assessment was procured for the Site by a specialist which summarised multiple high explosive and incendiary bombing incidents were reported within the vicinity of the Site, and post-WWII OS mapping, photography, and damage mapping appear to confirm the Site sustained significant damage as a result. Furthermore, it is anticipated both access and groundcover would have reduced following bombing incidents and damage, which may increase the likelihood that indicators of UXO would have been obscured and missed.
- 5.63 The risk of UXO remaining is considered to be mitigated at the location of and down to the depth of any post-war redevelopment on Site. For example, the risk from deep buried UXO will only have been mitigated in areas of post-war foundations or deep excavations for basement levels.
- 5.64 Any risk mitigation required as part of any future developments will be assessed as part of the Construction Design and Management Regulations 2015 (Ref.7), regardless of the considerations of this ES and as such is not considered further herein.

## Method of Assessment

### Legislation, Policy and Best Practice

- 5.65 The legislative framework for contaminated land is set out principally in Part 2A of the Environmental Protection Act (EPA), 1990 (Ref.1). The legislation endorses the principle of a 'suitable for use' approach for

contaminated land, where remedial action is only required if there are unacceptable risks to health or the environment, considering the use of the land and its environmental setting.

5.66 The statutory guidance, Circular 01/2006: Part 2A, EPA (Ref.2), describes a risk assessment methodology in terms of 'significant pollutants' and 'significant pollutant linkages' within the source-pathway-receptor model of the Site. The model comprises:

- The principal pollutants hazards associated with the Site (the sources);
- The principal receptor at risk from the identified hazards; and
- The existence, or absence, of plausible pathways which may exist between the identified hazards and receptor.

5.67 For the land to be determined as 'contaminated' in a regulatory sense, and thereby requiring remediation (or a change to a less sensitive use), all three elements (source-pathway-receptor) of a significant pollutant linkage must be present.

5.68 The legislation endorses the principle of a 'suitable for use' approach for contaminated land, where remedial action is only required if there are unacceptable risks to health or the environment, considering the use of the land and its environment setting.

5.69 The National Planning Policy Framework (Ref.3), with specific relevance to this assessment, states:

*"To prevent unacceptable risks from pollution and land instability, planning policies and decisions {Planning Authorities} should ensure that new development is appropriate for its location. The effects (including cumulative effects) of pollution on health, the natural environment or general amenity, and the potential sensitivity of the area of Proposed Development to adverse effects from pollution, should be considered. Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner."*

5.70 Planning policies and decisions should also ensure that:

- The Site is suitable for its use taking account of ground conditions and land instability, including from natural hazards or former activities such as mining, pollution arising from previous uses and any proposals for mitigation including land remediation or impacts on the natural environment arising from that remediation.
- After remediation, as a minimum, land should be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and
- Adequate Site investigation information, prepared by a competent person, is presented." (Para. 120, 121)

5.71 The guidance given in Planning Policy Statement 23: Planning and Pollution Control (Ref.4), although this document has been formally revoked, it can still provide useful guidance with relevance to this assessment, states:

*"The following matters should be considered in the preparation of development plan documents and may also be material in the consideration of individual planning applications where pollution considerations arise:*

- *The possible impact of potentially polluting development (both direct and indirect) on land use, including effects on health, the natural environment or general amenity;*
- *The potential sensitivity of the area to adverse effects from pollution and the need to protect natural resources;*
- *The environmental benefits that the development might bring; and*
- *The remediation of past contamination."*

5.72 Environment Agency: Land Contamination Risk Management (LCRM) 2004 (Ref.5) can be used to develop a robust methodology for assessing and evaluating the significance of effects, and it states:

*"Use Land Contamination Risk Management (LCRM) to:*

- *Identify and assess if there is an unacceptable risk;*
- *Assess what remediation options are suitable to manage the risk;*
- *Plan and carry out remediation;*
- *Verify that remediation has worked;*

*You can use LCRM in a range of regulatory and management contexts. For example, voluntary remediation, planning, assessing liabilities or under the Part 2A contaminated land regime."*

5.73 The presence of contamination can present risks to human health and the environment, which adversely affect or restrict the beneficial use of land, but development presents an opportunity to deal with these risks successfully.

5.74 Local Planning Policy: Manchester's Core Strategy is the key Development Plan Document in the Local Development Framework (Ref.6) and covers a period of 15 years from 2012 to 2027. It sets out the long term strategic policies for Manchester's future development and will form the frameworks that planning applications will be assessed against.

