



Contents

Appendices

Figures

1.	Introduction	1
2.	EIA Methodology	9
3.	Alternatives and Design Evolution	17
4.	Site Surroundings and Description of Proposals	21
5.	Construction Methodology and Programme	29
6.	Townscape and Visual Impact	39
7.	Built Heritage	67
8.	Daylight Sunlight and Overshadowing	85
9.	Wind Microclimate	97
10.	Climate Change	109
11.	Human Health	123
12.	Socio-Economics	138
13.	Summary of Residual Effects	155
14.	Type 1 Cumulative Effects	170

Appendices

Introduction

No appendices

EIA Methodology

Appendix 2.1. EIA Scoping Report

Appendix 2.2. EIA Scoping Response (dated xxx)

Alternatives and Design Solution

No appendices

Site, Surroundings and Description of Proposals

No appendices

Construction Methodology and Programme

Appendix 5.1 Construction Management Plan

Townscape and Visual Impact

Appendix 6.1: Maps

Appendix 6.2: Visualisation methodology

Heritage

Appendix 7.1 - Heritage Statement (significance and impact)

Daylight Sunlight and Overshadowing

Appendix 8.1 – Drawings of the Baseline and Proposed Assessment Scenarios

Appendix 8.2 – Daylight and Sunlight Results for Baseline v Proposed

Wind Microclimate

Appendix 9.1 Detailed Wind Microclimate Methodology

Appendix 9.2 Wind Microclimate CFD Results

Climate Change

Appendix 10.1 – Including the following documents

- Stage 2 LCA Assessment by Complete Sustainability (February 2025)
- BREEAM Pre-assessment (July 2025)
- 3369 -CWC-XX-RP-N-7008 - BREEAM Ene 01 Energy & Carbon Reduction

- 3369 -CWC-XX-RP-N-7009 - BREEAM Ene 04 Low Carbon Design
- 3369-CWC-XX-RP-N-7011 - BREEAM Hea 01 Thermal Comfort
- 3369-CWC-XX-RP-N-7007 - Operational Energy (March 2025)
- 3369-CWC-XX-RP-N-7005 - Thermal Comfort Report (March 2025)
- 3369-CWC-XX-RP-N-7016 - Environmental Sustainability Statement (March 2025)
- 3369-CWC-XX-RP-N-7001 - Part L Compliance Report (March 2025)

Human Health

No appendices

Socio-Economics

No appendices

Summary of Residual Effects

No appendices

Type 1 Cumulative Effects

No appendices

Figures

Introduction

Figure 1.1: Site Location Plan

EIA Methodology

No Figures

Alternatives and Design Solution

No Figures

Site, Surroundings and Description of Proposals

Figure 4.1: Flood Map for Planning (Present Day Fluvial Flooding) (Accessed 21 October 2025)

Figure 4.2: Flood Map for Planning (2070-2125 Fluvial Flooding) (Accessed 21 October 2025)

Figure 4.3: Flood Map for Planning (Surface Water Flooding 1 in 100 years) (Accessed 21 October 2025)

Figure 4.4: Listed Assets (300m radius from the Site)

Figure 4.5: Nearby Conservation Areas

Construction Methodology and Programme

Figure 5.1: Construction Logistics Plan (CLP) Option 1

Figure 5.2: Construction Logistics Plan (CLP) Option 2

Figure 5.3: Summary Programme

Townscape and Visual Impact

Figure 6.1 - Zone of Theoretical Visibility (ZTV) or Viewshed Map

Figure 6.2 - City Neighbourhood Zones and Viewpoints

Heritage

Figure 7.1 – Listed Buildings Plan

Figure 7.2 – Conservation Areas Plan

Figure 7.3 – ZVI identifying the key heritage visual impact viewpoints (in blue) which are considered below. The viewpoints identified in red form part of the TVIA by Chris Burnett Associates

Daylight Sunlight and Overshadowing

Figure 8.1 - Figure 20 of the BRE Guidelines, Decision Chart: diffuse daylight

Wind Microclimate

Figures 9.1 – 9.10 – All located within Appendix 9.2 Wind Microclimate CFD Results

