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1. Introduction

- 1.1. This Environmental Statement ('ES') has been prepared by Deloitte in support of an application for Full Planning Permission made by Bruntwood RB Limited ('the Applicant'). The application seeks approval for the full demolition and redevelopment of Alberton House in Manchester City Centre.
- 1.2. The Proposed Development seek to bring forward a high quality office-led mixed-use scheme, to deliver a new Grade A office building with supporting ground floor commercial uses and office-related amenity space ('the Proposed Development'). The Proposed Development also includes enhancements to the surrounding public realm at Trinity Way located between Alberton House and Albert Bridge House to the west.
- 1.3. The term "Proposed Development" used within this Report refers to all stages of demolition, construction and operation of the development.
- 1.4. This ES sets out the findings of an Environmental Impact Assessment ('EIA') carried out in respect of the development of the Site.
- 1.5. The Proposed Description of Development is as follows:

"Demolition of existing building and erection of a 19 storey (basement, ground including mezzanine, plus 18) building to form a mixed use office development with ancillary office amenity (Use Class E(g(i)) flexible commercial floorspace at ground floor and mezzanine (Use Class E (a), (b), (c) and/ or drinking establishment Sui Generis), flexible office floorspace (Use Class E(g(i)) at Levels 1-16, and two floors of wellness centre (Sui Generis) at Levels 17 and 18 including ancillary food and beverage (Use Class E (a), (b), (g(i)) and/ or drinking establishment Sui Generis), cycle parking, landscaping, highways and other associated works."
- 1.6. The EIA has been carried out in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) ('the EIA Regulations') and best practice guidance.
- 1.7. The non-technical summary ('NTS') is a standalone document and is required under the EIA Regulations.

Purpose of the Environmental Impact Assessment and Non-Technical Summary

- 1.8. The purpose of an EIA is explained by the Government in the National Planning Practice Guidance at paragraph 002 (Reference ID: 4-002-20140306), which sets out:

"The aim of Environmental Impact Assessment is to protect the environment by ensuring that a local planning authority when deciding whether to grant planning permission for a project, which is likely to have significant effects on the environment, does so in the full knowledge of the likely significant effects, and takes this into account in the decision making process."

- 1.9. On this basis, an EIA only applies to those projects which are likely to have a significant effect on the environment and these are typically projects of a larger scale.
- 1.10. In simple terms, an EIA is an information gathering exercise in relation to the effect that the Proposed Development may have on the local environment when compared to the existing conditions.
- 1.11. Conducting an EIA is a systematic process, which leads to a final report, the ES.
- 1.12. This NTS is designed to be read on its own but forms part of the ES. It explains the environmental implications of the Proposed Development to the public, informing them in non-technical language, and allowing them to decide whether they would like more detail on the proposals.

Environmental Impact Assessment Process

- 1.13. The first step is understanding if the Proposed Development meets the criteria set out within legislation, which means that further consideration should be given to if it comprises an EIA development. The legislation sets out different 'schedules' of projects and how the EIA should be carried out.
- 1.14. A Proposed Development may then go through a 'Screening' and/or a 'Scoping' process. This is the process whereby an Applicant may submit a request to the Local Planning Authority for a formal opinion as to whether they consider the Proposed Development to be meet the criteria for an EIA and, if so, what technical topics it considers to be relevant to the EIA.
- 1.15. If an EIA is determined to be required, the Applicant will prepare an ES, which sets out the findings from the technical assessments undertaken. The ES is then submitted to the Local Planning Authority as part of an application for Planning Permission.

Assessment Methodology

Scoping

- 1.16. An EIA Screening and Scoping Report was prepared by Deloitte Real Estate with input from the technical consultant team for the project. The EIA Screening and Scoping Report was submitted to Manchester City Council ('MCC') as the Local Planning Authority on 10th December 2020.
- 1.17. It should be noted that no formal response had been received prior to the submission of this ES; however, every effort has been made to agree the scope of studies and methodology of assessments with statutory consultees where possible. The Author of each technical Chapter has sought the opinion from relevant officers at Manchester City Council and statutory consultees as necessary.

Technical Topics not included in the Environmental Impact Assessment

- 1.18. The Scoping process identified a number of technical topics where significant environmental effects as a result of the Proposed Development would be unlikely and would not be assessed further within the EIA process.

1.19. These topics are:

- Agricultural Circumstances
- Arboriculture
- Wind Microclimate
- Electrical Interference
- Air Quality
- Water Resources, Flood Risk and Drainage
- Archaeology
- Human Health
- Daylight, Sunlight and Overshadowing
- Ecology
- Traffic and Transport
- Wind Microclimate
- Aviation
- Electronic Interference
- Solar Glare
- Socio-economic
- Noise and Vibration

1.20. Further information detailing why each of these technical topics were scoped out of the EIA can be found in Appendix 2.1 EIA Screening and Scoping Report.