5.75 Policy EN 18 within the framework relates to Contaminated Land and Ground Stability, it states:

*"The Council will give priority for the remediation of contaminated land to strategic locations as identified within this document. Any proposal for development of contaminated land must be accompanied by a health risk assessment."*

5.76 Policy H1 relating to housing, states:

*"The Council's target is for 90% of new development to be on previously developed land. This is in line with historical trends across Manchester and will ensure a sustainable approach is taken regarding the use of land as a limited resource."*

## References

|   |                                                                                                                                          |
|---|------------------------------------------------------------------------------------------------------------------------------------------|
| 1 | Department for Environment, Farming and Rural Affairs (1990) Environmental Protection Act: Part 2A                                       |
| 2 | Department for Environment, Farming and Rural Affairs (Circular 01/2006) Environmental Protection Act: Part 2A (1990), Contaminated Land |
| 3 | Department for Communities and Local Government (2012) National Planning Policy Framework                                                |
| 4 | Department for Communities and Local Government (2004) Planning Policy Statement 23: Planning and Pollution Control                      |
| 5 | Environment Agency (2004) Model Procedures for the management of land Contamination Contaminated Land Report 11 (CLR11)                  |
| 6 | Manchester City Council (2012) Manchester's Local Development Framework, Core Strategy Development Plan                                  |
| 7 | The Construction (Design and Management) Regulations, April 2015                                                                         |

## Assessment Rationale

5.77 This assessment uses the above legalisation, policy and best practice guidance to aid in establishing risk ratings.

- 5.78 The assessment objective is to identify and evaluate the likely significant effects arising from the Proposed Development by assessing the magnitude of change caused by an impact and assessing the receptor sensitivity. Whilst there would be a degree of professional judgement involved in determining the significance of effect related to the Site's ground conditions, they can broadly be determined by the interaction of the sensitivity of the receptor and the magnitude of change. The assessment uses the methodology outlined in Section 4.0.

#### Summary of Assessment Scope

- 5.79 Following initial desktop assessment of the Site the following summarises our predicted contamination impacts without mitigation.

#### Impact upon Site End-Users and Site Maintenance Workers from Contamination

- 5.80 The operational Site will be covered predominantly with hardstanding and building slabs, which will break most of the plausible linkages to future maintenance workers and users (such as ingestion and dermal contact) in these areas. However there remains the possibility of volatile contamination existing on Site which present a potential contaminant linkage through volatilisation into indoor air spaces followed by inhalation. Sources of contamination include Made Ground of unknown composition from uncontrolled deposition of historical construction/demolition waste onsite from historical Site uses as well as former industry including metal works and a gas works encroaching on to the Site. Therefore, without mitigation procedures the risk/effect significance of harm to Site end-users and maintenance workers during the operational phase of the development is currently assessed as Moderate-Minor.

#### Impact upon Construction Workers and Neighbours During Construction

- 5.81 There is the potential that materials within the Made Ground may pose a risk to construction workers (direct contact/ingestion and inhalation) and neighbours (from dust emissions), over a temporary short-term basis. Therefore, without mitigation procedures the risk/effect significance of harm to Site construction workers during the operational phase of the development is currently assessed as Moderate-Minor.

#### Impact upon Water Supply Pipes

- 5.82 A potential pollutant linkage exists between water supply pipes (and the water within) and potential contaminants in the Made Ground (and any contamination within it), this may lead to human health impacts through drinking contaminated water. Therefore, without mitigation procedures the risk/effect significance of harm to water supply pipes and human health during the operational phase of the development is currently assessed as Moderate-Minor. This unmitigated effect will occur over a permanent long term basis.

#### Impact upon Controlled Waters

- 5.83 A potential pollutant linkage exists between spills and leaks of oil and fuel, from any plant rooms and controlled waters through vertical and migration into groundwater (Principal Aquifer associated with bedrock deposits) and the adjacent River Irwell, via the drainage system.
- 5.84 A potential pollutant linkage also exists between any historic contamination existing within the ground on Site which may exist owing to the historic industrial uses of the Site, through vertical and horizontal migration into Principal Aquifer and the adjacent River Irwell through leaching of contaminated soil.
- 5.85 Therefore, without mitigation procedures the risk/effect significance of harm to Site end-users and maintenance workers during the operational phase of the development is currently assessed as Moderate-Minor.
- 5.86 The sensitivity of the receptors are likely to be reduced somewhat anyway due to their city centre locations. Therefore, without mitigation procedures the risk/effect significance of harm to groundwater and surface waters during the operational phase of the development is currently assessed as Minor. This unmitigated effect will occur over a permanent long term basis.

#### Impact upon Site End Users from Ground Gases

- 5.87 A potential pollutant linkage exists between end-users of the Proposed Development and ground gas generating sources within the Made Ground (and any contamination within it). Therefore, without mitigation procedures the risk/effect significance of harm to Site end-users and maintenance workers during the operational phase of the development is currently assessed as Moderate-Minor. This unmitigated effect will occur over a permanent long term basis.

#### Conclusions

- 5.88 The desktop assessment completed to date has identified a range of potential impacts on sensitive receptors. Overall, in absence of any mitigation, the results indicate that likely significant environmental effects would arise from the proposals in respect of ground conditions and therefore should be scoped into the forthcoming EIA. Our further analysis will seek to identify appropriate mitigation to ensure all residual impacts are not significant.