Climate Change

Figure 10.1

Figure 10.2

Human Health

Figure 11.1 – The Determinants of Health and Wellbeing (London HUDU, developed from Barton & Grant 2007)

Socio-Economics

Figure 12.1 – Local Impact Area and Site Location

Summary of Residual Effects

No Figures

Type 1 Cumulative Effects

No Figures

1. Introduction

Introduction

- 1.1. This Environmental Statement (ES) is part of a suite of documents that support a Full Planning Application (the “Application”) submitted by Beaconsfield Commercial Ltd (the “Applicant”). The Application is for a mixed-use development (the “Proposed Development”) on land at and around 1 North Parade and 5 Parsonage in Manchester City Centre (the “Site” – Figure 1.1).

The Site

- 1.2. The Site is located in Manchester City Centre. The Site encompasses 2no. existing buildings – 1 North Parade and 5 Parsonage, both comprise offices and the buildings are divided by Back College Land (a private street used for back of house functions).
- 1.3. 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.
- 1.4. Further details of the Site are set out in Chapter 4 of this Environmental Statement.

The Proposed Development

- 1.5. 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)).
- 1.6. The term “Proposed Development” used within this Report refers to all stages of demolition, construction and operation of the development.
- 1.7. The description of the Proposed Development, as detailed within the Application Form is as follows:
- “Application for demolition in a Conservation Area of 1 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.”*
- 1.8. Further details of the Proposed Development are set out in Chapter 4 of this Environmental Statement.
- 1.9. This ES sets out the findings of an Environmental Impact Assessment (‘EIA’) carried out in respect of the Proposed Development of the Site.

Requirements for EIA

- 1.10. The EIA process is the mechanism by which development proposals are appraised in terms of their likely environmental effects, in addition to engineering and technical considerations.
- 1.11. The purpose of the EIA is to establish the nature of the Proposed Development and the environment in which it is likely to take place, during both construction and operational phases, as to identify the likely significant effects on the environment. The assessment compares the existing situation at the start of the work (baseline) with the situation during demolition, construction and operation.
- 1.12. The Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (the “EIA Regulations”) require any proposed development falling within the description of a ‘Schedule 2 development’ (as defined within the meaning of the EIA Regulations), will be subject to an EIA where such development is likely to have ‘significant’ effects on the environment by virtue of such factors as its nature, size or location (Regulations 2(b)).

- 1.13. The Proposed Development is considered likely to fall under the category of ‘urban development projects’ (Schedule 2, 10, (b)) where:
- The development includes more than 1 hectare of urban development which is not dwellinghouse development; or
 - The development includes more than 150 dwellings; or
 - The overall area of the development exceeds 5 hectares.
- 1.14. The Site covers an area of approximately 0.1 ha. The Proposed Development represents a change in both the scale and nature of development compared to the existing use. This is projected to result in increased environmental impacts relative to the current situation, thereby exceeding the threshold specified in Schedule 2, 10, (b) of the Regulations, part (i). Consequently, an Environmental Impact Assessment (EIA) is deemed appropriate to evaluate its potential significant effects. An Environmental Impact Assessment (EIA) Scoping Request was submitted to Manchester City Council on 8 August 2025. This submission followed pre-application discussions with the Local Planning Authority (LPA) regarding the emerging proposals and the scope of the Application, and sought formal agreement on the EIA's scope. A formal scoping opinion was received on 4 September 2025 and the technical Chapters are based on a scope of assessment agreed with the relevant statutory consultees through this scoping exercise. The Scoping Report and the Scoping Opinion are included in Appendix 2.1 and 2.2. In accordance with the EIA Regulations, this ES sets out the following information:
- A description of the Proposed Development comprising information on the Site, design, size and other relevant features of the development;
 - A description of the likely significant effects of the Proposed Development on the environment;
 - A description of any features of the Proposed Development, or measures envisaged in order to avoid, prevent or reduce and, if possible, offset likely significant adverse effects on the environment;
 - A description of the reasonable alternatives studied by the developer, which are relevant to the Proposed Development and its specific characteristics, and an indication of the main reasons for the option chosen, taking into account the effects of the development on the environment;
 - A non-technical summary of the information, of the information specified above; and,
 - Any additional information specified in Schedule 4 relevant to the specific characteristics of the particular development or type of development and to the environmental features likely to be significantly affected.

