



Environmental Statement Non-Technical Summary

Wythenshawe Town Centre

On behalf of Muse Places and Wythenshawe Community
Housing Group

November 2025

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1 INTRODUCTION

- 1.1 This Non-Technical Summary (“NTS”) summarises the findings of the Environmental Statement (“ES”) which provides an assessment of likely significant environmental effects as a result of the Proposed Development at Wythenshawe Town Centre (the “Application Site” or “site”). The Application Site is situated within the administrative area of Manchester City Council (“the Council”).
- 1.2 It is proposed that three plots, within the town centre, will be brought forward for residential-led development and are referred to as follows:
- Brotherton House
 - C2 The Birtles.
 - Alpha House.
- 1.3 Each site will be brought forward as separate ‘Full’ planning applications for residential development and will be submitted to Manchester City Council (‘MCC’) for determination as the Local Planning Authority (‘LPA’). The applications are being prepared following the adoption of the Wythenshawe Civic Development Framework (‘DF’) in January 2023. Two of the plots are located within the Wythenshawe Civic DF area (C2 The Birtles and Alpha House) and the remaining plot (Brotherton House) is located immediately adjacent to the boundary of the DF area. This ES has been prepared as a ‘global’ ES to support each of the three applications.
- 1.4 The ES has been prepared on behalf of Muse Places and Wythenshawe Community Housing Group (the “Applicant”).
- 1.5 The ES presents the findings of the Environmental Impact Assessment (EIA) in respect of the planning application. The aim of an EIA and the resultant ES is to assess the Proposed Development’s ‘*likely significant effects*’ on the environment, in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended) (the ‘EIA Regulations’).
- 1.6 This NTS provides a summary of the ES and the findings of the EIA in more accessible, non-technical language. Full details of the assessments can be found within the main ES document (Volume 1) and the associated appendices (Volume 2).

Availability and Comments on the Planning Application

- 1.7 The full findings of the EIA are presented in a comprehensive set of documents that can be viewed online on Manchester City Council's Planning Portal or at their offices (please contact Manchester City Council for details). Additional copies of the Non-Technical Summary ("NTS") (no charge), ES Volume 1 (£100 plus postage) and the Technical Appendices (£150 plus postage) are available from Asteer Planning, 14 Cateaton Street, Manchester, Greater Manchester, M3 1SQ. The complete ES can also be obtained in USB format for £10 from the same address.
- 1.8 Comments on the planning application should be sent to Manchester City Council and not Asteer Planning to ensure that they are taken into account by the Council.

Purpose of the Environmental Statement

- 1.9 The EIA process is an interdisciplinary and multistep procedure to ensure that environmental considerations are included in decisions regarding projects that may impact the environment.
- 1.10 The ES comprises a series of studies which have been commissioned to address the environmental issues which are considered pertinent to the construction and operational phases of the Proposed Development. The NTS is provided to provide a summary of the ES in non-technical language and to confirm the outcome of the assessment process and confirm the likely significant environmental effects of the Proposed Development (which may be beneficial or adverse).

2 THE EIA SCOPING PROCESS

- 2.1 In order to determine the content of the EIA, the EIA Regulations make provision for, but do not require, an applicant to request that the local planning authority (LPA) provide a written opinion as to the information to be provided (i.e. 'scoped') within the ES, this is referred to as a Scoping Opinion.
- 2.2 A request for a Scoping Opinion, which included information regarding the proposed scope, was submitted on behalf of the Applicant to Manchester City Council on 15th October 2025. Manchester City Council issued their Scoping Opinion on 5th November 2025; accordingly, the ES has addressed those environmental issues agreed in the scoping process which are considered pertinent and that could potentially result in *“likely significant effects”* as required by the EIA Regulations.
- 2.3 This has resulted in the ES having separate 'technical' chapters addressing the following topics:
- Socio-economics and Health; and
 - Climate Change.
- 2.4 These chapters, and the ES as a whole, have been prepared by specialists in their respective fields so to ensure the completeness and quality of the ES in accordance with the EIA Regulations. Each one of these disciplines is discussed in turn within this NTS, summarising the work undertaken and the key findings. Further in-depth information is presented in the full ES.

3 ASSESSMENT APPROACH

- 3.1 The purpose of the EIA is to identify, describe and assess the likely significant effects of the Proposed Development on the environment. This could be effects caused by impacts from the Proposed Development (e.g. increase in traffic) or existing conditions that could impact the Proposed Development (e.g. ground contamination).
- 3.2 This global ES supports the three separate full planning applications (Brotherton House, C2 The Birtles and Alpha House) through one singular assessment. Given, the interlinked nature of each application, they are considered to constitute a single project for the purposes of this assessment. Therefore, the 'Proposed Development' as described in this ES collectively refers to the three applications. In addition, it is acknowledged that the proposals are being brought forward following the adoption of the Wythenshawe Civic Development Framework ('DF') (2023). Two of the plots are located within the Wythenshawe Civic DF area (Plot C.2 and 2.1) and the remaining plot (Plot 3.3) is located immediately adjacent to the boundary of the DF area. Image 1 below also identifies each of the site's location, either within or adjacent to the development framework area.