## Appendix A - Site Location Plan



# Appendix B – Cumulative Schemes and Baseline Developments

*A standard radius of approximately 500m from the Site has been applied to form the cumulative list. Where relevant, some additional committed schemes have been identified beyond the 500m radius due to their scale and potential cumulative effects.*

| Application Reference                                                                 | Description of Development Proposals                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | Date Approved | Map No | Distance from Site | Status                                                                                                                                                                                                                                      |
|---------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|--------|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Baseline</b>                                                                       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |               |        |                    |                                                                                                                                                                                                                                             |
| Affinity Living Riverview<br>SCC PP. Ref:<br>16/67779/FULEIA                          | Demolition of existing buildings, erection of a 35 storey residential building (Use Class C3), consisting of 318 apartments and mezzanine floor, residential amenity areas and commercial unit (Use Classes A1, A2, A3, A4, B1, D2), (404sqm floor space ), public realm and landscaping, access and servicing arrangements and associated works, and construction of new entrance to office building.                                                                                                                                                                                                                                                                                                                                                                                | July 2016     | 1      | 170m               | Under construction (To be considered baseline)                                                                                                                                                                                              |
| Premier House Blackfriars Street Manchester M3 2EQ<br>MCC PP. Ref.:<br>130935/FO/2021 | Refurbishment of retained structure comprising stripping building back to its core, external alterations including new facades and extension of floorplate on Deansgate elevation (circa 3m) to create new office space (Use Class E) (floors 1-3) with new ground floor reception area and commercial units x 4 (retail/ food and beverage floorspace (Class E/ Sui Generis Drinking Establishment Use), amendments to existing servicing arrangements including new service yard entrance, new rooftop amenity space for use of occupiers of floors 1-3, new roof top plant, new public realm and landscaping and supporting infrastructure and ancillary facilities including gym, refuse store, plant areas cycle store and other ancillary facilities within lower ground floor. | October 2021  | 2      | 200m               | Planning permission has been implemented                                                                                                                                                                                                    |
| Salford Central<br>SCC PP. Ref.:<br>09/57950/EIAHYB                                   | Outline application for a comprehensive phased regeneration of Salford Central, including selective demolition, for a mixed-use development of new, improved, altered and replacement buildings, for offices/commercial use (use classes A2 and B1, maximum 197,010sq.m), retail, food and drink and entertainment (use classes A1, A3, A4 and A5, maximum 24,255sq.m), leisure (class D1), hotels (class C1 maximum 140 and 250 bedrooms) and residential use (maximum 849 dwellings) together with associated car parking, landscaping and infrastructure. Detailed application for highway and associated works to Chapel Street (between Oldfield Rd and Trinity Way) and the laying out of public space at Stanley Street.                                                       | January 2010  | 3      | 230m               | Whilst some phases are yet to be implemented (reserved matters outstanding), the outline permission has been implemented and therefore should be baseline, unless any specific phases have been superseded by later standalone permissions. |

| Application Reference | Description of Development Proposals                                                                                                                                  | Date Approved  | Map No | Distance from Site | Status                                                        |
|-----------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------|--------|--------------------|---------------------------------------------------------------|
|                       | Zone A (Irwell Quays Commercial District) – 490 max car parking spaces, 10 max storeys, 77,550 sqm max floorspace, (Use Classes E (a,b,c,e,f,g), F1 and Sui Generis). |                |        |                    |                                                               |
|                       | Zone B (Commercial Quarter) - 859 max car parking spaces, 10 max storeys, 137,990 sqm max floorspace, (Use Classes C1, E (a,b,c,e,f,g), F1 and Sui Generis).          |                |        |                    |                                                               |
|                       | Zone C (Irwell Quays) - 92 max car parking spaces, 13 max storeys, 208 max residential dwellings, 20,220 sqm max floorspace, (Use Class C3).                          |                |        |                    |                                                               |
|                       | Zone D (Gore Street) – 210 max car parking spaces, 10 max storeys, 21,200 sqm max floorspace, (Use Classes C1, E (a,b,c,e,f,g), F1 and Sui Generis).                  |                |        |                    |                                                               |
|                       | Zone E (Chapel Street South) – 210 max car parking spaces, 6 max storeys, 31,600 sqm max floorspace, (Use Classes E (a,b,c,e,f,g), F1 and Sui Generis).               |                |        |                    |                                                               |
|                       | Zone G (St Philip's Church (NE)) – 34 max car parking spaces, 4 max storeys, 3,550 sqm max floorspace, 41 max residential dwellings, (Use Class C3).                  |                |        |                    |                                                               |
|                       | Zone H (St Philip's Church (SE)) – 37 max car parking spaces, 5 max storeys, 6,820 sqm max floorspace, 50 max residential dwellings, (Use Classes C3 and E(g)).       |                |        |                    |                                                               |
|                       | Zone L (Adelphi Street) – 235 max car parking spaces, 14 max storeys, 190 max dwellings, 22,050 sqm max floorspace, (Use Classes E(a,b, g), C3).                      |                |        |                    |                                                               |
| Moxy Hotel            | Redevelopment for a hotel use (Use Class C1), with ground floor ancillary facilities, comprising retention and refurbishment of main facade of                        | September 2020 | 4      | 330m               | Under construction, with structures significantly progressed. |

