3. Site Context

3.1 This Chapter aims to provide a high-level overview of the existing Site characteristics and the surrounding area and identifies the sensitive receptors considered in the EIA.

3.2 A high-level description of the Site has been provided in this Chapter. The relevant detailed baseline characteristics of the Site and the surrounding area in relation to the technical topics scoped into the EIA are considered within the relevant Chapter (**Technical Chapters 6 – 14**). A summary of the sensitive receptors included in **Technical Chapters 6 – 14** is included in **Table 3.1**.

3.3 The baseline characteristics for the technical topics 'scoped out' of the EIA and which are not reported in the ES are provided in the EIA Scoping Report (**Appendix 2.1**).

Location and Setting

3.4 The Site (**Figure 1.1**) is approximately 0.73ha and is located in the administrative area of MCC.

3.5 The Site is bound by Charles Street to the north; a hotel and a ground-level parking lot to the west; Drover Lane, and Faraday Tower and George Begg Building (both buildings associated with The University of Manchester) to the south; and Sackville Street to the east.

3.6 The wider surrounding area comprises:

- To the north (beyond Charles Street) by the Manchester Oxford Road-Manchester Piccadilly railway line, residential apartments and the wider City Centre;
- To the west (beyond the hotel and ground-level parking) lie Princess Street (A34), further PBSA premise, commercial buildings, and the River Medlock;
- To the south by educational facilities associated with The University of Manchester, including the George Begg Building and John Garside Building, with the A57 motorway (Mancunian Way Ring Road) located approximately 160m south; and
- To the east lie further educational facilities associated with The University of Manchester such as Pariser Building, The Masdar Building and Renold Building, across Sackville Street.

3.7 The Site currently comprises Weston Hall, an existing, operational student accommodation development of 528 beds and Pendulum Hotel, a hotel with 118 rooms and a conference centre. The Site has no on-site parking or vehicular access.

Identification of Sensitive Receptors

3.8 **Table 3.1** lists the sensitive receptors at which likely significant effects may occur and their relationship to the aspects of the environment outlined in Schedule 4. These are assessed within **Technical Chapters 6 – 14**.

Table 3.1: Sensitive Receptors Identified for Assessment in this ES

Chapter	Sensitive Receptors Identified for Assessment in this ES	Schedule 4 'factor'
Chapter 6: Socio-economics and Human Health	Labour force Students requiring accommodation	Population and Human Health
Chapter 7: Built Heritage	<u>Conservation Area</u> Whitworth Street Conservation Area <u>Listed buildings</u> Former Refuge Assurance Company Offices (grade II* listed building) Manchester South Junction and Altrincham Railway Viaduct (grade II listed building) Orient House (grade II listed building) Granby House (grade II listed building) Lass O' Gowrie Public House (grade II listed building) Renold Building, UMIST Campus (grade II listed building) India House (grade II* listed building) Lancaster House (grade II* listed building) Asia House (grade II* listed building) Manchester House (grade II listed building) Institute of Science and Technology (grade II listed building) <u>Non-designated heritage assets</u> Jackson Street Mills (UMIST Campus) Wright Robinson Hall and Barnes Wallis Building Chemical Engineering Pilot Plan (Morton Laboratory) Mathematics and Social Sciences Building	Cultural Heritage
Chapter 8: Townscape and Visual	Local Townscape Character Areas (LTCA) 1 – University Buildings, Living and Ancillary Uses	Landscape
	Open Space users in Vimto Park; and Users of the pedestrian route and roads immediately adjacent to the Site (Sackville Street, Charles Street and the pedestrian link and open space along the southern Site boundary)	Population and Human Health

Chapter	Sensitive Receptors Identified for Assessment in this ES	Schedule 4 'factor'
Chapter 9: Wind Microclimate	Thoroughfares, entrances, waiting areas and recreational spaces within and around the Site	Population and Human Health
Chapter 10: Daylight and Sunlight	Montana House Princess House Granby House Orient House Salisbury House	Population and Human Health
Chapter 11: Solar Glare	Princess St (Northbound) junction with Charles St Princess St (Southbound) junction with Whitworth St Sackville St (Northbound) merging of two lanes Sackville St (Southbound) junction with Whitworth St Charles St (Eastbound) junction with Princess St Hulme St (Eastbound) junction with Oxford Rd Brook St (Northbound) junction with Sackville St Railway line from Oxford Rd station to Piccadilly station (Eastbound) Railway line from Piccadilly station to Oxford Rd station (Westbound)	Population and Human Health
Chapter 12: Climate Change	Global Climatic System	Climate
Chapter 13: Air Quality	Echoes Day Nursery Weston Halls Student Accommodation Ibis Hotel Princess Street residential buildings Pariser Building (University of Manchester) John Garside Building (University of Manchester) George Begg Building (University of Manchester)	Population and Human Health
Chapter 14: Noise and Vibration	Echoes Day Nursery Weston Halls Student Accommodation Ibis Hotel	Population and Human Health / Material Assets

Chapter	Sensitive Receptors Identified for Assessment in this ES	Schedule 4 'factor'
	Princess Street residential buildings	
	Granby Row residential buildings	
	Pariser Building and James Lighthill Building (University of Manchester)	
	John Garside Building and George Begg Building (University of Manchester)	
	Weston and Pendulum Phase A	
	Faraday Tower	Material Assets
	Charles Street car park	