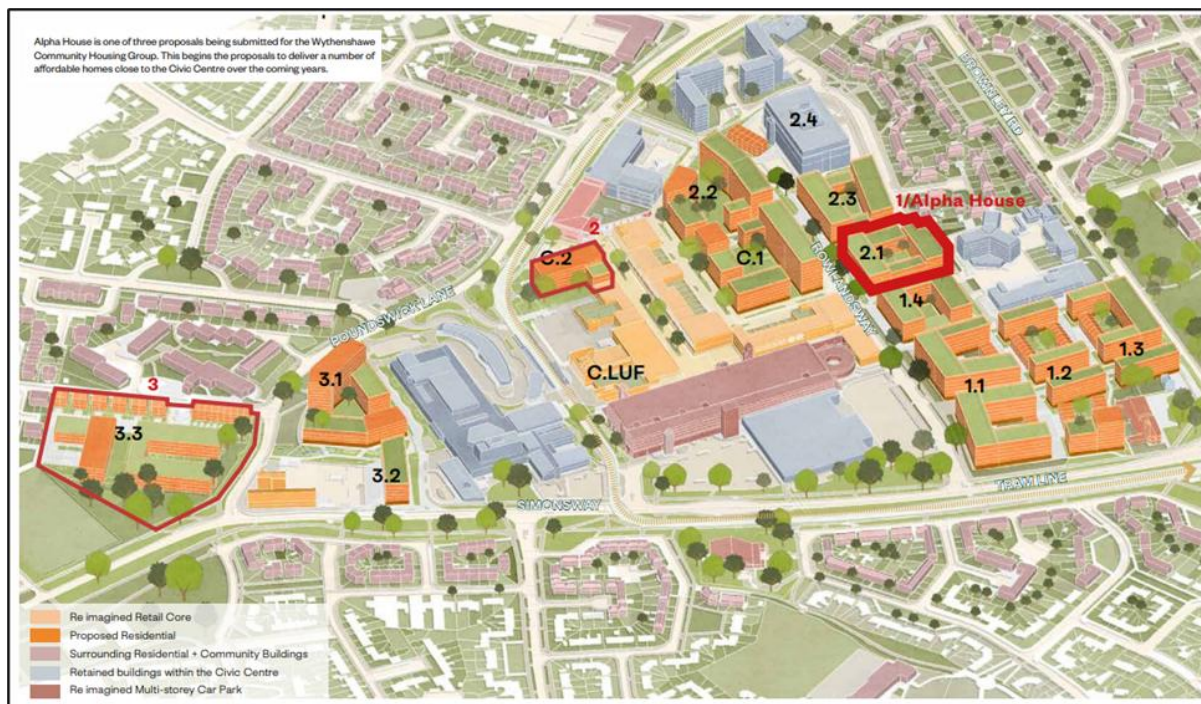


Image 1: Alpha House (ref: 2.1), C2 The Birtles (ref: C.2) and Brotherton House (ref: 3.3) are shown in the context of the wider DF area. Source: Design and Access Statement.

- 3.3 To ensure that all likely significant effects are identified and assessed, the EIA identifies and defines a 'project for assessment'. This is defined as follows:

- The 'Proposed Development' collectively consisting of the three planning applications for Brotherton House, C2 The Birtles and Alpha House.
- The 'wider Development Project' consisting of the Wythenshawe DF.

3.4 Therefore, the EIA will assess a much wider area than the proposed application boundaries of each plot.

3.5 'Impact' can be described as the action taken, and the 'effect' is the following result of the action. Whilst each environmental discipline has slightly different ways of determining 'significance of effect', generally it can be gained by taking the 'sensitivity' of the resource/receptor and balancing that against the 'magnitude' of change (resource/receptor) being the 'item' in question for example a residential property or representative viewpoint.

3.6 'Significance' is then gained from balancing these elements, utilising professional judgement. **Table 1.1** below shows an example of how this can be achieved. Significance is often measured as major, moderate, minor and neutral/negligible, with only certain levels of significance being considered 'Significant' in EIA terms. Generally major effect is described as being 'Significant', however this is considered separately within each relevant technical discipline.

Table 1.1: Significance of effect

Magnitude	Sensitivity				
		High	Medium	Low	Negligible
	High	Major	Major	Moderate	Negligible
	Medium	Major	Moderate	Minor to Moderate	Negligible
	Low	Moderate	Minor to Moderate	Minor	Negligible
	Negligible	Negligible	Negligible	Negligible	Negligible

- 3.7 'Mitigation' is often an action or measure that is taken or put in place to avoid, minimise or manage negative environmental effects, many of which are purposely incorporated into the design of the proposals and are referred to as 'mitigation by design' or 'embedded mitigation'. 'Additional' or 'Further mitigation' measures may also be proposed which are often secured by planning condition or legal agreement (i.e a S106 planning obligation). 'Residual Effects' are those that remain after any mitigation has been incorporated. In addition, of particular relevance to the proposals is the length of any effects i.e. temporary or permanent; short-term or long-term.
- 3.8 The ES also responds to the requirement in the Regulations to assess the 'Cumulative' effects of the Proposed Development. Within EIA, cumulative effects are generally considered to arise from 'Inter-project Cumulative Effects' (the combined effects of development schemes which may, on an individual basis be insignificant but, cumulatively, have significant effects); and 'Intra-project Cumulative Effects' (the combined effect of individual effects on a single receptor where it is deemed potentially significant).
- 3.9 Given the nature and intended longevity of the Proposed Development operational life, decommissioning has not been considered as part of this study as agreed in the scoping process. This is due to the uncertainty over the scope and extent of any decommissioning activities that might occur in the future and uncertainty regarding any likely changes in regulatory processes that might occur between construction of the Proposed Development and any decommissioning activities. Accordingly, the EIA has focused on the potential likely significant effects of the Proposed Development during the enabling works or construction and operational phases only.
- 3.10 The full ES, which is summarised in this NTS, describes the current environmental conditions (known as the baseline); provides a description of the Proposed Development; and provides data to identify and assess any potential environmental effects which are likely to be of significance. Environmental effects have been evaluated with reference to definitive standards and legislation where available. Where it has not been possible to quantify effects, qualitative assessments have been carried out, based on available knowledge and professional judgement. The iterative design process has sought to avoid significant environmental effects where possible by the inclusion of 'mitigation by design' or 'embedded mitigation measures'. Where this has not been possible, additional or further mitigation measures have been suggested so to reduce likely effects as far as possible. Residual effects are then concluded.

4 THE APPLICATION SITE AND CONTEXT

- 4.1 The location of each site, as defined by each respective red edge planning application boundary is contained in Appendix 1.
- 4.2 The Proposed Development site is situated within an existing urban setting in Wythenshawe Town Centre. The combined area of the Proposed Development site and the wider DF area extends to 22.97 hectares (ha), which is bound by three key roads, Simonsway to the south, Poundswick Lane to the north and Brownley Road to the east. Manchester Enterprise Academy is located to the west, beyond which is residential housing and the M56. Rowlands Way creates an additional north-south route through the eastern portion of the wider Development Project area, connecting Poundswick Lane and Simonsway.