| Application Reference                                             | Description of Development Proposals                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Date Approved | Map No | Distance from Site | Status             |
|-------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|--------|--------------------|--------------------|
| MCC PP. Ref.:<br>126945/FO/2020                                   | Invicta House, erection of a ten-storey building to the rear, and other associated works.                                                                                                                                                                                                                                                                                                                                                                                                                 |               |        |                    |                    |
| Embankment West<br>SCC PP. Ref.: 17/70626/FUL                     | Erection of one 18 storey residential building (Block A, Use Class C3); one 16 storey residential building (Block B, Use Class C3); one 18 storey building providing a mix of residential and serviced apartment accommodation and amenity facilities including lounge, swimming pool and gym (Block C, Use Class Sui Generis); 536sqm of commercial floorspace (Use Classes A1, A2, A3, A4); new access from Greengate; car and cycle parking; public realm and landscaping; and other associated works. | November 2017 | 5      | 410m               | Under construction |
| St. John's – Globe and Simpson<br>MCC PP. Ref.:<br>121721/FO/2018 | Erection of a 9 storey building (including ground) comprising workspace (Use Class B1) and flexible commercial floorspace at ground level (Use Class A1, A3 and / or B1), referred to as Building 2, above basement level for car and cycle parking, together with new public realm, landscaping, provision of external seating areas, access and other associated works.                                                                                                                                 | January 2019  | 6      | 460m               | Under construction |
| Plot A3, Salford Central<br>SCC PP. Ref.: 20/76306/FUL            | Demolition of existing on-site structures and the development of an office building including ground floor unit (for shop, financial/professional services, restaurant/cafe, drinking establishment, hot food takeaway, business or leisure use) together with associated landscaping, highways and other works.                                                                                                                                                                                          | February 2021 | 7      | 460m               | On site.           |
| Plot C1, Salford Central<br>SCC PP. Ref.: 19/73721/REM            | Details of reserved matters for access, appearance, landscaping, layout and scale for development of Plot C1 for the erection of a 23-storey building with associated 6-storey podium block to provide 211 apartments and ground floor commercial uses, together with associated ancillary facilities and servicing pursuant to outline planning permission 16/68325/OUT (map ref. 14).                                                                                                                   | October 2019  | 8      | 580m               | On site.           |

| Application Reference                                                                                                                        | Description of Development Proposals                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Date Approved | Map No | Distance from Site | Status                                                               |
|----------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------|--------|--------------------|----------------------------------------------------------------------|
| Atelier, Salford Central, (Plots Details of reserved matters for access, appearance, landscaping, layout E7,8)<br>SCC PP. Ref.: 18/71782/REM | and scale for development of Plots E7 and E8 for erection of a mixed use development comprising four blocks of up to 7 storeys to provide 167 apartments and 11 townhouses (use class C3), 1,333sqm of ground floor commercial uses together with associated ancillary facilities, servicing, access, landscaping and public realm, pursuant to outline planning permission 09/57950/EIAHYB                                                                                                                                                                                                                                                                                                         | July 2018     | 9      | 630m               | Under construction, with structures significantly progressed.        |
| The Residence<br>SCC PP. Ref.: 15/66806/FUL                                                                                                  | Demolition of existing factory walls and river walk way to provide mixed use development comprising of 2 blocks ranging from 15 to 34 storeys in height total of 300 residential units with associated off street parking , together two commercial units comprising of 474sqm of floor space (A1, A2, A3 and B1) at ground floor level                                                                                                                                                                                                                                                                                                                                                             | December 2015 | 10     | 480m               | Construction stalled                                                 |
| St John's - Old Granada Studios<br>MCC PP. Ref.: 127612/FO/2020                                                                              | Part redevelopment and part refurbishment including the conversion of the existing Granada House building into a 175 bed hotel (Use Class C1) with associated private members club (Sui Generis); and erection of new single storey rooftop bar and restaurant (Use Classes A3 and A4); external terrace and rooftop pool in addition to the erection of a new ten storey building for office (Use Class B1) and ground floor retail or workspaces (Use Class A1/A3 and/or B1); retention of Studios for current use as filming studios (Use Class B1) and erection of modular workspaces (Use Class B1) with associated access and servicing arrangements; public realm and other associated works | November 2020 | 11     | 500m               | Under construction.                                                  |
| Irwell Quays Commercial District/Irwell Quays (Zone A/C)<br>SCC PP. Ref.: 16/68325/OUT                                                       | Outline application for the comprehensive phased regeneration of Zone A/C of the Salford Central masterplan area for a residential led (maximum 843 dwellings) mixed use development including tall building (up to 100 metres / 33 storeys) and ground floor commercial units with potential for offices, retail, food and drink, entertainment and leisure uses (Use Classes A1, A2, A3, A4, A5, B1 and D1) together with associated car parking, landscaping and infrastructure.                                                                                                                                                                                                                 | October 2016  | 12     | 510m               | This supersedes elements of 2009 EIA above PP. Ref.: 09/57950/EIAHYB |

