



One North Parade

Environmental Statement: Non-Technical Summary (NTS)

November 2025

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1. Introduction

- 1.1. This Environmental Statement ('ES') Non-Technical Summary ('NTS') has been prepared by Deloitte in support of an application for Full Planning Permission made by Beaconsfield Commercial Ltd ('the Applicant').
- 1.2. The Site is located in Manchester City Centre. It is bounded by Parsonage Chambers (No. 3 Parsonage) to the north, College Land to the east, Parsonage Gardens to the south, and Parsonage to the west. It extends to 0.1 ha.
- 1.3. The Site encompasses 2 no. existing buildings – 1 North Parade and 5 Parsonage, both comprise offices and the buildings are divided by Back College Land (a private street of back-of-house nature).
- 1.4. The Proposed Development comprises the demolition of all buildings at 1 North Parade and 5 Parsonage to deliver a 14 storeys (c. 91.550m AOD at Roof Overrun or 89.345m at Roof Height) office building comprising 10,015 sqm GIA of office space (Use Class E(c)), and 635 sqm GIA of restaurant space (Use Class E(b)) together with associated highways' works and public realm enhancements (the "Proposed Development").
- 1.5. The term "Proposed Development" used within this Report refers to all stages of demolition, construction and operation of the development.
- 1.6. The Proposed Description of Development, as set out in the planning application forms, is as follows:

"Application for demolition in a Conservation Area of One North Parade and 5 Parsonage and full planning permission for the erection of a 14 storey office building (Use Class E(c)), with commercial ground floor use (Use Class E (b)), basement, provision of cycle storage together with landscaping and public realm, highways, drainage and associated works."
- 1.7. This ES NTS sets out the findings of an Environmental Impact Assessment ('EIA') carried out in respect of the redevelopment of the Site.
- 1.8. 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.
- 1.9. 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

- 1.10. 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."
- 1.11. 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. These are typically carried out on projects of a large scale.
- 1.12. Conducting an EIA is a systematic process, which leads to a final report, the Environmental Statement (ES).
- 1.13. This NTS is designed to be read on its own as a non-technical summary covering the environmental implications of the Proposed Development to the public, informing them, and allowing them to decide whether they would like more detail on the Proposed Development.

- 1.14. More information and greater technical details are available in the Environmental Statement (ES) and its technical appendices. The ES and its technical appendices are separate documents which have been submitted as part of the planning application. Please see the section on “Availability of Environmental Statement” within this NTS for details on how and where to view the ES.

Environmental Impact Assessment Process

- 1.15. 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.
- 1.16. 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 and to what extent that technical topics need to be covered (proportionate to the potential effects of the development).
- 1.17. 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.

Glossary

- 1.18. The following list sets out non-technical definitions for technical terms used throughout this report:
- Worst Case Scenario – The ‘Worst Case Scenario’ is the most realistic scenario which would likely give rise to the greatest potential impact as a result of the Proposed Development.
 - Combination Effect – A combined effect arises when multiple environmental factors influence a single receptor. For example, a commercial development might be affected by both noise and wind.
 - Embedded Mitigation – Embedded mitigation refers to design features integrated into a development to avoid, minimise, or offset potential negative environmental effects.
 - Non-Embedded Mitigation – actions taken beyond the initial design and construction phase implemented to address unforeseen environmental impacts.
 - Baseline Development – Developments that are physically present plus developments which are under construction.
 - Committed Developments – Developments which have received planning permission, the consent is live, but not yet begun on site.
 - Baseline Conditions – refers to the current state of the environment and the relevant social or economic factors in the area where the Proposed Development is located.

Assessment Methodology

Scoping

- 1.19. An EIA Screening and Scoping Report was prepared by Deloitte 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 8 August 2025. A formal scoping opinion was received on 4 September 2025.

Technical Topics Not Included in the Environmental Impact Assessment

- 1.20. 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.
- 1.21. These topics are:
- Agricultural Circumstances.
 - Aviation.
 - Ecology.
 - Water Resources.
 - Archaeology.
 - Traffic and Transport.
 - Air Quality.
 - Noise and Vibration.
 - Ground Conditions.
 - TV Reception.
- 1.22. Further information detailing why each of these technical topics were scoped out of the EIA can be found in Appendix 2.1 of the ES (Volume 2).
- 1.23. Whilst the topics aforementioned are scoped out of the EIA process, a number of disciplines are supported by standalone technical documents submitted in support of the Planning Application, disciplines as follows:
- Ecology.
 - Water Resources.
 - Archaeology.
 - Traffic and Transport.
 - Air Quality.
 - Noise and Vibration.
 - Ground Conditions.
 - TV Reception.

EIA Scenarios

- 1.24. The technical chapters consider the following EIA scenarios which allow a comparison of the environmental effects of the proposals relative to existing site conditions, whilst also taking into account other committed or reasonably foreseeable developments in the local area and in-combination or cumulative effects that may apply.

Table 1.1 EIA Scenarios

Scenario	Details
Scenario 1	Baseline Conditions (existing Site as of February 2025 including developments defined within the Baseline section of the committed development schedule in Appendix 2.3)
Scenario 2	Baseline + ONP
Scenario 3	Baseline + ONP + Cumulative

Approach to Technical Studies

- 1.25. 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.
- 1.26. 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.

Who Has Been Involved in the EIA Process?

- 1.27. The EIA process has involved consultation between the applicant, their technical team (shown in Table 1.2 below), MCC, statutory consultees and has taken onto account key issues raised during pre-application consultation with the public.