5 THE PROPOSED DEVELOPMENT

5.1 The description of development for each full planning application is as follows:

Brotherton House

- *“Erection of extra care apartments (Use Class C2) older living apartments, and dwellinghouses (Use Class C3), car and cycle parking, landscaping and other associated works following demolition of existing buildings”*

C2 The Birtles

- *“Erection of 81 no. residential apartments (Use Class C3a) with retail uses at ground floor (Use Class E), associated landscaping, servicing, car and cycle parking and other associated works following demolition of the existing buildings.”*

Alpha House

- *“Erection of residential development (Use Class C3) comprising a part 2, part 6 storey building together with ancillary communal facilities, associated access, car and cycle parking, refuse storage, landscaping, amenity space, signage and other associated works.”*

Wider Development Project

5.2 For the purposes of the assessment of the wider Wythenshawe Development Framework, a series of assessment ‘parameters’ have been defined, which provides a reasonable assumption to inform the assessment of likely significant effects. These are as follows:

- Approximately 1350 Residential units
- Approximately 12,000m² of commercial and employment uses
- Approximately 55,000m² of landscaping, public realm, including a park, public square and green corridor.
- Approximately 5,000m² of culture, food and beverage and food hub.
- Building heights are assumed to be of low-mid rise to align with the town centre area.

5.3 The quantum set out above excludes that proposed across the three development plots.

6 CONSIDERATION OF ALTERNATIVES

6.1 The EIA Regulations (Schedule 4, paragraph 2) require for inclusion in an ES:

“A description of the reasonable alternatives (for example in terms of development design, technology, location, size and scale) studied by the developer, which are relevant to the proposed project and its specific characteristics, and an indication of the main reasons for selecting the chosen option, including a comparison of the environmental effects”

6.2 The main alternatives to the Proposed Development which the Applicant has considered include:

- The 'No Development' Alternative;
- Alternative designs and Site Configuration

No Development Alternative

6.3 In the absence of the Proposed Development (across each individual site), it is not expected that there would be any significant changes to the baseline conditions in the short to medium term. An exception to this, is in regards to Alpha House, where demolition of the existing structures is to take place. Therefore, under a future baseline scenario, the building would be demolished.

Alternative Designs and Site Configuration

6.4 As part of the iterative EIA and design process, the design of the Proposed Development has evolved to take account of various environmental constraints and opportunities. In this respect, environmental desktop reviews, interim assessments of the emerging Proposed Development, relevant knowledge of the site and feedback from consultation events, have influenced the evolution of the proposals at an early stage in the design process. In adopting this iterative design process has enabled the early identification of mitigation measures which have then become inherent in the design.

6.5 Therefore, the design of the Proposed Development has been influenced by the key constraints and opportunities, which have in turn helped refine and structure the scheme. The preferred option which forms the Proposed Development has been taken forward and has been subject to environmental impact assessment, as reported in the ES.

7 PLANNING POLICY CONTEXT

7.1 For the site, the relevant Development Plan comprises:

- Places for Everyone Joint Development Plan (adopted March 2024) (PfE)
- Manchester Core Strategy (adopted July 2012) (addendum added March 2024 following PfE adoption)
- Extant Unitary Development Policies (UDP)
- Greater Manchester Joint Waste DPD (adopted April 2012)
- Greater Manchester Joint Minerals DPD (adopted April 2013).

7.2 Due regard is also had to other material considerations relevant to the proposal including, the National Planning Policy Framework (NPPF) and the Planning Practice Guidance (PPG).

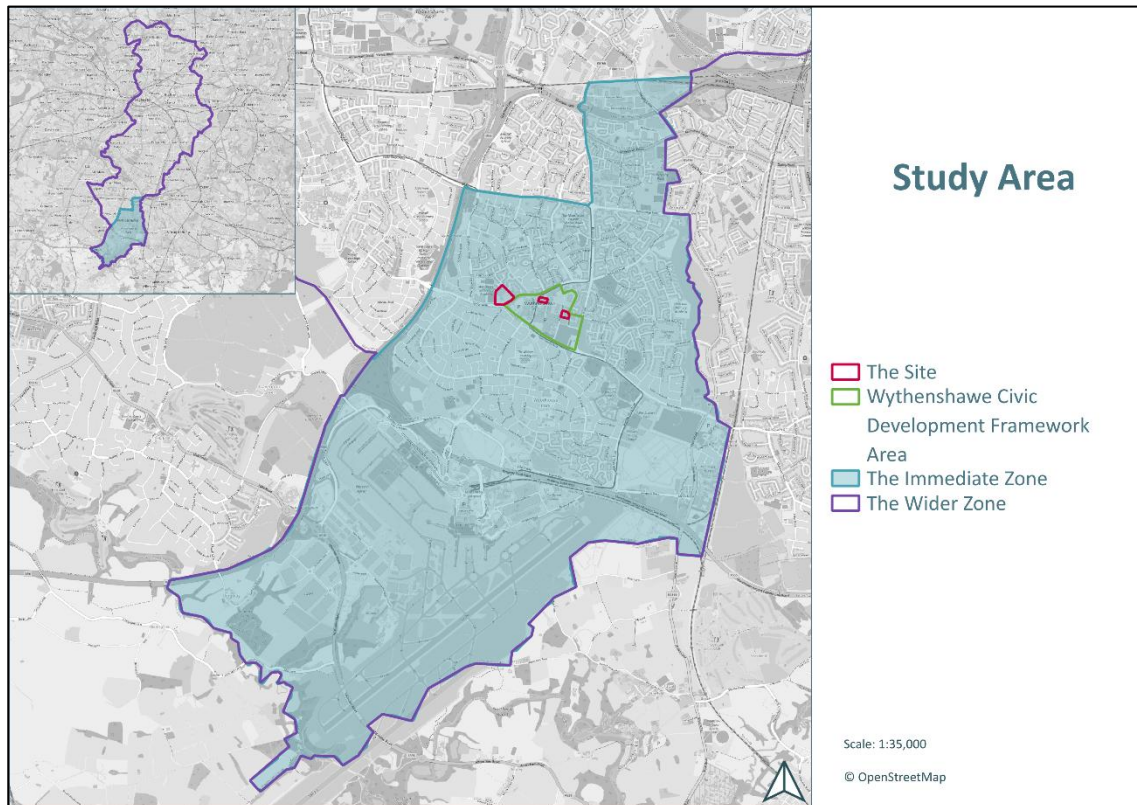
8 SOCIO-ECONOMICS AND HEALTH

Introduction

- 8.1 The Socio-economics and Health Chapter assesses the effects of the Proposed Development on socio-economics and health. In particular, it identifies and assesses the likely significant effects resulting from the Proposed Development on employment, economic contribution, wider economy, housing, access to education and healthcare provision, open space and health and wellbeing during the construction and operational phase, as applicable.
- 8.2 The Chapter describes the methods used to assess the likely significant effects, the baseline conditions currently existing at the site and surroundings, the potential direct, indirect, and cumulative effects of the development, the mitigation measures required to prevent, reduce, or offset the identified significant effects and the residual effects. It has been written by Nexus Planning.