| Application Reference                                                                                 | Description of Development Proposals                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | Date Approved | Map No | Distance from Site | Status                                                                                                             |
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| Union T1, St John's<br>MCC PP. Ref.:<br>125655/FO/2019                                                | Full Planning Permission for the erection of 32 storey plus two basement level mixed use building (sui generis), comprising co-living units, amenity space, gym and flexible commercial space, landscaping, access and other associated works.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | July 2021     | 13     | 520m               | Basement works begun under previous permission: 114385/FO/2016, but now superseded by implemented 2020 permission. |
| Greengate (Park Tower, Queen Street, Park) – Hybrid 3 Phase<br><br>SCC PP. Ref.:<br>19/74465/HYBEIA   | Hybrid planning application for demolition of existing buildings on the Site and comprehensive redevelopment to create between 1,407 and 1,521 dwellings, comprising of: (a) Phase 1 (submitted in full with no matters reserved) for development of a 50-storey residential building; commercial floor-space (Use Classes A1, A2, A3, A4, A5, B1, D1 and D2); new public park; highways and public realm improvements and other associated works; and, (b) Phases 2 and 3 (submitted in outline with all matters reserved) for the development of two residential buildings up to 42 storeys in height; commercial floor-space (Use Classes A1, A2, A3, A4, A5, B1, D1 and D2); new highways; a public square; public realm improvements and other associated works. (EIA development, accompanied by Environmental Statement). | March 2020    | 14     | 530m               | Under construction                                                                                                 |
| St John's - Manchester Goods Yard<br>MCC PP. Ref.:<br>121511/FO/2018 (Amended by Ref: 131318/JO/2021) | Erection of two buildings comprising: 11 storey mixed use building (including ground and mezzanine) comprising workspace (Use Class B1), with retail uses at ground and mezzanine levels (Use Class A1/A2/A3/A4 and / or D2) and rooftop amenity spaces known as Manchester Goods Yard; and, a further 10 storey mixed use building (including ground) comprising workspace (Use Class B1), with retail uses at ground level (Use Class A1/A2/A3/A4 and / or D2) known as No.1 Grape Street, above two levels of basement parking for 391 cars and cycle storage, together with new public realm, landscaping, provision of external seating areas, access and other associated works.                                                                                                                                           | December 2018 | 15     | 540m               | On site, with main structure complete                                                                              |
| 11 York Street                                                                                        | Demolition of existing building and redevelopment of the Site for the erection of an eight storey building comprising offices (class B1), with shop (Use Class A1), financial and professional institution (Use Class A2) or restaurant/cafe (Use Class A3) uses on the ground floor, together with                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | November 2015 | 16     | 550m               | Under construction                                                                                                 |

| Application Reference                                                                                                                             | Description of Development Proposals                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       | Date Approved                      | Map No | Distance from Site | Status                                                                                                                                 |
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| MCC PP. Ref.:<br>109161/FO/2015/C1                                                                                                                | basement car and cycle parking, related highway works, public realm improvements and associated works.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                                    |        |                    |                                                                                                                                        |
| Middlewood Locks<br><br>PP Ref.:<br>06/52762/OUT(subsequently extended by<br>13/64081/OUTEIA and varied by<br>14/65457/OUTEIA)<br>16/67987/OUTEIA | <p>Outline application (access only) for mixed use development comprising 142,697 sq m residential use (Class C1 and C3); 67,773 sq m commercial use (Class B1); and 27,191 sq m leisure/retail use (Class A1, A2, A3, A4 and D2) together with associated uses, car parking, landscaping and infrastructure.</p> <p>Variation of conditions 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 22, 25, 26, 27, 28, 29, 36, 37, 45, 47, 48, 51, 54, 56, 57, 59, attached to planning permission 13/64081/OUTEIA.</p> <p>Plot A – up to 25 max storeys, 500 max residential units, 46,500 sqm max GIA, (Use Classes E (a,b,c,d,e,f,g,)), C1, F1, F2 (c-d) and Sui Generis) 2,000 max parking spaces across Middlewood Locks development.</p> <p>Plot B – up to 13 max storeys, 250 max residential units, 23,300 sqm max GIA, (Use Classes E (a,b,c,d,e,f,g,)), C1, F1, F2 (c-d) and Sui Generis), 2,000 max parking spaces across Middlewood Locks development.</p> <p>Plots C, D – up to 13 max storeys, 400 max residential units, 35,000 sqm max GIA, (Use Classes E (a,b,c,d,e,f,g,)), C1, F1, F2 (c-d) and Sui Generis), 2,000 max parking spaces across Middlewood Locks development.</p> <p>Plot E – up to max 32 storeys, 700 max residential units, 65,100 sqm max GIA, (Use Classes E (a,b,c,d,e,f,g,)), C1, F1, F2 (c-d) and Sui Generis), 2,000 max parking spaces across Middlewood Locks development.</p> | <p>April 2007</p> <p>June 2016</p> | 17     | 580m               | To note Plot N has been superseded by a later permission to be considered in the Cumulative (Ref: 14/65793/OUT – Salford City Council) |
| The Factory<br><br>PP. Ref.:<br>MCC 119890/VO/2018                                                                                                | City Council Development of a new flexible arts and events space comprising a range of activities including theatre, music, dance, art, other performance and non-performance related events, exhibitions and conferences (Sui Generis) with ancillary facilities including retail exhibitions and conferences (Sui Generis) with ancillary facilities including retail and bar uses (Use Classes A1 and A3), offices,                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | July 2018                          | 18     | 670m               | On site, with main structure complete                                                                                                  |