Project Team

- 1.15. Deloitte has extensive experience and expertise in managing the EIA process and holds the IEMA EIA Quality Mark. Details of the Project Team, EIA Technical Team and qualifications are set out in Table 1.1 and Table 1.2 below.

Table 1.1 Details of Design Team

Consultant	Technical Disciplines
Beaconsfield Commercial Ltd	The Applicant
Deloitte	Planning and EIA
Squire and Partners	Architecture
Curtins	Traffic and Transport

Consultant	Technical Disciplines
Orion Fire Safety	Fire Safety
SLHA	Heritage
Miller Goodall	Acoustics
Crookes Walker Consulting	Sustainability
GIA	Daylight Sunlight
Planit-ie	Landscape and Public Realm

Table 1.2 Details of 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
GC Insight	Socio-Economics	BSc (Hons) Geography MSc Real Estate Member of the Institute of Economic Development

EIA Scenarios

- 1.16. The scenarios set out below will be tested for each technical discipline, which are based on the proposals described above.
- 1.17. The assessments are to be based on the following scenarios:
- Scenario 1: Existing Baseline (existing Site as of February 2025 including any developments that are under construction).
 - Scenario 2: Existing Baseline + Proposed Development.
 - Scenario 3: Existing Baseline + Proposed Development + Cumulative (committed and reasonably foreseeable developments).
- 1.18. For clarity, the other developments identified in Scenarios 1 and 3 are identified in Appendix 2.1. In relation to determining those developments which fall within baseline and those which fall within cumulative; as a general rule those with planning permission and which have started on site fall within the 'baseline'. Those with planning permission but not yet begun on site/where construction has stalled/are reasonably foreseeable i.e. construction is imminent – fall within 'committed'.

Organisation of the Environmental Statement

- 1.19. This ES comprises 14 Chapters and is supported by figures (located at the back for each Chapter within Volume 1) and technical appendices (within a separate Volume 2). A non-technical summary (NTS) of the full ES is provided as a separate standalone document.
- 1.20. Figures have been referenced using the Chapter number as a prefix followed by the number of the figure within a given Chapter. Appendices have been referenced in the same way but due to their size they are contained separately in Volume 2. Table 1.3 sets out the structure of the ES.

Table 1.3 Structure of the ES

Chapter Title	Description
Volume 1	
1. Introduction	Introduction to the ES, EIA requirements, details of the project team, ES organisation and availability.
2. EIA Methodology	Methods used to prepare each Chapter, description of ES structure and content, generic significance criteria, scoping and consultation.
3. Alternatives and Design Evolution	Outline of the main alternatives considered by the Applicant
4. Site and Description of Development	Site description and details of the Proposed Development.
5. Construction Management – Programme and Methodology	Details of anticipated programme for development and construction methodology
6. Townscape and Visual Impact	To assess the likely significant effects of the Proposed Development on townscape and visual impact
7. Heritage	To assess the likely significant effects of the Proposed Development on heritage.

Chapter Title	Description
8. Daylight, Sunlight and Overshadowing	To assess the likely significant effects of the Proposed Development on daylight, sunlight, and overshadowing.
9. Wind Microclimate	To assess the likely significant effects of the Proposed Development in relation to environmental wind, in accordance with Policy EN2 of the Core Strategy and The Guide to Development in Manchester.
10. Climate Change	To assess the likely significant effects of the Proposed Development on climate change.
11. Human Health	To assess the likely significant effects of the Proposed Development on human health.
12. Socio-Economics	To assess the likely significant effects of the Proposed Development on socio-economics.
13. Summary of Residual Impacts	Summary of residual effects of the Proposed Development (including cumulative impacts alongside other committed developments).
14. Type 1 Cumulative Effects	An assessment of the combined effects arising from the Proposed Development upon a set of defined sensitive receptors.
Volume 2: Technical Appendices	An assessment of the combined effects arising from the Proposed Development upon a set of defined sensitive receptors.
Volume 3: Non-Technical Summary	A short concise document written in a non-technical language, necessary to meet the requirements of the EIA Regulations, to make the ES accessible to a non-technical audience.