Table 1.2 EIA Technical Team

Consultant	Technical Disciplines	Qualification
Deloitte	EIA Coordinator	PIEMA, MRTPI, MPlan, BA (Hons)
Chris Burnett Associates	Townscape and Visual Impact	BSC BLD CMLI
SLHA	Heritage	BA (Hons), MA, MSc, IHBC
Enfusion	Human Health	BSc MSc CEnv FIEMA
GIA	Daylight, Sunlight and Overshadowing	LLB (Hons)
GIA	Wind Microclimate	BSc (Hons), MSc, MEng, PhD
Crookes Walker Consulting	Climate Change	BEng (Hons) / MSc MIET LCEA / LCC BRE Accredited Professional BRE BREEAM Assessors OCDEA Passive Haus Designer LCA Qualified

Consultant	Technical Disciplines	Qualification
GC Insight	Socio-Economics	BSc (Hons) Geography MSc Real Estate Member of the Institute of Economic Development

What Were the Results of the EIA?

- 1.28. The following sections summarise the methodology used in determining the likely significant effects of the Proposed Development and summarise the outcomes of the EIA.
- 1.29. This section is organised into technical subjects. Greater detail can be found in the relevant chapters of the Environmental Statement (5 to 12) and their technical appendices.
- 1.30. The technical topics are those elements of the environment considered likely to experience significant effects and therefore assessed in the EIA.
- 1.31. With regard to the assessment for each topic, the subsequent sections discuss:
- Methodology and scope.
 - Baseline conditions.
 - Likely significant effects of the Proposed Development.
 - Mitigation.
 - Cumulative effects with other developments.
 - Likely “residual” effects following mitigation.
- 1.32. A summary of proposed mitigation measures and residual effects is also included in Chapter 12, Volume 1 of the ES.

Significance of Effects

- 1.33. The likely effects of the Proposed EIA Development have been classified according to their significance.
- 1.34. Significance is determined as a function of both the scale (magnitude) of change from the existing (baseline) environment and the sensitivity of environmental receptors, such as population, fauna, flora, soil, water, air, climatic factors, material assets, including the architectural and archaeological heritage, landscape and the inter-relationship between these factors. Chapter 2 of the ES Volume 1, EIA Methodology, describes this process in greater detail.
- 1.35. This serves as a useful guide for specialists to assess effect significance. Where discipline-specific methodology has been applied that differs from these generic criteria, this has been clearly explained within the relevant ES Chapters Volume 1 (5 to 12).

Availability of the ES

- 1.36. The ES is available for public viewing on Manchester City Council’s Public Access website at the following address: <http://pa.manchester.gov.uk/online-applications/> once the application has been submitted and validated
- 1.37. The ES may be purchased in volumes, the costs for which are set out below:

- Volume 1: ES Main Text and Figures - £150.
- Volume 2: ES Appendices - £150.
- Volume 3: Non-Technical Summary (NTS) - £15.
- Full Copy (Volumes 1 and 2, and NTS) of the ES on CD - £15.

1.38. For copies of any of the above, please contact the Manchester Planning Team at Deloitte.

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2. Description of the Site & Proposed Development

Where is the Site?

- 2.1. The Site is located entirely within the Parsonage Gardens Conservation Area, in Manchester City Centre. It is bounded by Parsonage Chambers (No. 3 Parsonage) to the north, College Land to the east, Parsonage Gardens to the south, and Parsonage to the west. It extends to 0.1 ha.
- 2.2. Immediately adjacent to the Site is Parsonage Gardens. Parsonage Gardens was formerly the Site of St Mary's Church which was demolished in 1891 and subsequently maintained as the Parsonage Gardens.
- 2.3. The St Mary's Parsonage SRF area (the "SRF Area") is bound by three prominent routes within Manchester City Centre: Blackfriars Street and Bridge Street, which provide important vehicular routes east-west, connecting Manchester City Centre and Salford; and Deansgate, a principal thoroughfare connecting the northern and southern areas of the City Centre. Trinity Bridge is a footbridge, which forms the south-western boundary of the SRF area, it passes over the River Irwell with landing outside the Lowry Hotel. The Trinity Bridge provides an important pedestrian connection between Manchester and Salford. To the immediate north beyond No. 3 Parsonage are further commercial uses. To the immediate west lies Century Buildings, this is the closest residential receptor to the Site, with Alexandra House (commercial building) adjacent to Century Buildings.
- 2.4. The River Irwell and the administrative boundary of Salford borders the SRF Area to the west. The east of the SRF Area forms part of the wider Primary Shopping Area, which extends eastwards including St Ann's Square and Market Street. To the south is Spinningfields, a commercial district and important financial centre as well as a popular destination for entertainment, culture and shopping.
- 2.5. The Site is strategically located in Manchester City Centre which enjoys good public transport connectivity. Specifically, the Site is located approximately 10 minutes from Manchester Victoria Station and Salford Central Station on foot, the Site is also served by the local bus / Metrolink network.

What is on the Site?

- 2.6. The Site encompasses 2 no. existing buildings – 1 North Parade and 5 Parsonage, both comprise offices and the buildings are divided by Back College Land (a private street of back-of-house nature). The Site principally comprises made ground and existing buildings.
- 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.

Are there any sensitive designations in or around the Site?