Approach to Technical Studies

- 1.21. Various technical studies were commenced at an early stage in the development process. The findings of the baseline (existing) environmental studies have played an important role in the design of the Proposed Development by defining the environmental sensitivities, constraints and opportunities associated with the Site.
- 1.22. Project team reviews, attended by different members of the team, were held throughout the pre-application process. These reviews provided a valuable forum for the exchange of information and ensured that the project team and design team were fully aware of the environmental constraints and opportunities, and of the interactions between disciplines. Meetings were also held with Manchester City Council as the Local Planning Authority, as well as pre-application discussions with technical consultees.
- 1.23. The technical studies have been undertaken in accordance with current best practice. Specific guidance used is referenced within each of the respective technical chapters, with a reference list at the end of each chapter.
- 1.24. Each chapter takes a standard approach, which ensures consistency. This structure is broadly as follows:

Table 1.1: Structure of ES Technical Chapters

Technical Chapter Structure	
Introduction	Each technical chapter begins with an introduction providing context to the assessment work.
Policy Context	This section includes a summary of legislation (laws) and of national and local policies relevant to the environmental discipline in the context of the Proposed Development and the ES.

Technical Chapter Structure	
Assessment Methodology & Significance Criteria	This section describes the method or approach employed in the assessment of impacts, the criteria against which the significance of effects has been evaluated, the sources of information used and any technical difficulties encountered. Relevant legislation is also identified.
Baseline Conditions	This section describes and evaluates the existing environmental conditions i.e. the current situation and anticipated changes over time assuming the Site is not developed. This is a critical part of the EIA process as it provides a measure against which potential environmental effects can be assessed.
Identification and Evaluation of Key Impacts	This section identifies the likely significant effects on the environment resulting from the Proposed Development. A description of the likely effects of the Proposed Development and an assessment of their predicted significance is provided in relation to the discipline being considered. The assessment of effect significance has been undertaken using appropriate quality standards. Where no such standards exist, the judgments that underpin the attribution of significance are described. The guidelines, methods and techniques used in the process of determining significance of effects are contained within each of the technical chapters presented.
Mitigation Measures	One of the main aims of the EIA process is to develop suitable mitigation measures to avoid, reduce or compensate for any significant adverse (negative) effects of a project. This section of each technical chapter describes the measures which would be implemented to mitigate potential adverse effects. Where possible, enhancement measures have also been proposed.
Cumulative Effects	This section considers the cumulative (combined) effects of the Proposed Development with any other committed developments identified within the vicinity of the Site. Any likely significant effects on the environment arising in this respect are set out in this section. There are two distinct types of cumulative effects: Type 1 - Cumulative effects are the effects on identified receptors arising from a combination of impacts related to the Proposed Development. Type 2 - Cumulative effects are those that arise from incremental changes caused by other consented or reasonably foreseeable activities ('committed developments') together with the Proposed Development.
Residual Effects	The residual effects, i.e. the remaining effects of the Proposed Development assuming implementation of the proposed mitigation measures, have been estimated and presented. The methods used to make these estimates are described and proposed methods of treatment for any residual effects have been identified and quantified where possible.

Technical Chapter Structure	
Summary	Each technical chapter concludes with a brief summary outlining the potential residual effects of the Proposed Development.

Objectivity

- 1.25. The technical studies undertaken within the ES have been progressed in a transparent, impartial and unbiased way with equal weight attached, as appropriate, to beneficial and adverse effects. Where possible, this has been based upon quantitative and accepted criteria together with the use of value judgements and expert interpretations.

Structure of the NTS

- 1.26. The remainder of this NTS outlines the Proposed Development in non-technical terms and then provides a summary of each technical chapter using non-technical language.

Further Information

- 1.27. More detailed analysis of the findings described within the NTS can be found within the compiled ES and other documents submitted in support of the Planning Application.
- 1.28. The ES and other application documents are available for public viewing on Manchester City Council's Public Access webSite at the following address:
<http://pa.manchester.gov.uk/online-applications>
- 1.29. The ES may be purchased in volumes, the costs for which are set out below:
- Volume 1: Non-Technical Summary - £15
 - Volume 2: ES Main Text and Figures - £150
 - Volume 3: ES Appendices - £150
 - Full Copy (Volumes 1, and 2, and NTS) of the ES on a CD - £15

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1.30. For copies of any of the above, please contact the Manchester Planning Team at Deloitte Real Estate:

Alberton House Project Team – Planning and EIA

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The Hanover Building

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Manchester

M4 4AH

2. Description of the Proposed Development

Where

- 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, Albert Bridge House (car park) to the west and the River Irwell to the north.
- 2.3. 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.
- 2.4. 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 Proposed Development have been submitted for the sites to date.
- 2.5. 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.

What

- 2.6. 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.
- 2.7. 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.