| Application Reference                                                     | Description of Development Proposals                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Date Approved  | Map No | Distance from Site | Status                                                                                                                          |
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| Plans amended by<br>130034/JO/2021)                                       | administrative and back of house functions (Use Class B1), training and educational facilities (Use Class D1), servicing and access arrangements, highways works, creation of new public realm, removal of 4 trees, cycle parking and provision of new plant and associated works. Demolition of the Starlight Theatre, existing workshop and other structures and perimeter wall and alterations to the Grade II listed Colonnaded Railway Viaduct. (Amendment of application ref no 114294/VO/2016 approved in January 2017) |                |        |                    |                                                                                                                                 |
| Orsdall Chord Pedestrian Bridge<br><br>MCC PP. Ref.:<br>111826/JO/2016/C1 | Minor Material Change to Vary Deemed Planning Permission. Alterations to the design of proposed pedestrian and cycle bridge over River Irwell next to Hampson Street                                                                                                                                                                                                                                                                                                                                                           | June 2016      | 19     | 750m               | Constructed but not open to public due to ongoing construction in St. Johns. To be considered as under construction (baseline). |
| Viadux Residential<br><br>PP. Ref.:<br>MCC 115871/FO/2017                 | Erection of a 40 storey building to form 375 residential apartments (Use Class C3a) and the erection of a 14 storey building for form offices (Use Class B1) (31,756 sqm) together with ground floor commercial space (Use Class A1, A3 or A4) (1010 sqm) with associated enclosed service yard, public realm including staircase and lift to connect with viaduct, car and le parking, landscaping and other associated works                                                                                                 | July 2017      | 20     | 790m               | Under construction, but works have not commenced on main structure.                                                             |
| Middlewood locks (Plots K, L, M)<br><br>SCC PP. Ref.: 20/75275/REM        | Details of Reserved matters for the appearance, landscaping, layout and scale of development for plots K, L & M pursuant to outline planning permission 16/67987/OUTEIA.                                                                                                                                                                                                                                                                                                                                                       | September 2020 | 21     | 860m               | Under construction.                                                                                                             |
| St Michaels<br><br>MCC PP. Ref.:<br>114664/FO/2016<br>(&125549/JO/2019)   | Partial demolition of existing buildings. Development up to 171.6m AOD comprising residential (Use Class C3), offices (Use Class B1), hotels (Use Class C1), place of worship (Use Class D1) and leisure/food and drink uses (Classes A1, A3, A4, A5 and D2). Creation of public spaces and new public realm, provision of basement car parking, highway alterations, landscaping and associated works.                                                                                                                        | June 2018      | 22     | 440m               | Planning Permission implemented.<br><br>Permission expires June 2021.                                                           |