- 2.8. The Site is designated in the Manchester Core Strategy as being within the City Centre and Regional Centre. It is within an Air Quality Management Area and a Critical Drainage Area. It is within Flood Zone 1, meaning it is at low risk of flooding. The Site is situated within the Parsonage Gardens Conservation Area.
- 2.9. The existing buildings are not statutorily listed however is considered as a Non-Designated Heritage Asset (NDHA). They are considered to be of medium significance as a contributor to the character and appearance of the Conservation Area, primarily by virtue of their visual contribution to the enclosure of Parsonage Gardens. Both 1 North Parade and 5 Parsonage have Certificates of Immunity (Col).
 - 1 North Parade – Col (1482041) dated 8 February 2023;

- 5 Parsonage – Col (1490955) dated 6 February 2025:

- 2.10. The Cols confirm that the buildings will not be granted statutory protection within five years of the date of each certificate. However, the buildings are considered as Non-Designated Heritage Asset, and their demolition will result in the loss of structures that positively contribute to the character and appearance of the Conservation Area.
- 2.11. The Site is within close proximity to a number of Listed Buildings, including Kendal Milne (Grade II Listed), Haywards Buildings (Grade II Listed), 3 St Mary's Parsonage (Grade II Listed), Arkwright House (Grade II Listed), Century Buildings (Grade II Listed) and 31 & 33 King Street West (Grade II Listed). A number of these buildings have either been substantially altered since their original listing or hold extant planning permission for alterations to the buildings.
- 2.12. There are approximately 50 designated listed buildings within a 300m radius of the Site boundary.
- 2.13. The surrounding area is characterised by a mix of residential, commercial, retail, leisure, hotel and civic uses.

The Proposed Development

- 2.14. The Proposed Development comprises the demolition of all buildings at 1 North Parade and 5 Parsonage to deliver a 14 storeys (c. 91.550m AOD at Roof Overrun or 89.345m at Roof Height) office building comprising 10,015 sqm GIA of office space (Use Class E(c)), and 635 sqm GIA of restaurant space (Use Class E(b)).
- 2.15. The term "Proposed Development" used within this Report refers to all stages of demolition, construction and operation of the development.
- 2.16. The description of the Proposed Development, as detailed within the Application Form is as follows:

"Application for demolition in a Conservation Area of One North Parade and 5 Parsonage and full planning permission for the erection of a 14 storey office building (Use Class E(c), with commercial ground floor use (Use Class E (b)), basement, provision of cycle storage together with landscaping and public realm, highways, drainage and associated works."
- 2.17. Further details of the Proposed Development are set out in Chapter 4, Volume 1 of the ES.

Why is this development coming forward?

- 2.18. The Proposed Development is being brought forward following a comprehensive assessment that has established the unviability of retaining and reusing the existing buildings. This conclusion is central to the rationale for the Proposed Development, addressing the inherent limitations of the current buildings.
- 2.19. The limitations of the existing buildings prevent the creation of office space that is both fit-for-purpose and efficient, thereby impacting their attractiveness to modern occupiers in the City Centre. This situation would lead to diminished commercial value and jeopardise the enhancement of the Conservation Area and adjacent listed structures. Consequently, the continued presence of the existing buildings, which are structurally constrained, energy inefficient, and unable to provide active ground floor uses, would perpetuate structures that are structurally constrained, energy inefficient, and unable to provide active ground floor uses, would fail to align with the regeneration objectives of the SRF and the broader strategic goals for Manchester City Centre.
- 2.20. Recognising the above, the Proposed Development directly responds to the SRF's vision by delivering new, high-quality office space and vibrant ground floor restaurant/bar space. This will activate the ground floor frontages, transforming the site into a positive contributor to the public realm and capitalising on its prime location opposite Parsonage Gardens.
- 2.21. The principle of a commercial / office development in this location is consistent with planning policy and the strategic objectives of the St Mary's Parsonage SRF. The proposed use aims to complement the existing commercial character of the area and support Manchester City Council's regeneration ambitions for the Site, whilst bringing in active frontages to the ground floor.

Who has been consulted?

- 2.22. Pre-application engagement has been undertaken with, amongst others, the Local Planning Authority (LPA), Local Ward Councillors, MCC Highways, Greater Manchester Ecology Unit, Greater Manchester Archaeological Advisory Service (GMAAS), Environmental Health, National Air Traffic Services (NATs) and Manchester Airport Group (MAGs), Greater Manchester Policy (GMP), Transport for Greater Manchester (TfGM) , Historic England, representatives of local community organisations, heritage groups, local residents, businesses and the general public.
- 2.23. Pre-application public consultation was undertaken both virtually and in person between June 2023 to July 2023. A dedicated consultation website provided all information about the Proposed Development. The website included information about the Site and the Proposed Development and invited members of the public to provide their feedback.
- 2.24. This is then enhanced by an in-person drop-in session held on Thursday 6th July 2023 at the Site which provided the opportunity to learn more about the Proposed Development, meet members of the project team and provide feedback on the Proposed Development presented at the event. Prior to the physical consultation event on the same day, the Applicant met with two nearby residents of Century Buildings and Councillor McCaul on site.
- 2.25. It was considered that as the Proposed Development forming the planning application was fundamentally consistent with the Revised 2023 scheme, there was no requirement to reconsult on the proposals, in the interest of avoiding duplication.
- 2.26. Nonetheless, a follow up meeting was held with representatives of Century Buildings on 12 August 2025 to provide an update on the EIA Screening and Scoping opinion, the proposed development, certificates of immunity from listing and programme. Members were also contact at this time and offered a meeting to discuss the proposals, however, no response was received.
- 2.27. Further details are provided in the Statement of Consultation which accompanies this planning application.
- 2.28. The evolution of the scheme has been influenced by the findings of statutory and public consultations. Technical queries, comments and issues raised during the consultation period have been addressed within the Statement of Consultation, the Planning Statement, Design and Access Statement, and accompanying technical documents. Further statutory consultation will be undertaken on the Proposed Development during the determination period and the Applicants will continue to engage with the Local Planning Authority as part of the on-going planning process.