Proposed Development

- 2.8. The Proposed Development includes the redevelopment of Alberton House, located on St Mary's Parsonage. This includes the demolition of the existing building and the erection of a new, contemporary 19 storey including ground floor (and mezzanine) Grade A office building, including F&B floorspace on the ground floor, and a rooftop amenity and wellness space (floors 17 & 18).
- 2.9. Overall the Proposed Development will deliver c. 32,260 sqm (GEA) of commercial floorspace. The quantum of the Proposed Development is set out below:
- Office (Class E(g(i)) – c. 26,420 sqm (GIA) *(including mezzanine)*
 - Office ancillary and amenity (Use Class E(g)(i)) – c. 1,330 sqm (GIA)
 - Flexible commercial (F&B) ((Use Class E (a), (b), (c) and/ or drink establishment Sui Generis – c. 1,470 sqm (GIA) *at ground floor*
 - Ancillary Wellness Centre (Sui Generis and, Use Class E (a), (b), (g(i)) and/ or drinking establishment Sui Generis)– directly associated with Bruntwood's commercial customers) including swimming pool – c. 1,740 sqm (GIA) *at levels 17 and 18.*
- 2.10. The description of development, as stated on the application form is as follows:
- "Demolition of existing building and erection of a 19 storey (basement, ground including mezzanine, plus 18) building to form a mixed use office development with ancillary office amenity (Use Class E(g(i)) flexible commercial floorspace at ground floor and mezzanine (Use Class E (a), (b), (c) and/ or drinking establishment Sui Generis), flexible office floorspace (Use Class E(g(i)) at Levels 1-16, and two floors of wellness centre (Sui Generis) at Levels 17 and 18 including ancillary food and beverage (Use Class E (a), (b), (g(i)) and/ or drinking establishment Sui Generis), cycle parking, landscaping, highways and other associated works."*
- 2.11. The Proposed Development will deliver an exemplar highly sustainable building, providing new, high quality Grade A office space, retail and cafe/restaurant space and amenity/ wellness facilities. High quality management support spaces, site infrastructure, and back of house facilities for the office uses will be provided to encourage use of sustainable transport modes and support the delivery of a highly sustainable office development of the highest specification for wellness, including through the provision of the rooftop amenity wellness space.
- 2.12. A key part of the Proposed Development is the opportunity to create an open and inviting ground floor entrance which enhances public realm and connectivity. To support this the ground floor will provide publicly accessible commercial uses along the key pedestrian route linking with Trinity Bridge and the River Irwell frontage. The Proposed Development will provide an investment into public realm which will encourage further investment into the area and its wider transformation, consistent with the St Mary's Parsonage SRF.
- 2.13. The Proposed Development is summarised below:
- Demolition of the existing Alberton House and erection of a c. 32,260 sqm (GEA) highly sustainable 19-storey office-led building;
 - The office reception, including a double height entrance space is located at the ground floor along St Mary's Parsonage, as well as back of house areas including the bin store;

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- Food and beverage floorspace at the ground floor level fronting the river, with an external terrace activating the Trinity Bridge walkway;
- Mezzanine with co-working space such and amenity features;
- Basement includes a cycle hub (with 120 secure cycle parking spaces), a gym, changing and showering facilities, back of house areas and plant areas;
- Floors 1 – 16 provide office accommodation, with floors 1-2 providing serviced accommodation fit out by Bruntwood Works;
- A rooftop amenity and wellness space on 17th and 18th floors, including a leisure and fitness offering with a swimming pool and associated facilities;
- A panoramic landscaped, external rooftop terrace on 17th floor.
- Tree planting and public realm enhancements along St Mary's Parsonage and Trinity Bridge walkway
- Highways works and servicing arrangements including a loading bay along St Mary's Parsonage;
- Drainage and ecological works, including the installation of blue roof; and
- Other associated works.

2.14. The Design and Access Statement prepared by EPR submitted in support of this application contains more information on the design of the Proposed Development. For further details please also refer to Chapter 4 of the Planning and Tall Buildings Statement prepared by Deloitte.

3. Outline of the Main Alternatives Considered

Introduction

- 3.1. Regulation 18(3) and Paragraph 2 of Schedule 4 of the EIA Regulations requires the Applicant to provide an outline of the reasonable alternatives studied and an indication of the main reasons for the choice made, including a comparison of the environmental effects.
- 3.2. The form of the Proposed Development has been influenced by a range of factors, including location, surrounding land use and input from Manchester City Council, Statutory and Non-Statutory Consultees and other stakeholders.
- 3.3. The principal land use and siting options explored and the reasoning for the selection of the current design for the Proposed Development are considered here.
- 3.4. Four options have been considered:
 - The 'do nothing' alternative where the Proposed Development is not progressed;
 - Alternative uses for the Site;
 - Alternative locations for the Proposed Development; and,
 - Alternative design/layout for the Proposed Development in the context of the design evolution.

The "do nothing" Alternative

- 3.5. The "do nothing" scenario refers to the option of leaving the Site in its current state, which comprises the existing Alberton House building.
- 3.6. The redevelopment of Alberton House was identified as part of the wider regeneration strategy for the St Mary's Parsonage SRF area. The SRF recognises the highly sustainable location of Alberton House, but acknowledges that the existing building is not fully utilised due to its dated internal configuration and inability to compete with newer Grade A commercial office spaces being brought forward in the city centre. As such the SRF acknowledges that Alberton House is in need of major reinvestment.
- 3.7. The new office space being delivered as part of the Proposed Development will replace the outdated existing Alberton House building. It presents an opportunity to create a highly sustainable, net zero carbon building, providing new, high quality Grade A office space, retail and cafe/restaurant space and amenity/ wellness facilities.