Baseline Conditions

- 8.3 The assessment provides an assessment of the impact of the Proposed Development Site, which is considered to be the three plots collectively. It also assesses the wider Development Project, which covers the Development Framework (DF) area.
- 8.4 In assessing potential socio-economic and health impacts, 'assessment zones' are defined.
- 8.5 Impacts are first considered on the basis of an Immediate Zone of Influence ("the Immediate Zone"), which is the area where the Proposed Development's impacts are anticipated to be the greatest. In this case, the Immediate Zone is the ward in which the Proposed Development Site is located (Woodhouse Park), and the ward immediately neighbouring it to the north (Sharston). Certain receptors may be assessed on the basis of different geographies, such as school catchment areas or GP catchment areas.
- 8.6 Impacts are also considered on the basis of a Wider Zone of Influence ("the Wider Zone"). In this case, the Wider Zone of Influence is Manchester City Council's administrative area.
- 8.7 The Immediate and Wider Zones are illustrated in the figure below:

Figure 1.4 Study Area

- 8.8 Comparisons will also be made throughout to averages in the combined authority (Greater Manchester), regional averages (North West) and national averages (England), to understand relative performance across different indicators.

Population

- 8.9 As of the 2021 Censusⁱ, the Immediate Zone had a population of 32,226 people, which accounts for 5.8% of the Wider Zone's total population (551,924). The Immediate Zone has 13,324 households, which results in an average household size of 2.42 persons per household, which is consistent with national averages but lower than the Wider Zone average.

Deprivation

- 8.10 According to the Index of Multiple Deprivation 2025, of the 317 local authorities in England (where 1 is the most deprived and 317 is the least deprived), Manchester is ranked 2, making it one of the most deprived local authorities in the country. The Immediate Zone performs poorly across all deciles, particularly in health deprivation and disability. It performs slightly better in the domains of Barriers to Housing and Services, and Living Environment.

Housing

- 8.11 The Immediate Zone is mixed in terms of dwelling size. Dwellings tend to be mid-size, with the vast majority either 2- or 3-bedroom dwellings. There are fewer households living in dwellings with 1-bedroom, or 4 or more bedrooms, when compared to the other assessment areas.
- 8.12 The 2021 Census presents that within the Immediate Zone there is more overcrowded households when compared to regional and national averages, but fewer overcrowded households when compared to the Wider Zone.
- 8.13 Very few households in the Immediate Zone live in detached properties when compared to regional and national averages, while there is a higher proportion of households living in flats. The most common housing types in the Immediate Zone are semi-detached and terrace properties.
- 8.14 The Immediate Zone has a significantly high proportion of households living in social rented housing, at almost half of all households. This is considerably higher than in all other assessment areas. Conversely, there are fewer households living in private rented accommodation when compared to the other assessment areas. At 35.8%, home ownership in the Immediate Zone is well below the regional and national averages, albeit it is consistent with the Wider Zone average.
- 8.15 The ONS provides data on housing affordability through its ratio of house price to workplace-based earningsⁱⁱ, available for regions and local authorities. In 2024, the Wider Zone had an affordability ratio of 6.46, which means residents must pay 6.46 times their annual salary for a house. The ONS defines any ratio below 5 as affordable, and therefore housing in the Wider Zone is considered unaffordable. In comparison, in 2024 the North West region had an affordability ratio of 5.86, while England as a whole had a ratio of 7.71. Although affordability in the Wider Zone appears to be a less pronounced issue than other parts of the UK, housing affordability is a national issue.

Employment

- 8.16 the Immediate Zone has an economic activity rate of 59.6% which is broadly consistent with the other assessment areas. 5.1% of adults are unemployed which is slightly higher than regional and national averages. There are fewer adults who are retired or students when compared to regional and national averages. However, there are more adults looking after home or family or long-term sick or disabled in comparison to the other assessment areas.

- 8.17 In Manchester, 6.2% of residents aged between 16 and 64 are claiming Universal Credit or JSA. This is well above the regional average of 4.2% and the national average of 4.1%.

Education

- 8.18 In comparison to the other assessment areas, the Immediate Zone has a less qualified population, with more people with no formal qualifications and fewer people with Level 4 qualifications and above.
- 8.19 There are 18 primary schools within a 2-mile walking distance from the Proposed Development. Capacity varies between each school, with some slightly over-capacity, and others slightly under-capacity. Across all the schools, there is a total of 7,040 places available, only 6,657 of which are occupied. This results in a surplus of 383 places, equivalent to 5.4% of all spaces, which points to a good level of capacity available.
- 8.20 Within a 3-mile walking distance of the Site there are eight secondary schools. Generally there is a high number of surplus places available at the schools, although there are slight capacity issues at two schools (Saint Ambrose College and Saint Paul's Catholic High School). Across the eight schools there is a surplus of 1,250 places, which equates to 12.7% of all places available.

Health and Well Being

- 8.21 outlines the condition of residents' general health, as self-reported in the Census 2021. As seen, health in the Immediate Zone appears to be worse than in the other assessment areas, with fewer people described as being in very good or good health, and more people in bad or very bad health. 22.6% of people in the Immediate Zone are defined as disabled, which is significantly higher than the other assessment zones.
- 8.22 Life expectancies in the Wider Zone for both males and females are low when compared to regional and national averages. The mortality rate of those aged under 75 is also higher than average.
- 8.23 The rate of physically active adults in the Wider Zone is low. The prevalence of smoking in the Wider Zone is equivalent to national and regional averages.
- 8.24 The NHS 'Find a GP' web toolⁱⁱⁱ allows users to identify which GP surgeries provide services for their postcode. According to the tool, the Proposed Development Site falls within the catchment area of six GP surgeries, two of which are located within Wythenshawe Town Centre itself. The GP surgeries are operating at good capacity levels, with a high number of surplus places available. Although two surgeries are slightly over-capacity, there is a surplus of places available at the majority of surgeries.