How long will it take?

- 2.29. The total construction programme would span a period of approximately 37 months.
- 2.30. In terms of planned delivery programme and proposed timeline, the current plan see works commencing in July 2026, and with a target completion date for the complete development of August 2029. There will be a plan to manage the construction period to maintain a high quality environment and facilitate the transformation of the area. These dates have been used for the basis of technical assessments.
- 2.31. These are indicative construction programmes. The Applicant highlights that there are multiple risks involved in the development process. The Applicant notes that this programme may ultimately be extended in the event delays caused by, for example: sustained periods of poor weather; discovery of unexpected ground conditions or other unforeseen construction challenges; market volatility; political uncertainty; or the availability of development finance and funding.
- 2.32. The programme is based upon normal working hours in line with MCC Guidance of 7.30hrs to 1800hrs Monday to Friday and 0800hrs to 1400hrs on Saturdays.
- 2.33. On some occasions there are certain operations that maybe required to proceed outside the normal working hours, for example tower crane erection and dismantling. These will be infrequent and will be agreed with the Environmental Health Officer (EHO) and local residents will be notified in advance. The frequency of these will vary and respond to demand. Access to the Site will be permitted 30 minutes prior to working day commencing with noise being kept to a minimum for the first half hour of each day.

- 2.34. The Applicant acknowledges the close proximity of the neighbouring properties and as such will endeavour at all times to ensure the working hours are adhered to in order to protect their amenity noting that this will ultimately be controlled via LPA conditions requiring agreement and implementation of a detail construction management plan.

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.
- The “do nothing” alternative where the Proposed Development is not progressed.
 - Alternative Locations for the Proposed Developments.
 - Alternative Uses.
 - Alternative Designs (including size and scale) for the Proposed Development.

The “Do Nothing” Alternative

- 3.4. The “do nothing” scenario represents the baseline condition where the Proposed Development does not proceed, and the Site remains in its current state, comprising the existing 1 North Parade and 5 Parsonage buildings.
- 3.5. The Site is situated within the St Mary’s Parsonage Strategic Regeneration Framework (SRF) Area, which identifies the Site’s highly sustainable location and its potential to contribute to the public realm, particularly facing Parsonage Gardens. However, the existing buildings are structurally and internally constrained, limiting their adaptability. They currently lack active ground floor frontages, failing to contribute positively to the public realm as envisioned by the SRF.
- 3.6. Furthermore, the existing buildings exhibit poor energy efficiency, evidenced by an Energy Performance Certificate (EPC) rating of E, retaining the existing buildings would result in a net negative environmental impact compared to the Proposed Development. Significant investment would be required to meet forthcoming changes to building regulations and improve their environmental performance. The Applicant has undertaken a comprehensive assessment of the feasibility and viability of refurbishing the existing buildings. This assessment, independently assessed by Manchester City Council and Historic England’s specialist advisors, concluded that any potential options apart from the “new build” option would prove to be unviable, and therefore, refurbishment is not a practicable alternative. For further details, please refer to “Pre-Development Retention Assessment” section of the Design and Access Statement prepared by Squire and Partners.
- 3.7. The challenges set out above limit the ability to create an office product within the existing buildings that is both fit-for-purpose and efficient, and therefore attractive to modern occupiers seeking floorspace in the City Centre. This will result in a diminished level of occupier demand, from a reduced market pool of prospective tenants, which will impact on the future ability to let the existing buildings. This will diminish lease terms and suppress commercial investment value significantly overtime, which will jeopardise the future enhancement of the Conservation Area and listed structures adjacent.

- 3.8. Consequently, under the "do nothing" scenario, the Site would likely experience continued deterioration and underutilisation. This would result in the perpetuation of buildings that are structurally constrained, energy inefficient, and unable to provide active ground floor uses. Such an outcome would fail to align with the regeneration objectives of the St Mary's Parsonage SRF and the long-term strategic goals for the City Centre.
- 3.9. The continued presence of the existing buildings in their current state would also mean a missed opportunity to providing active frontage in the area and as a result an enhancement the public realm. Without the Proposed Development, the environment around the Site would not be addressed, and potential improvements to walking and cycling routes, critical for connectivity within the City Centre, would not be realised.
- 3.10. In summary, the "do nothing" alternative would not secure the optimal and long-term viable use of the Site. It would perpetuate existing deficiencies, fail to meet the objectives of the SRF and the landowner, and would not contribute to the broader strategic objectives of Manchester City Council for urban regeneration and sustainable development.