- 3.8. The Proposed Development will enable the quality of the public realm and environment around the Site to be properly addressed, creating a more attractive environment that enhances walking and cycling routes that are critical to the connectivity of the area with the wider city centre.
- 3.9. Overall, it is considered that the 'do nothing' alternate option will not align with objectives of the SRF, will not secure the best and long-term viable re-use of the heritage asset and does not achieve the overall strategic objectives of the City Council.
- 3.10. The Proposed Development will bring further and more regular activity to the Site and boost economic activity in the area, supporting significant environmental and social improvements on Site and up to a regional scale. Full details of the public benefits are set out in Chapter 8 (Public Benefits) of the Planning and Tall Building Statement prepared by Deloitte.

Consideration of Alternative Locations

- 3.11. The Proposed Development will be located at the heart of a commercially-led regeneration project focussed around St. Mary's Parsonage, located in the city centre, as detailed in the endorsed SRF (2020) and as defined in the development brief.
- 3.12. In addition, there is clear policy support for the Proposed Development in this location and the availability of land in the city centre. The Site is also well located for the proposed commercial use as it is within walking distance of key transport nodes and complementary uses.
- 3.13. Whilst Bruntwood owns other sites within the city centre, these are neither readily available for redevelopment nor identified as strategic regeneration priorities. On balance it is considered that, due to the use, land ownership, policy support for development in this area and the availability land to deliver this unique project in Manchester City Centre, alternative locations are not possible for this particular development.

Consideration of Alternative Uses

- 3.14. The Site's proposed use is for office led mixed-use development. Other reasonable alternative uses, considering its City Centre location, have been discussed below:
- 3.15. Other reasonable alternative uses for the Site, considering its location, have been discussed below:
- **Retail** - The Site falls outside Manchester City Centre's Primary Shopping Area and a standalone retail development on this Site would require extensive justification. The retail sector within the UK is volatile with the high street retail market has already seen significant downturn, and in recent years the retail market is changing at an unprecedented speed. The industry has faced large-scale business restructuring and the expansion in the online market share has drawn customers away from traditional high street shops and department stores. The size of the application Site would present challenges in terms of the scale of demand for a large quantum of retail floorspace. Limited retail is however considered to be viable and beneficial to the area's regeneration objectives for ground floor frontage, in combination with office uses on the upper levels. Delivering a retail-led development on the Site has therefore been discounted.
 - **Hotel** – The Site could technically accommodate a hotel development. However, this has been discounted on the basis the SRF identifies office use as a strategic regeneration objective for the Site and the fact that Bruntwood does not specialise in delivering hotel developments.

- **Residential** - The Site is located within a part of the City Centre that is developing an established commercial character. Whilst there is a need for more residential development to be brought forward within the City Centre, it is considered that such development will be better located further from the City core.
- 3.16. The Site is currently occupied by a vacant office, which the St Mary's Parsonage SRF recognises as not fully utilised due to its dated internal configuration and inability to compete with newer Grade A commercial office spaces being brought forward in the city centre. As such the SRF acknowledges that Alberton House is in need of major reinvestment and the Proposed Development seeks to respond to this by delivering new, high quality Grade A office space, retail and cafe/restaurant space and amenity/ wellness facilities.
- 3.17. The principle of development in this area of Manchester is established through planning policy, namely Policy CC1 'Primary Economic Development Focus: City Centre and Fringe' which supports high quality office developments on the Site.
- 3.18. For the reasons outlined above, alternative uses have been discounted. The principle of an office led development this location is consistent with planning policy and the strategic objectives of the St Mary's Parsonage SRF. The office-led use will complement the existing commercial character of the area and support Manchester City Council's regeneration ambitions for the Site.

Design Evolution

- 3.19. The Design and Access Statement which accompanies this planning application addresses the design evolution of the Proposed Development in detail.
- 3.20. A wide range of specialist consultants and other stakeholders have provided valuable input into the scheme, informing the design process and assisting the team in arriving at an appropriate solution of the Site. The design has evolved particularly in terms of the rooftop design. The evolution of the scheme and the final design is discussed in detail within Section 3 of the accompanying Design and Access Statement.
- 3.21. The design of the Proposed Development has been interrogated through extensive design review by the Applicant's design team, as well as being informed by pre-application consultation with MCC officers, Places Matter! Design Review Panel, statutory consultees and through public consultation.
- 3.22. The core design team has undertaken an extensive contextual analysis of the Site and surroundings and recognise the high-profile nature of the Site. In this respect, a significant amount of time has been spent developing the proposal through a number of design stages to deliver a high quality development that not only secures the viable future for the Site, but also delivers demonstrable enhancements and regeneration benefits to the surrounding area.
- 3.23. For further details please refer to Section 3 of the Design and Access Statement prepared by EPR and Chapter 4 of the Planning and Tall Building Statement, prepared by Deloitte.