- 8.25 According to the NHS 'Find a dentist' service^{iv}, there are three dental surgeries within the Immediate Zone: Poundswick Lane Dental Practice, Portway Dental Practice and Brownley Green Dental Practice. Although capacity figures are not published in the same way for dental surgeries as for GP surgeries, all three surgeries indicate that they are currently accepting adult NHS patients, which suggests there are not existing capacity issues.
- 8.26 According to the NHS 'Find a pharmacy' service^v, there are seven pharmacies in the Immediate Zone. Three of these are located within the town centre itself. In addition to standard prescription services, they also offer vaccination and screening services.

Open Space

- 8.27 According to the 2025 Manchester Open Space Assessment^{vi}, there are a total of 199 open spaces in the Wythenshawe sub-area, totalling 331.32ha.

Likely Significant Residual Effects

Enabling and Construction Phase

- 8.28 Impacts have been modelled for the Proposed Development, and for the wider Development Project area separately.
- 8.29 During the construction phase of the Proposed Development, there is not expected to be any significant impacts.
- 8.30 During the construction phase of the wider Development Project, there is expected to be one significant impact, if brought forward as anticipated by the development framework:
- Employment and economy: there will be a moderate beneficial impact due to the creation of 409 temporary FTE jobs per annum, and the generation of £147m GVA.

The Completed and Operational Phase

- 8.31 During the operational phase of the Proposed Development, there are expected to be significant residual impacts on two receptors:
- Deprivation: there will be a moderate beneficial impact on this receptor as the Proposed Development will make improvements across several domains of deprivation.
 - Employment and economy: there will be a moderate beneficial impact on this receptor as the Proposed Development will support a total of 23 FTE jobs in the retail and

leisure sector, through both on-site employment, and increased residential spending in the local area. The Proposed Development would also support a total GVA of £11m.

8.32 During the operational phase of the wider Development Project, there are expected to be significant residual impacts on four receptors, if brought forward as anticipated by the development framework:

- Population: there will be a moderate beneficial impact on the receptor of population as occupation of the DF would increase the Immediate Zone's population by 4%.
- Deprivation: there will be a major beneficial impact on this receptor as the DF will make improvements across several domains of deprivation.
- Housing: there will be a moderate beneficial impact by adding another 967 dwellings to the local housing stock, the delivery of which is equivalent to 4% of the Wider Zone's housing requirements over a ten-year period.
- Employment and economy: there will be a major beneficial impact on this receptor as the DF will support a total of 1,761 FTE jobs, through both on-site employment, and increased residential spending in the local area. The Proposed Development would also support a total GVA of £482m.

Mitigation and Enhancement

Enabling and Construction Phase

8.33 The following measures are considered during the operational phase to mitigate and enhance impacts:

- Implementation of a Construction Environmental Management Plan to limit air and noise pollution which may impact human health.
- Implementation of a Construction Partnership which partners with local education providers to deliver training opportunities for young people and unemployed.

The Completed and Operational Phase

8.34 The following measures are considered during the operational phase to mitigate and enhance impacts:

- Establish and implement a Travel Plan to encourage sustainable and active modes of travel (to be submitted as part of each planning application).

Conclusion

- 8.35 During the construction phase, the Proposed Development is expected to have beneficial, but not significant impacts, in the receptors of employment and economy and education. The wider Development Project is also expected to have beneficial impacts on these two receptors, the former of which is expected to be significant, if brought forward as anticipated by the development framework.
- 8.36 During the operational phase, it is anticipated that the Proposed Development will have significant beneficial impacts on the receptors of deprivation and employment and economy. The wider Development Project area is expected to have significant beneficial impacts on the receptors of population, deprivation, housing and employment and economy, if brought forward as anticipated by the development framework.
- 8.37 Accounting for mitigation and enhancement measures, it is not anticipated that neither the Proposed Development or the wider Development Project area will have any adverse significant impacts.

9 CLIMATE CHANGE

Introduction

9.1 This Climate Change Chapter focuses on both the impact of the Proposed Development on climate change (i.e. Greenhouse Gas (“GHG”) emissions associated with the Proposed Development) and the effects of climate change on the Proposed Development itself (i.e., climate change resilience and adaptation). As these are two separate but linked issues, the ES Chapter is split into two parts:

- Part A: Greenhouse Gas Emissions; and
- Part B: Climate Change Risk Assessment.

9.2 GHGs include carbon dioxide, methane, ozone, nitrous oxide, Chlorofluorocarbons (CFCs) and water vapour. As GHGs vary in terms of their impact on climate change, a measure known as carbon dioxide equivalent (CO₂eq) is used to standardise the climate impact of different greenhouse gases. Throughout this Chapter, CO₂eq is used as a standard metric to enable us to compare the emissions from various GHGs.

9.3 This Climate Change Chapter of the ES has been prepared by Ridge.

Baseline Conditions

9.4 In relation to Part A, the impact of the project on climate change, i.e. Greenhouse Gas (GHG) emissions, the baseline is a scenario whereby the Proposed Development does not proceed, and the site remains in its current condition. The combined area of the Proposed Development site and the wider DF area extends to 22.97 hectares (ha), which is bound by three key roads, Simonsway to the south, Poundswick Lane to the north and Brownley Road to the east. Manchester Enterprise Academy is located to the west, beyond which is residential housing and the M56. Rowlands Way creates an additional north-south route through the eastern portion of the wider Development Project area, connecting Poundswick Lane and Simonsway.

9.5 The wider Wythenshawe development framework site currently accommodates a mix of low-rise buildings and associated infrastructure, some of which is proposed for demolition as part of this Proposed Development. The existing structures within the Proposed Development site are assumed to have limited energy efficiency and no significant low-carbon or renewable energy systems in place. As such, they form the baseline condition against which the GHG emissions of the Proposed Development are assessed.

- 9.6 In relation to the impact of the Proposed Development on climate change (i.e. CO₂eq emissions), the baseline scenario assumes the development does not proceed and the site remains in its current condition. The Proposed Development site comprises three plots: Brotherton House, a vacant office building with associated car parking and landscaping; C2 The Birtles, a disused mixed-use building with occasional market activity; and Alpha House, a former office building currently under demolition. While the buildings are largely inactive, there may be residual GHG emissions associated with infrastructure, demolition activity, and embodied carbon in existing structures. In the absence of detailed data on current emissions, it is assumed that baseline GHG emissions are negligible, representing a worst-case.