Consideration of Alternative Locations

- 3.11. The Proposed Development will be located at the heart of a commercially-led regeneration project focussed around the St. Mary's Parsonage area, located in Manchester City Centre, as detailed in the adopted 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 that are readily available for redevelopment. 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. On balance, it is considered that, due to the use, strong policy support for development in this area, and the availability of 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 proposed use of the Proposed Development is for a commercial development with ground floor restaurant spaces (Use Class E (b)).
- 3.15. Reasonable alternative uses e.g. retail, hotel, residential were all assessed as part of an Options Financial Viability Assessment which concluded that they would fall short in supporting the delivery of a viable scheme on the Site.
- 3.16. The existing buildings on the Site are primarily office use, with the SRF identifying the Site being suitable for hotel or office use.
- 3.17. The SRF recognises the highly sustainable location of the Site and emphasises its advantage of directly facing onto Parsonage Gardens. However, the Site is in need of major investment and that its potential to contain active uses on ground floor is not utilised. The Proposed Development seeks to respond to this by delivering new, high quality office space, and ground floor restaurant / bar space to activate the ground floor frontages.
- 3.18. 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 acting as a key economic driver for Manchester and the wider City Region.
- 3.19. For the reasons outlined above, alternative uses have been discounted. The principle of a commercial / office development in this location is consistent with planning policy and the strategic objectives of the St Mary's Parsonage SRF. The proposed use will complement the existing commercial character of the area and support Manchester City Council's regeneration ambitions for the Site, whilst bringing in active frontages to the ground floor.

Design Evolution

- 3.20. The Design and Access Statement which accompanies this planning application addresses the design evolution of the Proposed Development in detail.

- 3.21. The initial iteration of the Proposed Development, hereby referred to as the 'Early Scheme', was a 17-storey (105m AOD) contemporary office building. Pre-application consultation on the Early Scheme in 2020 attracted significant amount of feedback, with key concerns centring on the building's height, its architectural design, and its potential impact on the Conservation Area, including issues of overlooking, daylight, sunlight, and overshadowing. This prompted a comprehensive re-evaluation of the design approach.
- 3.22. In direct response to feedback received, Squire and Partners (the Proposed Development's architecture team) were appointed to design a scheme which was reduced in height and adopted a more overtly contextual response to the character and scale of the surrounding Conservation Area.
- 3.23. The design team undertook an extensive design options exercise that looked at 18 different development options, which was informed by specialist heritage costing advice and viability appraisals. The design options exercise and supporting costs and viability assessments were reviewed by Historic England and the Local Planning Authority, which concluded in the proposed development representing the minimum viable quantum and form of development that could be brought forward on the Site.
- 3.24. During design development exercise, 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 massing and height. The Applicant has reduced the height of the Proposed Development from 17 storeys to 14 storeys to minimise the Proposed Development's visual impact. The top three floors of the Proposed Development are also recessed to present a more elegant architectural form, with the introduction of a mansard-style roof which correspond with the local context
- 3.25. The evolution of the scheme and the final design is discussed in detail within Section 3 of the accompanying Design and Access Statement.
- 3.26. 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 planning officers, statutory consultees and through public consultation.
- 3.27. 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.
- 3.28. For further details please refer to the Design and Access Statement prepared by Squire and Partners and the Planning and Tall Building Statement, prepared by Deloitte.

4. Construction Management and Phasing (ES Vol 1 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. The total construction programme for the Proposed Development is anticipated to run for approximately 37 months.. The works are sequenced to accommodate demolition, substructure, superstructure, façade installation, and internal fit-out, with commissioning and public realm completion in the final stages.
- 4.3. 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.
- 4.4. 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.
- 4.5. 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.
- 4.6. The Principal Contractor 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.
- 4.7. Health and safety are also incorporated as a fundamental aspect of the overall project review. The Applicant will appoint a Principal Contractor that 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.
- 4.8. At the earliest opportunity (prior to commencement of construction operations), the Principal Contractor will enter into dialogue with all relevant parties, including neighbours to ensure there is effective co-ordination throughout all stages of the build.

5. Townscape and Visual Impact (ES Vol 1 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, viewpoint and townscape photographs including AVR images.
 - Appendix 6.2: 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 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 18 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 18 representative viewpoints there are only five views that are assessed as 'significant' with regards to townscape impact and 4 views where visual impact was considered to be 'significant'. All other views are assessed as having no significant effect.
- 5.12. The 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. The assessment assesses the impact of the Proposed Development over a wider area and assesses it against townscape character and visual amenity.
- 5.13. The study area for the 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 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.
- 5.14. To sum up, as per Table 6.10 of Chapter 6 of the ES, it is recorded that in only one third of the cases, the Proposed Development will have significant effect. In all cases, these effects are recorded as beneficial. In the remaining cases the effects are judged to be not significant or to have no effect. This is largely because of the scale of the Proposed Development and its location. In those cases where the effect is judged to be significant, the beneficial judgement relates to the quality of the design itself and the manner in which the Proposed Development relates to the surrounding buildings in the Conservation Area and the character of Parsonage Gardens.

6. Built Heritage (ES Vol 1 Chapter 7)

What is Built Heritage?

- 6.1. For the purposes of this Chapter, Built Heritage is defined as components of the above-ground built historic environment which have some form of national or local identified status, comprising Listed Buildings, Conservation Areas, and sites identified through baseline research or through the LPA's identification as being of local heritage significance (Non-Designated Heritage Assets, 'NDHAs') and inclusive of their settings.
- 6.2. The purpose of the present Environmental Chapter in relation to Built Heritage is to review available data and identify likely significant and non-significant effects that may arise from the Proposed Development. The ES Chapter is supported by a Heritage Statement (**Appendix 7.1**) which has been prepared in accordance with the Planning (Listed Building and Conservation Areas) Act 1990, the National Planning Policy Framework ('NPPF', 2024) and supporting National Planning Practice Guide ('PPG', July 2019) and Historic England Guidance notes, with particular regard to the setting of heritage assets (2017).