4. Construction Methodology and Programme (ES Chapter 5)

- 4.1. The Construction (Design and Management) Regulations 2015 will apply to this project and all appropriate controls and systems will be in place to comply with the standards of the Regulations and associated guidance.
- 4.2. Every stage of the project will be pre risk assessed and appropriate controls applied, sub- contractors will be pre vetted and will be subject to extensive pre contract requirements of information transfer and risk assessment.
- 4.3. A fundamental aspect of the Principal Contractor's role is the development of a Construction Management Plan, which will take account of all known risks, which have been identified at pre- construction stage by the Principal Designer/CDM Consultant, the Design Team and also through site investigations.
- 4.4. The Construction Management Plan will describe arrangements and procedures for managing these key risk areas in more detail, as well as any future risk, and also the resources, including personnel, which will be applied to the scheme, and which will ensure the Health and Safety of all those working on or affected by the project works.
- 4.5. Sir Robert McAlpine Ltd will have an on-going process of monitoring health and safety standards throughout its organisation. This is normally done directly (on site) by the site management team through regular inspections, toolbox talks and also via the risk assessment process both during the completion of risk assessments and then by monitoring the effectiveness of risk control measures, which have been implemented. Site managers will also undertake regular reviews of safety on site, including any accidents or incidents and any matters raised will be dealt with accordingly.
- 4.6. Health and safety is also incorporated as a fundamental aspect of the overall project review, the Applicant has appointed has Sir Robert McAlpine Ltd as Principal Contractor, who can demonstrate competency in the management and execution of Health and Safety. The Principal Contractor will work closely with the Principal Designer at this early stage of the project and will influence the detailed design to remove construction and residual safety risks.
- 4.7. The Main Contractor will at the earliest possible stage of the project enter into dialogue with all relevant parties, including neighbours to ensure there is effective coordination throughout all stages of construction.

5. Townscape and Visual Impact (ES Chapter 6)

What is Townscape and Visual Impact?

- 5.1. Townscape is the landscape within the built-up area, including the buildings, the relationship between them, the different types of urban open spaces and the relationship between buildings and open space (as stated in Guidelines for Landscape and Visual Impact Assessment, 3rd Edition, 2013).
- 5.2. A Townscape and Visual Impact assessment considers the change in the townscape character and visual amenity as a result of the Proposed Development.
- 5.3. This Chapter of the ES has been prepared by Chris Burnett Associates and assesses the likely significant effects of the Proposed Development on the Site and surrounding area. The chapter also describes 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 negative effects; and the likely residual effects after these measures have been adopted.
- 5.4. The chapter is accompanied by the following appendices:
 - Appendix 6.1: Maps
 - Appendix 6.2: Viewpoint and townscape photographs including AVR images
 - Appendix 6.3: Visualisation methodology

What has been assessed?

- 5.5. The assessment of the Proposed Development on Townscape Character has been based on Manchester City Centre Zones, revised in Manchester Residential Quality Guidance as Neighbourhood Zones, and supplemented by those which lie outside the City Centre. It includes an assessment of the elements which comprise it such as built form and styles, urban grain and street pattern, soft elements such as green spaces and trees and a sense of place and effect that the Proposed Development is judged to have on them.
- 5.6. This assessment has been undertaken alongside an assessment of the Historic Built Environment which assesses the impact of the Proposed Development on the heritage assets and the surrounding built environment. This chapter assesses the impact of the Proposed Development over a wider area and assesses it against townscape character and visual amenity.
- 5.7. The study area for this assessment comprises an area of approximately 1km in radius focussed on the Proposed Development Site. This area is judged to be appropriate given the height of the Proposed Development, the prevailing topography of surrounding area and its location. Outside this zone townscape and

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visual effects are unlikely to be significant due to distance, the effects of urban grain and street pattern and also the proximity of a number of intervening tall buildings.

- 5.8. Research included establishing a Zone of Theoretical Visibility (ZTV) and examining appropriate guidance and policies on tall buildings issued by Manchester City Council (MCC) and relevant authorities such as Historic England.
- 5.9. Field surveys were undertaken to explore the current baseline of Manchester City Centre. The survey was based on zones using the template set out in Manchester Residential Quality Guidance.

What is the impact of the Proposed Development in terms of Townscape and Visual Impact?

- 5.10. In terms of visual impact, a total of 16 representative views within the established Zone of Theoretical Visibility (ZTV) have been selected for the analysis of visual effects. A study area radius of 1km from the centre point of the Site has been defined. This is based upon the ZTV, which has identified the likely (or theoretical) extent of visibility of the Proposed Development.
- 5.11. Of the 16 representative viewpoints there are only five views that are assessed as 'significant' with regards to townscape and visual impact, as well as one additional view (Viewpoint 4 Trinity Bridge) assessed as 'significant' with regards to visual impact only. These include three Moderate Beneficial effects and two Minor Beneficial effects. At Viewpoint 4, the additional significant visual impact is considered to have Minor Beneficial effects. All other views are assessed as having a not significant effect.
- 5.12. The design principles embedded into the Proposed Development have ensured that, wherever possible, adverse effects on the townscape and visual amenity have been designed out and the opportunity for beneficial effects has been maximised.