Likely Significant Residual Effects

Enabling and Construction Phase

- 9.7 Best practice guidance recommends that the Proposed Development is assessed against whether its greenhouse gas emissions align with the UK's path towards net zero carbon by 2050. The Royal Institute of British Architects (RIBA) have developed the RIBA 2030 Climate Challenge which sets out voluntary performance targets which set out a challenging path to achieve the reductions needed so that the UK building stock can achieve net zero carbon by 2050.
- 9.8 Initial modelling of embodied carbon emissions has been undertaken which shows a moderate adverse effect on climate change, which is significant. This means that the embodied carbon emissions are in line with the RIBA 2030 Climate Challenge target for 2025, but exceed the target for 2030. However, through a commitment to achieving the RIBA 2030 Climate Challenge target as part of a Construction Embodied Carbon Management Strategy prepared during the construction stage design, the effect is reduced to Minor Adverse, not significant.

The Completed and Operational Phase

- 9.9 Initial calculations of operational energy emissions show a Minor Adverse effect on climate change, which is not significant. This means that the predicted operational energy performance is in line with the target set by RIBA for 2030, and therefore the Proposed Development is in line with measures necessary to achieve the UK's trajectory towards net zero.
- 9.10 Operational transport emissions predominantly through residents' car trips, are predicted to have a Minor Adverse effect on climate change, which is not significant.

- 9.11 A number of possible effects of climate change have been identified which may have an effect on the Proposed Development during the Operational Phase. These include possible effects on building occupants, users of the public realm and the public realm and buildings themselves.

Mitigation and Enhancement

Enabling and Construction Phase

- 9.12 Mitigation for reducing the embodied carbon emissions have already been incorporated into the design of the Proposed Development, through adopting the most efficient structural design with minimum material usage as this typically results in the most cost effective and lowest embodied carbon solution.
- 9.13 The residual effects in relation to embodied carbon emissions are Minor Adverse and not significant.

The Completed and Operational Phase

- 9.14 Embedded and additional measures have been and will be incorporated into the design of the Proposed Development to minimise the effects during the operational phase.
- 9.15 The residual effects in relation to operational energy and operational transport are Minor Adverse and not significant.

Conclusion

- 9.16 The assessment identifies significant effects in relation to climate change in relation to the embodied carbon emissions. However, no significant effects have been identified in relation to climate change in relation to operational energy or transport.

10 CUMULATIVE EFFECTS

- 10.1 The ES responds to the requirement in the EIA Regulations to consider and assess if required the cumulative effects of the Proposed Development. Within EIA, cumulative effects are generally considered to arise from inter-project cumulative effects (the combined effects of development schemes which may, on an individual basis be insignificant, but cumulatively, have significant effects). For further information on the cumulative schemes included in the assessment, see ES Volume 1, Chapter 2: Assessment Scope and Methodology. The schemes for inclusion were agreed with MCC through the Scoping process.
- 10.2 The second category, intra-project cumulative effects, is concerned with the combination of some or all of the effects predicted by the EIA affecting a particular receptor which may collectively cause a change of greater significance than individually. These are referred to as synergistic effects and have been assessed by professional opinion. An example of a synergistic effect could be construction related visual intrusion, dust, noise and vibration combining to generate a significant adverse effect affecting a sensitive receptor. The EIA has taken into consideration inter-project and intra-project effects on identified receptors in each chapter where relevant (refer to ES Volume 1, Chapters 6-7).

11 SUMMARY

11.1 This document has provided a non-technical summary (NTS) of the Environmental Statement (ES) which has been submitted as part of three planning applications for the following:

Brotherton House

- *“Erection of extra care apartments (Use Class C2) older living apartments, and dwellinghouses (Use Class C3), car and cycle parking, landscaping and other associated works following demolition of existing buildings”*

C2 The Birtles

- *“Erection of 81 no. residential apartments (Use Class C3a) with retail uses at ground floor (Use Class E), associated landscaping, servicing, car and cycle parking and other associated works following demolition of the existing buildings.”*

Alpha House

- *“Erection of residential development (Use Class C3) comprising a part 2, part 6 storey building together with ancillary communal facilities, associated access, car and cycle parking, refuse storage, landscaping, amenity space, signage and other associated works.”*

11.2 The aim of the ES, of which this NTS summarises, has been to assess the ‘likely significant effects’ of the Proposed Development in accordance with the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (EIA Regulations). Detailed assessments with respect to pertinent environmental topics have therefore been undertaken in accordance with definitive standards and legislation where available. The ES (and this summary) forms part of the planning application documentation submitted to Manchester City Council and will inform their decision-making process.