What Has Been Assessed?

- 6.3. The Built Heritage Chapter assesses the effect of the Proposed Development on designated and non-designated built heritage assets (NDHAs) both within the Site and within a 250m study area. Designated built heritage assets include listed buildings, conservation areas, and scheduled monuments.
- 6.4. The two existing buildings within the Site, No. 1 North Parade and No. 5 Parsonage have been identified as NDHAs for the purposes of this Chapter for their inherent architectural and historical interest at a local level and by reason of their contribution to the character and appearance of the Parsonage Gardens Conservation Area, within which the Site is located.
- 6.5. Within the 250m radius, there are approximately 56 Listed Buildings and six conservation areas. Following consideration of the Zone of Visual Influence (ZVI) Study only seven of these listed buildings and three conservation areas were scoped into the assessment. The full list of heritage assets considered was as follows:
- No. 1 North Parade (NDHA)
 - No. 5 Parsonage (NDHA)
 - Victoria Bridge (Grade II)
 - St Mary's Parsonage (Grade II)
 - Arkwright House (Grade II)
 - National Buildings (Grade II)
 - Blackfriars Bridge (Grade II)
 - Nos. 98-116 Deansgate (Grade II)
 - 31 and 33 King Street West (Grade II)
 - Parsonage Gardens Conservation Area

- St Ann's Square Conservation Area
- Flat Iron Conservation Area (located in Salford)

6.6. An assessment of the potential impact of the Proposed Development has been informed by a full understanding of the significance of affected heritage assets (analysed in the Significance Appraisal at Section 5 of the Heritage Statement, **Appendix 7.1**) and the design material prepared by the project architect, Squires and Partners. The assessment has also been informed by the analysis of a series of verified views prepared by Our Studio, of which a total of 8 were useful for the purposes of the Heritage Impact Assessment.

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

- 6.7. The Proposed Development would result in the clearance of both No. 1 North Parade and No. 5 Parsonage Gardens and the loss of Back College Lane. This would result in the loss of two positive contributors to the Conservation Area. The magnitude of impact resulting from the Proposed Development would be **Moderate Adverse direct impact** on the Site components, No. 1 North Parade and No.5 Parsonage, which are considered to be NDHAs for the purposes of this assessment.
- 6.8. A **Minor-Moderate Adverse** direct impact on the urban grain and character of the Parsonage Gardens Conservation Area is identified through the direct impact of the loss of the two NDHAs which results in an erosion of its character and appearance. The degree of change derived in the loss of the two historic buildings and the scale of the replacement building would alter the intrinsic special interest and experience of the designated Parsonage Gardens Conservation Area to a discernible degree. However, it is noted that the key characteristics of the conservation area which define its tightly enclosed streetscapes opening to the greenspace will remain and the impact on the setting of the adjacent listed buildings would be relatively minor.
- 6.9. The Proposed Development is considered to give rise to **Minor Adverse** indirect impacts to an appreciation of the special interest of Arkwright House and National Buildings, both Grade II listed, through the change to their setting wrought by the demolition of the two NDHAs and through the scale of the replacement building, which will potentially distract from the experience and appreciation of the listed buildings.
- 6.10. The Proposed Development is considered to be **Neutral** in its effect on heritage assets in the wider setting of the Site, meaning it would not impact on an appreciation of their special historical and architectural interest.
- 6.11. All impacts of the Proposed Development on built heritage have been considered in the overall assessment of the Proposed Development, within the Planning Statement prepared by Deloitte LLP, submitted in support of the Planning Application.

7. Daylight Sunlight and Overshadowing (ES Vol 1 Chapter 8)

What is Daylight Sunlight and Overshadowing?

- 7.1. Daylight is the amount of natural light from the sky from which a surrounding property can benefit.
- 7.2. Sunlight is the amount of direct sunlight from which a surrounding property can benefit.

What Has Been Assessed?

- 7.3. The assessment of daylight and sunlight effects is based principally on the amount of visible sky before and after the construction of a new development.
- 7.4. Using a 3D model of the Site and surrounding properties and specialist software, the amount of natural light and direct sunlight within the surrounding residential properties has been assessed both before the construction of the Proposed Development and after it.
- 7.5. The before and after assessment results are then compared and reviewed against the guidance given in the Building Research Establishment's (BRE) document entitled Site layout planning for daylight and sunlight: A guide to good practice (the BRE Guidelines).

What is the Impact of the Proposed Development in terms of Daylight Sunlight and Overshadowing?

- 7.6. The Proposed Development will lead to changes in daylight and sunlight amenity for some surrounding properties. While these changes, in certain instances, will result in retained amenity levels that fall below the numerical target values typically recommended within the Building Research Establishment (BRE) guidance 'Site Layout Planning for Daylight and Sunlight: A Guide to Good Practice (2011)', it is important to consider the advisory nature of these guidelines.
- 7.7. The BRE guidance explicitly states that it 'should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer.' It further acknowledges that 'in special circumstances the developer or planning authority may wish to use different target values,' particularly in dense urban environments where 'a higher degree of obstruction may be unavoidable if new developments are to match the height and proportions of existing buildings.'
- 7.8. In this specific context, a comprehensive assessment has been undertaken. This assessment considers the existing urban character, the nature of the proposed development, and the overall planning objectives for the area. Based on this contextual evaluation, and acknowledging the non-mandatory and flexible nature of the BRE guidelines, the resultant levels of change and the retained levels of daylight and sunlight amenity are considered to be acceptable and reasonable, balancing the need for new development with the protection of residential amenity.
- 7.9. During construction phase, the daylight and sunlight effects will gradually change from negligible in the baseline position to that described below in the Operational Phase with the Proposed Development in place.
- 7.10. During operational phase, the overall effect of the Proposed Development upon the daylight and sunlight amenity within the surrounding residential properties i.e. Century Buildings and Edge Apartments is considered to be no greater than minor adverse (not significant).