6. Built Heritage (ES Chapter 7)

What is Built Heritage?

- 6.1. For the purposes of this Chapter, Built Heritage is defined as components of the built historic environment which have some form of identified status. This comprises of both designed (Listed Buildings and Conservation Areas) and non-designated heritage assets; inclusive of their settings. The purpose of the present Environmental Chapter in relation to Built Heritage, is to review available data and identify likely significant and not significant effects.

What has been assessed?

- 6.2. The Site is situated in Manchester City Centre and is broadly bounded by St. Mary's Parsonage to the east and south, with the River Irwell to the north and west. Alberton House currently occupies the Proposed Development site, comprising a purpose-built, 1970s office of two blocks which enclose the corner of St. Marys Parsonage. The taller, 11-storey block fronts onto the River Irwell, whilst a smaller 5-storey block encloses the site to the southwest.
- 6.3. For the purposes of this assessment, consideration has been given to the relevant part of Manchester City Centre that surrounds the Site within a 250m radius. The study area provides a focus for assessment but is not intended to be prescriptive; buildings outside the boundary of the study area are considered where relevant. The Heritage Statement has been informed by both desk-based research and on-site surveys.
- 6.4. The assessment has identified 15 listed buildings, 4 conservation areas and 3 non-designated heritage assets within the 250m Study Area. The Flat Iron Conservation Area has been scoped out of assessment due to existing built form restricting views.
- 6.5. The assessment methodology for the Historic Built Environment is a synthesis of established guidance, best practice and professional judgement. In accordance with an adapted form of the methodology set out in the ICOMOS Guidance on 'Heritage Impact Assessments' (Jan.2011), in which the value of heritage attributes is assessed in relation to statutory designations, and priorities or recommendations set out in national research agendas, and ascribed values. Professional judgement is then used to determine the importance of the resource. The baseline which might be affected by the Proposed Development are valued and the impact on them is assessed in order to give a significance of effect. Historic England Guidance has also informed this assessment.
- 6.6. Alberton House stands beside St. Mary's Parsonage and backs onto the River Irwell. It was designed by the architectural practice of Leach, Rhodes and Walker and built in 1973. Parts of the building were built on the site of the former Albert Street Police Station, which itself was built on the site of the Albert Street Gas Works.
- 6.7. In 1859 the site of the gas works was redeveloped to form the Albert Street A Division Police Station, which was constructed in 1859. The police station contained 7 cells, a parade ground, parade room and lodging for 36 police officers. The station closed in the 1930s following the construction of the new Bootle Street Police Station.

Alberton House, St Mary's Parsonage

- 6.8. However, during the Second World War (1939-45) the location of Alberton House and the immediate area surrounding it was severely destroyed by enemy bombing raids. Following the end of the War, the area was largely cleared of damaged and destroyed buildings, and subsequently became the focus for major post-war redevelopment in the city.
- 6.9. The area around the Site was the focus of radical redevelopment plans as part of the post-war planning programme which transformed Manchester. This resulted in the complete transformation of the St. Mary's Parsonage area and led to the removal of 'Albert Street' and the establishment of the current street-layout and 'Motor Square'.
- 6.10. The extant Site is situated within the setting of the Parsonage Gardens Conservation Area and a number of Listed Buildings and non-designated heritage assets (including Albert Bridge House), of which it is considered to be a negative contributor. This is due to the fact that the building presents a blank elevation to Motor Square, creating an impenetrable street wall which makes a negative contribution to the street scene. The existing building upon the site has been assessed against Listing Selection Guide criteria for post-war office buildings and has been identified as yielding no heritage value at local or national level.
- 6.11. It should however be noted that the red commemorative plaque fixed to the south elevation yields some heritage interest as it commemorates a significant point in the site's social history. In line with the requirements of the NPPF (2021, para.198) It is recommended that the plaque be stored and reused as part of any future proposals.

What is the impact of the Proposed Development in terms of Built Heritage?

- 6.12. The Proposals seek to demolish the existing 1970s building and introduce a new office block of c.19 storeys in height. The design proposals for the elevations were developed following facade studies of the surrounding listed buildings, The rhythm of fenestration was aimed to be consistent with architectural typologies found elsewhere within the Parsonage SRF area. The proposed copper coloured material concept is derived from the site's historic use as a Brass and Copper Works.
- 6.13. The Proposed Development will introduce a building of greater height, scale and mass onto the site which in turn will result in some select instances of minor adverse impact upon views from within the Parsonage Gardens Conservation Area and key views of Albert Bridge House.
- 6.14. The visual impact assessment has demonstrated that the Proposed Development will result in a beneficial effect on the setting of 3 St Marys Parsonage and 30-33 King Street West. The Proposed Development will however, result in a minor adverse impact on Arkwright House and the National Buildings. The Proposed Development will also incur a minor adverse impact on Albert Bridge House, which has been considered as a non-designated heritage asset.
- 6.15. The new office building will create active frontages in place of uninviting, blind elevations and actually improve the visual and physical experience around the highly-utilised Motor Square, providing some counterbalance to the adverse impact noted above. In particular, the proposals will encourage further footfall into the area, with the improvements to landscaping providing a moderate enhancement to the setting of the Grade II listed warehouse at 3 St Marys Parsonage and 31-33 King Street (also Grade II). Despite the increase to height and scale it is considered the Proposed Development would have an overall neutral (balanced) visual impact on the Parsonage Gardens Conservation Area.