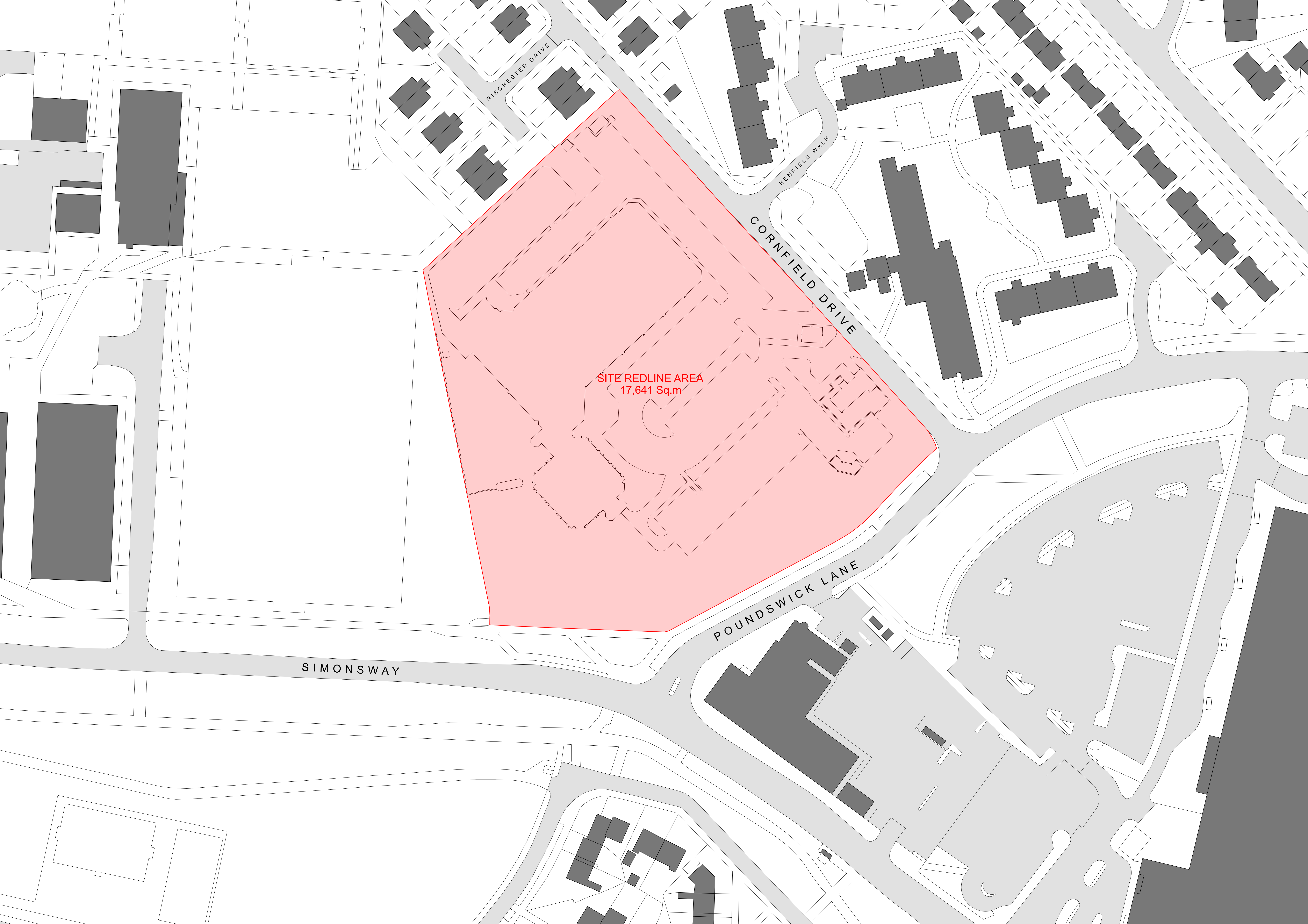
11.3 As summarised in this NTS, the design has been informed by the detailed environmental assessment so to ensure that key design measures are integral to the scheme (and its construction), so to limit any significant adverse effects, particularly when considering the scale of the Proposed Development and its location.

11.4 In conclusion, the ES demonstrates that the design of the Proposed Development and its construction has taken into account the potential environmental effects and where necessary mitigation measures form an integral part of the scheme so to ensure that the

environment is suitably protected and any impacts from the Proposed Development are minimised.

11.5 It is therefore considered that there are no overriding environmental constraints which would preclude the Proposed Development.