- 7.11. In terms of reduction in sunlight there will be a minor adverse (not significant) effect on the Century Buildings and negligible impact on the Edge Apartments.
- 7.12. As a result, no mitigation measures are proposed due to the non-significant effects identified. It is, however, recognised that there will be a negative impact on some residents within Century Buildings and Edge Apartments, albeit when reviewing this within its context this is within the range of what is expected in a City Centre location that are high density with competing uses and need for growth.

8. Wind Microclimate (ES Vol 1 Chapter 9)

What is Wind Microclimate?

- 8.1. Wind microclimate is the study of wind conditions at pedestrian level, to determine whether the wind speeds experienced are safe and suitable for the intended pedestrian activities at a given location.

What Has Been Assessed?

- 8.2. The wind microclimate has been assessed through comparison of computational simulations of the wind around the site and surrounding area with and without the Proposed Development.
- 8.3. Conditions have been assessed on local thoroughfares, roadways, building entrances (both for the Proposed Development and surrounding buildings), bus stops, the amenity space within Parsonage Gardens and café/bar/restaurant spill out seating areas in the surrounding area.
- 8.4. Conditions have been assessed for a scenario with the Proposed Development within the existing surrounding buildings, and also a scenario which accounts for future planning consented schemes.

What is the Impact of the Proposed Development in terms of Wind Microclimate?

- 8.5. The Proposed Development would have a minor beneficial impact in terms of comfort conditions for the introduced entrances of the Proposed Development being one category calmer than required.
- 8.6. There would be no wind safety risks either on Site or in the surrounding area.
- 8.7. In terms of pedestrian wind comfort, wind conditions would be suitable for all local thoroughfares, roadways, building entrances (both for the Proposed Development and surrounding buildings), bus stops, the amenity space within Parsonage Gardens and café/bar/restaurant spill out seating areas in the surrounding area.

9. Climate Change (ES Vol 1 Chapter 10)

What is Climate Change?

- 9.1. The climate change ES chapter assesses the likely environmental effects of greenhouse gas (GHG) emissions associated with the Proposed Development. The chapter and supporting appendix also provide an assessment of climate change resilience, which has been undertaken in the form of a Climate Change Resilience Risk Assessment (CCRRRA). The assessments have been undertaken in line with the regulatory frameworks and also in-line with BREEAM guidance for sustainability, and CIBSE guidance for comfort and the IEMA EIA Guide to Climate Change Resilience and Adaptation (IEMA, 2020).

What Has Been Assessed?

Part 1: Climate Change Resilience

- 9.2. Climate change hazards (e.g. such as flooding, heat waves, and extreme weather events) that pose risks to the Proposed Development have been identified using the C40 Cities Climate Change Risk Assessment Guidance. The risks associated with these hazards have been assessed based on the probability of an event occurring and the consequence if it occurred. Dynamic thermal modelling and calculated assessment have been undertaken to help assess these risks and to develop design mitigation measures in conjunction with the design team. Due to the nature and scale of many climate hazards, some level of residual risk remains in some instances however these are in line with typical expectations for urban developments of this nature in the UK.

Part 2: Greenhouse Gas Emissions

- 9.3. This part estimates the GHG emissions associated with the development throughout its lifecycle, including construction, operation, and decommissioning.
- 9.4. GHG emissions associated with the following sources will have been assessed as part of a 'Life Cycle Assessment' (LCA) calculation model, aligning with the BREEAM methodology. This includes consideration of:
- Construction Stage GHG Emissions.
 - Operational Stage GHG Emissions.
 - Decommissioning / End of Life Stage GHG Emissions.
 - Recycling Stage GHG Emissions.
- 9.5. The total GHG emissions associated with the operation of the Proposed Development and its end-of-life have been calculated to be approximately 6,481 tonnes of carbon dioxide equivalent (tCO₂e).
- 9.6. It is recognised that the construction stage reality may differ from the design stage proposal, however a target of <0.970 tonnes of carbon dioxide equivalent (tCO₂e) has been proposed for this development, which aligns with the recommendation of the RIBA Climate Challenge New Build Office Target for 2025.

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

- 9.7. The Proposed Development's GHG emissions have been considered in the context of both the UK national carbon budgets and the recommendation of industry guidance (e.g. RIBA). It is considered that the Proposed Development is unlikely to have a material impact on the ability to meet either of these national or regional budgets.

- 9.8. Taking into account the proposed embedded and additional mitigation, it is considered that the Proposed Development is consistent with applicable with existing net zero policy requirements for projects of this type during the construction, operational and end-of-life stages.
- 9.9. As part of the Lifecycle Carbon Assessment carried out, the calculated estimate total embodied carbon for the Proposed Development is $544kgCO_2e/m^2$ which exceeds good practice benchmark targets stipulated by 'RIBA 2030 Climate Challenge' guidance (2011).
- 9.10. Therefore, in line with the IEMA GHG Guidance, minor negative effects are anticipated. These effects are considered not to be significant.

10. Human Health (ES Vol 1 Chapter 11)

What is Human Health?