Alberton House, St Mary's Parsonage

- 6.16. Mitigation for any perceived instances of adverse impact (minor at most) are to be accrued by the public benefits of the Proposed Development and high-quality design which makes a positive contribution to the settings of nearby heritage assets.

7. Ground Conditions (ES Chapter 8)

What is Ground Conditions?

- 7.1. Ground conditions refers to the Sites geology, hydrogeology, soil conditions, groundwater conditions and any contamination within soils and groundwater. Existing ground conditions on the site may have the potential to cause harm to human health and the environment during both the construction phase and operational phase of the Proposed Development. There is also the possibility the construction process could alter the ground conditions and the possibility that the operational phase could alter the ground conditions.

What has been assessed?

- 7.2. This chapter of the Environmental Statement has been prepared by Curtins to assess the likely impacts of the Proposed Development on human health and the Environment which may be caused by the Sites ground conditions and specifically potential contamination within the ground. It also describes the methods used to assess these impacts, the existing conditions (baseline), the proposed measures required to prevent, reduce, or offset any negative impacts and the likely remaining impacts after these methods have been adopted.
- 7.3. The baseline conditions identified key receptors for assessment including: End Users and Site Maintenance Workers; Construction Workers and Neighbours; Controlled Waters (Principal groundwater aquifer within the bedrock & adjacent River Irwell); and Water Supply Pipes.
- 7.4. The likely significant effects arising from the Proposed Development are assessed by looking at the magnitude of change caused by an impact alongside the receptor sensitivity using professional judgement.

What is the impact of the Proposed Development in terms of Ground Conditions?

- 7.5. The baseline conditions note that 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. 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. As there has been various cycles of development since the likelihood of such contamination remaining from industry is reduced. Curtins have carried out a pre demolition ground investigation on the Site (Appendix 8.1) which comprised boreholes and trial holes with chemical testing of soils and groundwater. The pre demolition ground investigation has identified limited evidence of contamination in site soils.
- 7.6. Potential minor adverse effects were identified for the construction period and operational period to Construction Workers and Neighbours, Site End Users and Maintenance Workers and Controlled Waters associated with contamination within site soils or contamination that may arise as a result of operations.

- 7.7. It will be necessary to undertake further assessment of the site following demolition of the buildings on site and necessary to implement measures to protect these receptors.
- 7.8. The measures to prevent adverse effects to the environment in the construction phase will be required of the Contractor under the Construction Design Management Regulations and will be incorporated into the Construction Phase Plan, Method Statements and Health and Safety Plans and the Construction Environmental Management Plan (CEMP). A Piling Risk Assessment is also anticipated to be a required to discharge pre-commencement and pre-occupation planning conditions relating preventing ground contamination being entrained to the Principal aquifer.
- 7.9. The measures to prevent adverse effects to the environment in the operational phase will be required to discharge pre-commencement and pre-occupation planning conditions relating to ground contamination and will be incorporated into a Post Demolition Phase 2 Ground Investigation report, a Piling Risk Assessment and subject to findings, a Phase 3 Remediation Strategy and a Phase 4 Remediation Verification Report.
- 7.10. Through following the planning process and health & safety law adverse effects to human health and environmental receptors will be Negligible.

8. Climate Change (ES Chapter 9)

What is Climate Change?

- 8.1. The UK has made commitments to tackle the root cause of climate change by reducing emissions of greenhouse gases (GHG), as well as to increase the resilience of projects to the changing climate.
- 8.2. The Climate Change Act 2008 sets a target to reduce net GHG emissions by 100% from 1990 levels by the year 2050. The effective assessment and management of impacts on climate, as well as the effects of climate change on projects offers the opportunity to:
 - Reduce the impact of projects on climate by minimising the magnitude of GHG emissions as far as possible; and
 - Improve the resilience of projects to future climate conditions, such as increased risk and severity of flooding, drought, heatwaves, intense rainfall events and other extreme weather events.

What has been assessed?

- 8.3. The Environmental Impact Assessment (EIA) Regulations require an assessment of the likely significant effects of a project on climate and vice versa. A climate assessment in the context of EIA comprises three separate assessments:
 - Greenhouse Gas (GHG) Emissions Assessment – considers the potential for significant effects to arise from the Proposed Development in terms of GHG emissions during the demolition, construction, operational and end of life stages;
 - Climate Change Resilience (CCR) Assessment – considers the vulnerability of the Proposed Development to extreme weather and projected climate change; and
 - In-Combination Climate Change (ICCI) Assessment – considers how extreme weather and projected climate change could have an additive effect on impacts identified by other technical disciplines as a result of the Proposed Development.