Appendix 1 Site Location Plans



RIBCHESTER DRIVE

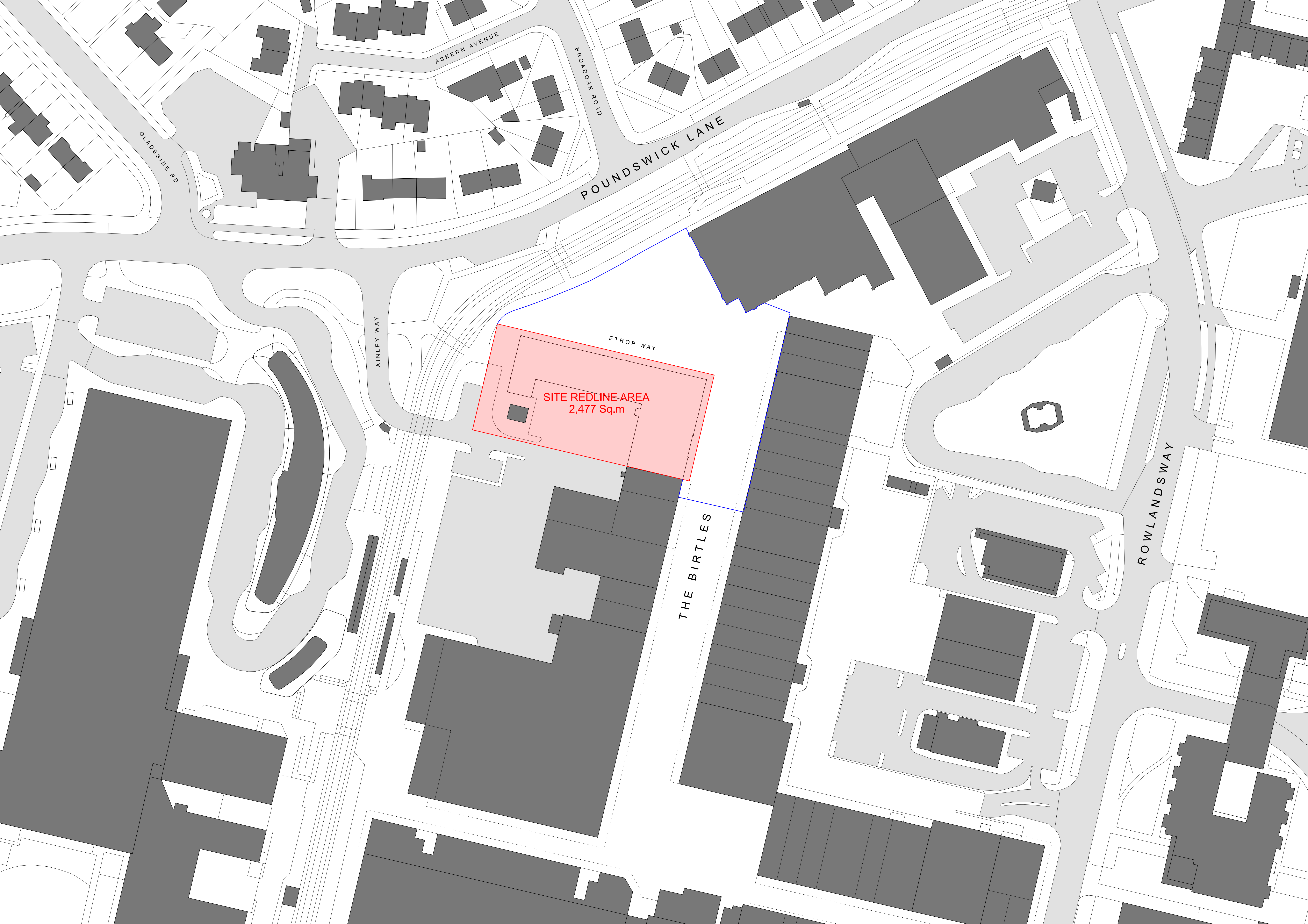
HENFIELD WALK

CORNFIELD DRIVE

POUNDSWICK LANE

SIMONSWAY

SITE REDLINE AREA
17,641 Sq.m



ASKERN AVENUE

BROAD OAK ROAD

POUND SWICK LANE

GLADESIDE RD

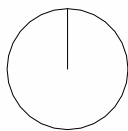
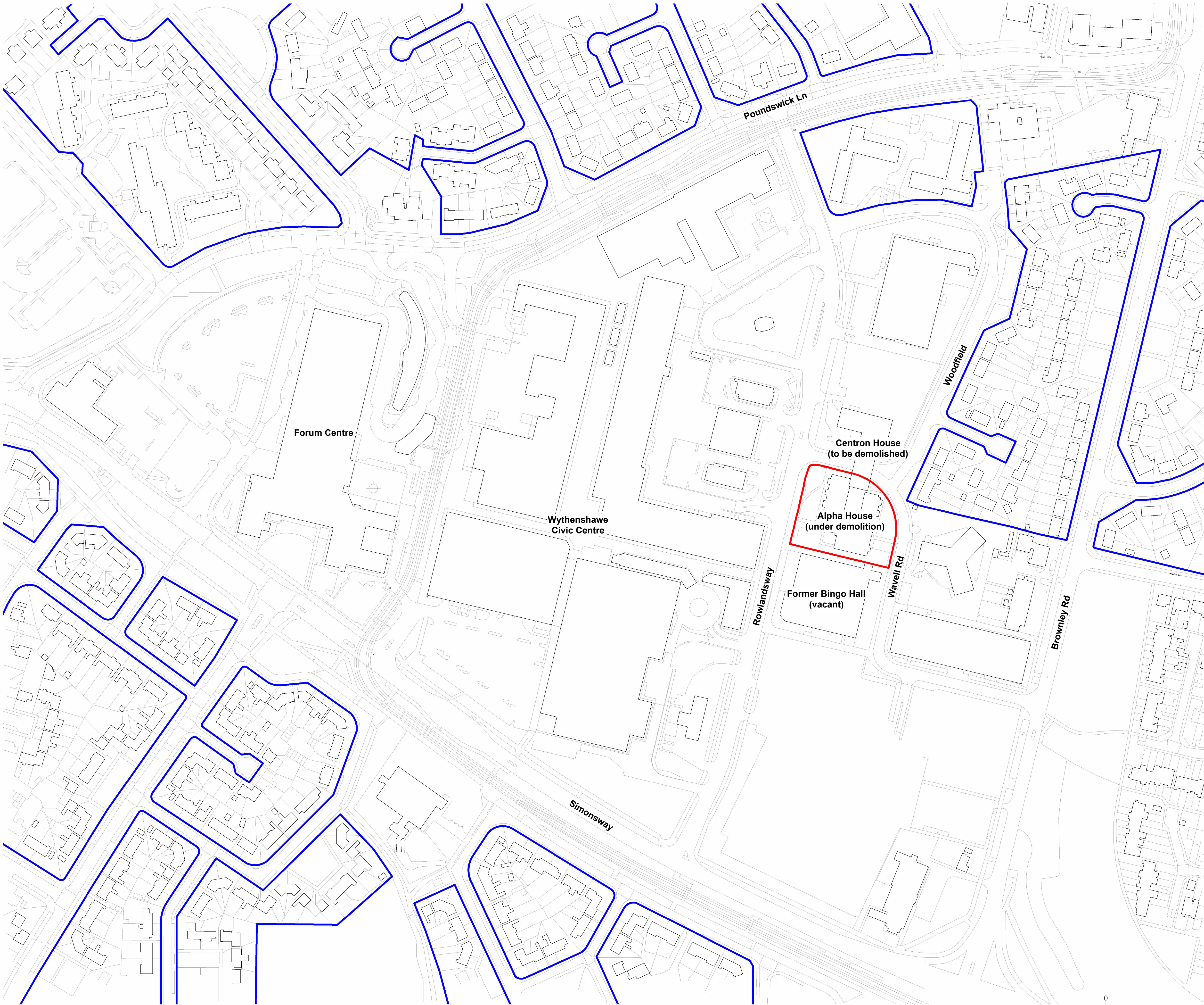
AINLEY WAY

ETROP WAY

SITE REDLINE AREA
2,477 Sq.m

THE BIRTLES

ROWLANDSWAY



Notes

1. Do not scale this drawing.
2. All dimensions must be checked on site and any discrepancies verified with the architect.
3. Unless shown otherwise, all dimensions are to structural surfaces.
4. Drawing to be read with all other issued information. Any discrepancies to be brought to the attention of the architect.
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- Application Boundary
- WCHG Ownership Boundary

C01	21.11.25	FINAL PLANNING ISSUE	TM/DM
P02	06.11.25	PLANNING ISSUE	TM/DM
P01	31.10.25	Draft planning issue	TM/DM
Rev	Date	Description	Drawn / Checked

Project name

Alpha House
3995B

Drawing number Rev

18703 - LB - ZZ - XX - D - A - 100000 **C01**

Drawing

Site Location Plan

Purpose of issue	Suitability code
Planning Submission	S2

Scale	First issue date
1 : 1250 @ A1	09/15/25

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References

i Office for National Statistics (2022); 'Census 2021'.

ii Office for National Statistics (2025); 'House price to workplace-based earnings ratio'

iii NHS (2025); 'Find a GP'.

iv NHS (2025); 'Find a dentist'.

v NHS (2025); 'Find a pharmacy'.

vi Manchester City Council (2025); 'Open Space Assessment'.

Department for Ministry of Housing and Local Government, National Planning Policy Framework (NPPF).

Institute of Environmental Management and Assessment (IEMA), Guidelines for the Environmental Assessment of Traffic and Movement Identification of Effects 2023.

Institute of Environmental Management and Assessment IEMA Guide for Assessing Greenhouse Gas Emissions and Evaluating their Significance (2nd Edition) 2022.

The Town and Country Planning (Environmental Impact Assessment (EIA)) Regulations 2017 (amended 2018).