- 10.1. Human health and well-being are affected by a complex interaction of multiple factors, such as access to health and social care, healthy food, freedom from pollution to air/land/water, access to open and green space, reducing crime and fear of crime, and availability of housing, employment, and other services. Health is not just absence of disease but rather a combination of a person's physical, mental, and social well-being. This interaction of different factors can be organised into four themes for healthy urban living – Healthy Housing; Active Travel; Healthy Environment; and Vibrant Neighbourhoods.

What Has Been Assessed?

- 10.2. A checklist of topics that are relevant to development proposals and health and wellbeing issues was used to help identify the topics that may be significant. The topics that were scoped into the EIA through the scoping process were considered for those aspects of the studies that are relevant to human health. Summary relevant findings were taken from the impact assessment of each factor scoped as significant for this proposed development and that contributes to human health and well-being – office buildings, townscape and visual impact, built heritage, daylight and sunlight, wind microclimate, and climate change. Effects have been assessed using professional judgment according to the themes for healthy urban living – social environment and health-related behaviour; economic environment; bio-physical environment; and institutional and built environment.

What is the Impact of the Proposed Development in terms of Human Health?

- 10.3. The site is located within the city centre, in the Deansgate Ward, and where residents generally have very good health. Deansgate is one of the least deprived Wards in the City according to the Index of Multiple deprivation (IMD). The majority of the population living in the area are aged between 16 and 39, and this group tend to be more healthy than other groups. The provision of additional office space will have minor beneficial effects since access to good quality workspace is known to have positive effects for human health and wellbeing.
- 10.4. There will also be some minor beneficial effects for employment and the local economy during the construction phase. There is likely to be less risk of crime since there will be new occupied buildings, including secure cycle parking, and thus less risk to wellbeing through fear of crime. No significant adverse effects were found with regard to provision and availability of healthcare and educational facilities, open space and amenity space. Being a city centre location, there is wide range of leisure, cultural, amenity and recreational facilities within easy accessibility.
- 10.5. For potential townscape character and visual effects, mitigation measures have been embedded into the location and design of the Proposed Development such that impacts on townscape character were found to be moderate or minor beneficial to negligible. The effects on the built heritage will be mostly neutral or minor adverse, not significant with regard to effects on Listed Buildings and their settings. Effects on two nearby Conservation Areas were found to be neutral whilst effects on Parsonage Gardens are likely to be minor-moderate adverse which is considered significant in EIA term.
- 10.6. Overall, the location of the site in an area with excellent accessibility to public transport, and with varied access to pedestrian and cycle networks for services, and facilities in the city centre, will encourage active travel with likely major positive effects in the local area.
- 10.7. Climate change effects have been reduced through design and construction to be not significant. Changes to daylight, sunlight and overshadowing, and the wind microclimate can adversely affect health and well-being with regard to a healthy environment. Effects were found to be not significant with regard to daylight, sunlight, and the wind microclimate.

11. Socio-Economics (ES Vol 1 Chapter 12)

What is Socio-Economics?

- 11.1. Socio-Economics refers to the way social and economic factors influence one another across residents, communities and labour markets.

What Has Been Assessed?

- 11.2. The Socio-Economic assessment considers the effects to be generated through both the construction and operational phases of the Proposed Development. The assessment has included:
- Review of the national and local policy context in which the Proposed Development will be delivered.
 - Establishing the baseline position for the local and regional economy and community using a range of nationally recognised research and survey information.
 - Assessing the potential scale and significance of socio-economic effects to be generated through the construction and operational phases of the Proposed Development using standard industry ratios, data, assumptions and professional judgement.
 - Assessing the potential scale and significance of socio-economic effects of the Proposed Development in combination with those of other, committed development proposals within the local area.
 - Determining the need for mitigation measures and the resulting effects after any mitigation measures have taken into account (the residual effects) of the Proposed Development.
 - Assessing the cumulative or in-combination effects of the Proposed Development given a number of other development proposals within the local area that have the potential to come forward alongside the Proposed Development

What is the Impact of the Proposed Development in terms of Socio-Economics?

- 11.3. The Proposed Development will directly generate on average 85 FTE (full-time equivalent) construction jobs per year during the construction phase. It is also reported the during construction phase, the Proposed Development will support indirect and induced employment totalling an estimated 125 FTE per year. This is assessed as being a temporary effect and of negligible significance at the Greater Manchester level. This effect is not significant in EIA terms.
- 11.4. During the operational phase, the Proposed Development could support 650 FTE jobs through the delivery of office and flexible commercial uses (231 FTE jobs net). In the context of the Local Authority area, this effect is assessed as permanent and negligible and therefore not significant in EIA terms. Furthermore, a local labour agreement prepared by Deloitte LLP is submitted in support of this Application.
- 11.5. The effects of additional new jobs to the local (Manchester) economy in terms of their GVA (gross value added) impact are considered. In the context of the Local Authority area, the significance of effect is assessed as negligible and not significant in EIA terms.

- 11.6. The Proposed Development will generate beneficial effects in relation to revenue that will accrue to Manchester City Council through the generation of business rates from new Grade A commercial premises. In the context of the Local Authority area, this is assessed as being a permanent effect and of negligible significance at the district level. This effect is not significant in EIA terms.
- 11.7. Through the contribution of active frontage as a result an enhancement to the public realm in the Parsonage Gardens area, the effect of the Proposed Development is considered to be minor beneficial and not significant in EIA terms.



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