What is the impact of the Proposed Development in terms of Climate Change?

- 8.4. The Proposed Development would result in GHG emissions during demolition and construction from the raw materials required, transport and construction processes. The provisional estimate of emissions from the construction phase total 19,603 tCO₂e (metric tonnes of carbon dioxide equivalents). Therefore, there are no likely significant effects with regard to GHG emissions during the construction of the Proposed Development.
- 8.5. Mitigation measures would be implemented to reduce GHG emissions during construction of the Proposed Development. This could include the specification of best practice options for concrete, reinforcement steel and structural steel, the use of glazed terracotta or brick slips as façade materials and the use of

anhydrite screed or screed board. Additionally carbon offset payments will be set to ensure the demolition and construction is net zero. Therefore, there are no likely significant effects with regard to the vulnerability of the Proposed Development to climate change during construction or significant effects with regard to the in-combination climate change impacts as a result of the construction of the Proposed Development.

- 8.6. Once the Proposed Development is operational, GHG emissions would be generated primarily from the use of the Proposed Development and from its maintenance. The provisional estimate of emissions from the operational phase over the 60 year design life total 92,891 tCO₂e. However, it has only been estimated an increase of approximately 62,000 tCO₂e during the modelled 60-year operational period, relative to the do nothing scenario.
- 8.7. Therefore, it has not been considered that the emissions from the Proposed Development in isolation would have a material impact on the ability of the UK government, Great Manchester or buildings sector to meet their carbon budgets. Therefore we do not anticipate that this project would give rise to a significant effect on climate during the construction of the Proposed Development.
- 8.8. Climate change risks to the Proposed Development have also been assessed during its operation. Potential impacts include increased heat stress for workers, overwhelming of drainage assets or increased groundwater levels from increased frequency of intense rainfall events and overheating of mechanical and electrical equipment due to increased frequency and severity of extreme heat events. On this basis, as set out in MCC's scoping opinion (received 20 May 2022) . any impacts associated with Human Health have been within the Climate Change chapter.
- 8.9. However, mitigation measures have been embedded to ensure resilience to these potential impacts within the Proposed Development's design. The climate change risks to the Proposed Development have been assessed and it has been concluded that these are not to be significant because of mitigation measures already built in to the design which ensure the design provides a level of resilience to weather and climate-related effects. For example, drainage infrastructure has been designed with sufficient allowance to account for climate change and to withstand extreme rainfall events. Such measures would make the Proposed Development resilient to future climate conditions. Therefore, there are no likely significant effects with regard to the vulnerability of the Proposed Development to climate change during operation or significant effects with regard to the in-combination climate change impacts as a result of the operation of the Proposed Development.

9. Type 1 Cumulative Effects (ES Chapter 10)

- 9.1. The concluding chapter of the Environmental Statement sets out what is considered to be the overall effect of the Proposed Development in EIA terms.
- 9.2. It is undertaken using what each technical chapter has considered to be the final impact of the Proposed Development once any mitigation measures have been included. It then considers how these effects might interact with each other and what the outcomes are predicted to be for the construction and the operational phases of the Proposed Development. These combined effects are considered 'intra project' or Type 1 cumulative effects.
- 9.3. Negligible or neutral residual effects have been excluded from the assessment as, by their nature, they are considered to be imperceptible. Therefore, only minor, moderate or major effects have been considered as part of the Type 1 assessment.

Identification of Likely Significant Type 1 Cumulative Effects

Construction Phase

- 9.4. Table 9.1 presents the results of the review of the potential for interactions of individual effects during the construction phase of development. The potential effect interactions are then discussed further.

Table 9.1: Construction Phase Type 1 Cumulative Effects

Sensitive Receptor Group	Construction Phase Residual Effects (after mitigation)	Likely Significant Cumulative Effects
Designated heritage assets identified (including conservation area)	Moderate adverse (temporary)	No likely significant Type 1 cumulative effects.
Non-designated heritage asset identified	Minor adverse (temporary)	No likely significant Type 1 cumulative effects.

- 9.5. The table above illustrates there are no Type 1 potential cumulative effects.

Operational Phase

9.6. Table 9.2 presents the results of the review of the potential for interactions of individual effects during the operational phase of development. The potential effect interactions are then discussed further.

Table 9.2: Operational Phase Type 1 Cumulative Effects

Sensitive Receptor Group	Operational Phase Residual Effects (after mitigation)	Likely Significant Cumulative Effects
Views, visual setting, Site and townscape character	Minor - moderate beneficial	No likely significant Type 1 cumulative effects.
Designated heritage assets identified (including conservation areas)	Neutral (balanced)	No likely significant Type 1 cumulative effects.

9.7. The table above illustrates there are no Type 1 potential cumulative effects.

Mitigation Measures

9.8. Where relevant, the individual residual effects which contribute to the identified intra-project effects have been considered and mitigated where necessary and feasible. It is not considered that the intra-project effects would be significant in EIA terms and therefore no further mitigation measures have been proposed.



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