Other Documents

- 1.21. Together with this ES and its appendices, the following documents will be submitted to MCC in support of the planning application.

Table 1.4 Full Suite of Documents

Document Title	Prepared By
Application Forms, Certificates and Notices	Deloitte
Accommodation Schedule	Squire and Partners
Suite of Drawings	Squire and Partners
Design and Access Statement	Squire and Partners
CGIs and Verified Views	Our Studio
Landscape Plans	Planit-ie
Landscaping Strategy	Planit-ie

Document Title	Prepared By
Lighting Strategy	Squire and Partners
Air Quality Assessment	Miller Goodall
Archeology Assessment	Civic Engineers
Blue and Green Infrastructure Statement	Deloitte
BREEAM Pre-Assessment	Crookes Walker Consulting
Circular Economy Statement	Crookes Walker Consulting
Construction Management Plan	Bridgehead Consultancy
Crime Impact Statement	Greater Manchester Police
Ecological Assessment and Biodiversity Net Gain Statement	Penny Anderson Associates
Environmental Standards Statement / Energy Statement	Crookes Walker Consulting
Flood Risk Statement and Drainage Strategy	Renaissance
Framework Travel Plan	Curtins
Ground Conditions	Renaissance
Local Labour Agreement	The Applicant
Noise and Vibration Assessment	Miller Goodall
Planning Statement	Deloitte
Servicing and Waste Management Strategy	Curtins
Socio Economic Report	GC Insight
Statement of Community consultation	Deloitte
Sustainability Assessment	Crookes Walker Consulting
Topographical Survey	Renaissance
Transport Statement	Curtins
TV Survey	Page Power
Ventilation Strategy	Crookes Walker Consulting
Viability Assessment	CBRE
Whole Life Carbon Assessment	Crookes Walker Consulting

Environmental Statement Availability

- 1.22. 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.
- 1.23. 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.
- 1.24. For copies of any of the above, please contact the Manchester Planning Team at Deloitte.
- 1.25. Manchester One North Parade Project Team – Planning and EIA
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Manchester
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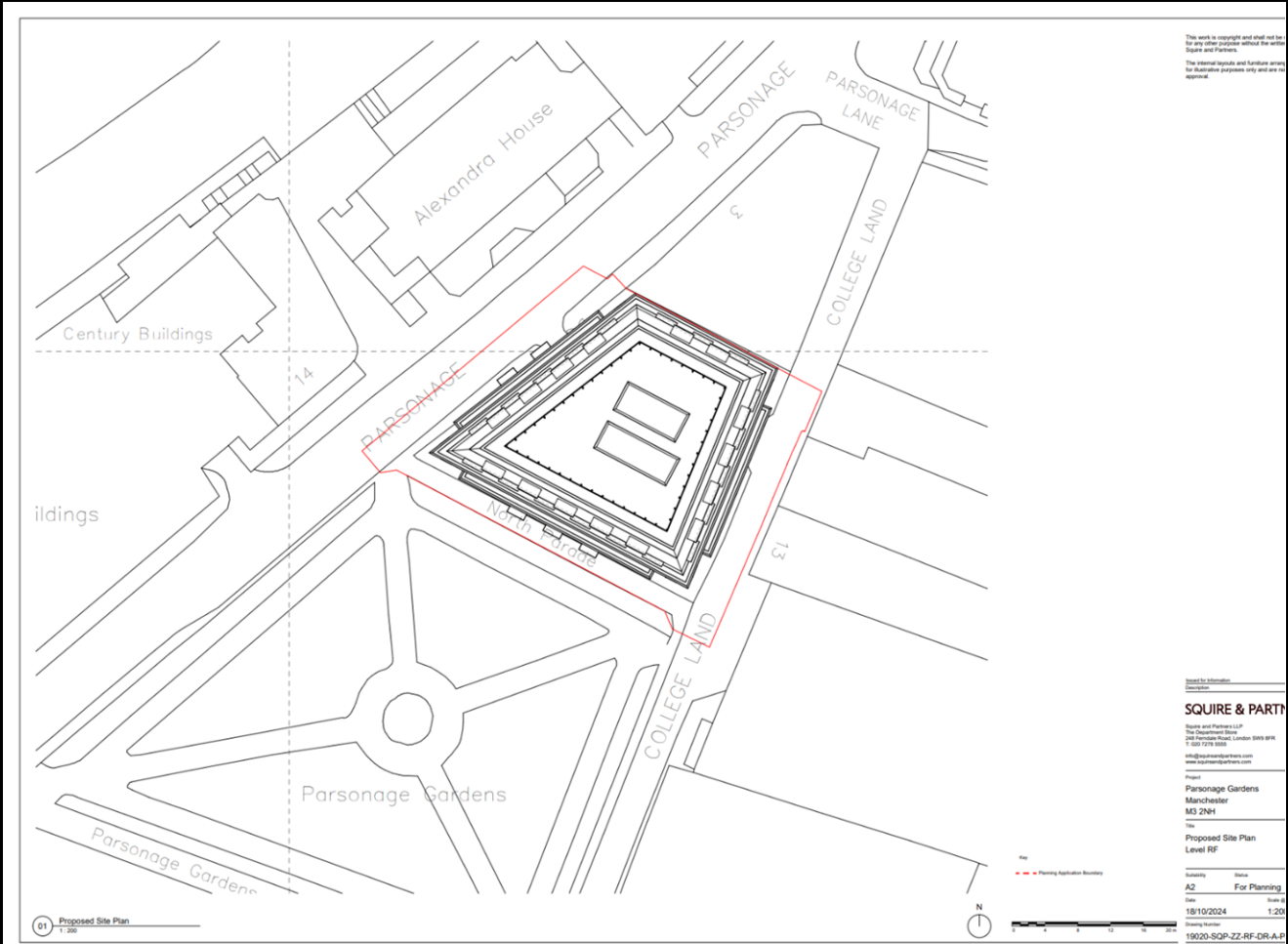