| Application Reference                                                                                                              | Description of Development Proposals                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Date Approved  | Map No | Distance from Site | Status                                                             |
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| New Victoria<br>Land at Corporation Street<br>Manchester<br>M3 1NX<br><br>111777/FO/2016/C1<br>(Amended by Ref:<br>128667/JO/2020) | Erection of two residential buildings of a maximum 21 and 26 storeys to accommodate 520 apartments (178 x 1 bed, 286 x 2 bed and 56 x 3 bed apartments) (Use Class C3). Erection of one office building of maximum eight storeys comprising up to 11,647 sq. m (GIA) of office accommodation. Ground floor commercial space (Use Class A1, A2, A3 and B1), lower ground level car parking, access and servicing arrangements, alterations to Corporation Street, new public realm and other associated works.                                                                                                                                                                                                                                                                                                                                                                                       | September 2016 | 23     | 850m               | Under Construction                                                 |
| Chapel Street Salford M3 7NH<br><br>Ref:20/76134/FUL                                                                               | Erection of 16-storey building plus plant comprising a hotel (Use Class C1) with ancillary bar and restaurant uses, access, servicing, landscaping and other associated works                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |                | 24     |                    |                                                                    |
| Potato Wharf Phase II<br>MCC PP.<br>Ref.: 109335/FO/2015/C1                                                                        | Erection of two residential buildings (Use Class C3) comprising 191no apartments, car parking, bicycle parking, public realm and landscape works, access and servicing arrangements, and associated works, following demolition of the existing buildings and plant.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | November 2015  | 25     | 1km                | On site, with main structure complete                              |
| <b>Cumulative</b>                                                                                                                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |                |        |                    |                                                                    |
| Kendals & Fraser<br><br>MCC PP Ref.:<br>129251/FO/2021                                                                             | Change of use of upper floors and erection of three storey rooftop extension, including plant level, to Kendal Milne building to provide offices on floors 1-9 (Use Class E), together with change of use of ground, lower ground and basement levels of Kendal Milne building to flexible commercial spaces (Use Class E, F2 and /or Sui Generis (Drinking Establishments) and associated elevational alterations and works; Demolition of adjacent Fraser Building and link bridges and erection of 14 storey office building (Use Class E), including plant level, together with associated amenity space and ground and basement floor flexible commercial units (Use Class E, F2 and / or Sui Generis (Drinking Establishments)) and basement areas for cycle storage and plant; Highways landscaping and public realm works, engineering and infrastructure works and other associated works. | June 2021      | 26     | 100m               | Planning permission consented June 2021                            |
| Speakers House 39<br>Deansgate Manchester M3 2BA                                                                                   | Erection of a 17 storey building comprising office use (Use Class E(g)(i)) and flexible ground floor commercial units (Use Classes E(a),(b),(c) and sui generis 'drinking establishment'), new electricity sub-station,                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             | January 2022   | 27     | 200m               | Planning permission approved at Planning Committee in January 2022 |

| Application Reference                                                 | Description of Development Proposals                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Date Approved                                    | Map No | Distance from Site | Status                                                                       |
|-----------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------|--------|--------------------|------------------------------------------------------------------------------|
| MCC PP Ref.:<br>131314/FO/2021                                        | basement cycle parking and rooftop plant enclosure, together with access, servicing and associated works following demolition of the existing building.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |                                                  |        |                    |                                                                              |
| Plot B7, Salford Central Masterplan<br><br>SCC PP. Ref.: 20/75571/FUL | Erection of a 10-storey B1(a) office building with flexible ground floor commercial units (A1/A2/A3/A4/B1) with associated ancillary facilities, servicing, means of access, landscaping and public realm                                                                                                                                                                                                                                                                                                                                                                                                                                                       | October 2020                                     | 28     | 250m               | Planning permission granted, but not started on site                         |
| Treehouse Hotel<br><br>MCC PP Ref.:<br>130446/FO/2021                 | Development comprising external alterations to the existing hotel building including new building entrance, creation of a rooftop bar and outdoor terrace, modifications to the conference suite mezzanine block, creation of a rooftop kitchen garden, modifications to the building facades, public art installations and other works.                                                                                                                                                                                                                                                                                                                        | August 2021                                      | 29     | 290m               | Planning permission consented August 2021                                    |
| Ramada, Renaissance Hotel<br><br>MCC PP Ref:<br>132088/FO/2021        | Erection of a part ground and 26 storey, part ground and 13 storey building to form 300 no. residential apartments (Class C3) and ground floor retail/ leisure floorspace (Class E/ Sui Generis (drinking establishments), together with private amenity space for residents (gym, cinema room and external terraces), new public realm to include riverside walkway and leisure/ food and beverage space (Class E/ Sui Generis (drinking establishments/ drinking establishments with food provision/ hot food takeaways), new landscaping, parking (36 spaces level -1), 300 cycle parking spaces, servicing, supporting infrastructure and associated works. | Submitted November '21.<br>Determination Pending | 30     | 320m               | Expected to be determined in spring 2022 – targeting February 2022 committee |
| Audacious Church Extension<br><br>SCC PP Ref: 21/77363/FUL            | Erection of a a 5 storey extension to the south west and a 2 storey extension to the north east of the of the existing steel portal frame building to provide new and enhanced facilities for the Church (Use Class F.1), together with the construction of a multi-storey (7 storeys) car park with associated access and landscaping.                                                                                                                                                                                                                                                                                                                         | August 2021                                      | 31     | 470m               |                                                                              |
| One Heritage Tower<br><br>SCC PP. Ref.:<br>19/74205/FULEIA            | Erection of a mixed use development comprising a single building with two blocks (14 and 55 storeys) to include: 545 residential apartments, associated residents' facilities and basement parking; and 3 no. commercial units (use classes A1, A2, A3, B1 & D1) with associated landscaping and public realm works.                                                                                                                                                                                                                                                                                                                                            | January 2020                                     | 32     | 560m               | Planning Permission not implemented, not under construction.                 |

| Application Reference                                                                                 | Description of Development Proposals                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | Date Approved                                                           | Map No | Distance from Site | Status                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------|--------|--------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| Great Northern Warehouse Redevelopment<br><br>MCC PP. Ref: 118568/FO/2017                             | Refurbishment, restoration and re-use of Great Northern Warehouse building as mixed-use development including retail units (Use Classes A1 shop, A3 restaurant/cafe and A4 drinking establishment), gym (Use Class D2), casino (sui generis) and 118 no. residential apartments (Use Class C3), refurbishment, restoration and extension of 223-255 Deansgate Terrace and Goods Yard Entrance to accommodate ground floor retail units (Use Classes A1 shop, A3 restaurant/cafe and A4 drinking establishment) and 24 no. residential apartments (Use Class C3) on upper floors, reconfiguration of Great Northern Square to allow for redeveloped and additional public realm, to include hard and soft landscaping, and formation of Dean Street parallel to Deansgate, together with associated highway works, access, car parking, servicing, rooftop plant, removal of non-original modern installations and making good and associated works. | March 2018                                                              | 33     | 550m               | Planning Permission not implemented, not under construction.                                                                                   |
| Union T2, St Johns<br><br>MCC PP. Ref.: 126648/FO/2020                                                | Full Planning Permission for the erection of 36 storey plus basement level mixed use building comprising co-living units, amenity space and flexible commercial space (Sui Generis), co-work (Use Class B1), landscaping, access and other associated works.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Minded to approved at Planning Committee on 30 <sup>th</sup> July 2020. | 34     | 550m               | Awaiting agreement on S.106 prior to a decision notice being issued. However, expected imminently so to be included in a relevant assessments. |
| Middlewood Locks Plot N, Salford Central<br><br>SCC PP. Ref.: 14/65793/OUT                            | Mixed use development including residential (C3) and commercial uses (B1, A1, A2, A3, A4, A5) together with ancillary car parking and public realm/landscaping                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | March 2015                                                              | 35     | 740m               | Planning permission granted but no reserved matters.                                                                                           |
| 325-327 Deansgate<br><br>MCC PP. Ref.: 125804/FO/2019                                                 | Demolition of existing buildings and structures on-site and erection of 22-storey building comprising apart-hotel (Use Class C1) with flexible commercial uses at ground floor and within existing viaduct arches (Use Class A1, A2, A3, A4, D2), access, landscaping and other associated works                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | June 2020                                                               | 36     | 790m               | Planning permission granted but no start on site                                                                                               |
| Trinity Islands<br>Land Bounded By The River Irwell To The North & West, Water Street To The East And | Approved scheme (via Committee / no s106 signed):<br>"Construction of a mixed use development comprising two podiums of three storeys and five residential (Class C3) towers of 26, 26, 37, 41 and 67 storeys (including podium heights) connected by a new pedestrian bridge. Retail, commercial, leisure (gym and boat club) and community                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        | Approved at Committee in July 2017. No formal                           | 37     | 900m               |                                                                                                                                                |

| Application Reference                                         | Description of Development Proposals                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | Date Approved                                                                    | Map No | Distance from Site | Status                                                |
|---------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------|--------|--------------------|-------------------------------------------------------|
| The A6402 & A57 To The South Manchester<br><br>115107/FO/2017 | uses (community gallery and events space)(Use Classes A1, A2, A3, A4 or D2), workspace facilities (Class B1) and an educational facility (Class D1) within the lower floors and podium level together with new riverside walkway, public realm and landscaping (including podium level parks).<br>Two levels of parking for 581 cars and 2,532 bicycles and 200 cycle spaces within the public realm areas.”<br><br>To note: emerging proposals due to be submitted imminently. Expected to approved prior to submission of Alberton House, so updated proposals to be considered in cumulative scenario when details available on public portal. | decision issued.<br><br>Expected approval for new proposals in early spring '22. |        |                    |                                                       |
| Slate Wharf<br><br>SCC PP. Ref.: 113617/FO/2016               | Erection of a four storey building to form 24 residential apartments (Use Class C3) with associated hard and soft landscaping and ancillary development thereto.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | January 2021                                                                     | 38     | 1km                | Planning permission granted, but not started on site. |

## Appendix C – Planning Noise Report

# Appendix D – Construction Noise and Vibration Assessment

# Appendix E – Initial Microclimate Assessment

## Appendix F – Viewshed Analysis and Viewpoint Locations

# Deloitte.

## Real Estate

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