	Figure:	1.1		
	Title:	Site Location Plan		
	Project:	1 North Parade, Manchester		
	Date:	August 2025	Scale	Scale /NTS

2. EIA Methodology

Introduction

- 2.1. This Chapter sets out the methodology used to prepare each Chapter of the ES and describes its structure and content. In particular, it sets out the process of identifying and assessing the likely significant effects of the Proposed Development on the environment as defined in Chapter 1 and described in detail in Chapter 4.

Legislation and Guidance

- 2.2. The ES has been prepared to comply with EIA Regulations, which implement European Council Directive No. 85/337/EEC as amended by Directive 2014/52/EU and entered into force on 17 May 2017. The EU legislation as it applied to the UK on 31 December 2020 is now a part of UK domestic legislation, under the control of the UK's Parliaments and Assemblies. The European Union (Withdrawal) Act 2018 introduced "retained EU law" which provides that EU-derived domestic legislation continues to have effect.
- 2.3. The EIA (and therefore the ES) has been undertaken with due consideration of the following guidance documents:
- Circular 02/99: Environmental Impact Assessment
 - The European Commission's numerous EIA guidance documents available here: <http://ec.europa.eu/environment/eia/eia-support.html>
 - Guidance on EIA Scoping, European Commission, June 2001
 - Guidance on Transport Assessment, DCLG and DfT, March 2007
 - Planning Practice Guidance – Department for Communities and Local Government (March 2014 and continuously updated as a 'live' resource).
- 2.4. Reference has been made to the Institute of Environmental Management and Assessment (IEMA) (now Institute of Sustainability and Environmental Professionals (ISEP)), including:
- IEMA ES Review Criteria
 - IEMA Guidelines for Environmental Impact Assessment (2004)
 - IEMA Special Report into the State of Environmental Impact Assessment Practice in the UK (2011)
 - IEMA Shaping Quality Development (2015)
 - IEMA Delivering Quality Development (2016)
 - IEMA Delivering a Proportionate EIA (2017)
 - IEMA Implementing the Mitigation Hierarchy from Concept to Construction (2024)
- 2.5. The ES has also had regard to the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (accessed 2025), which set out the Government's economic, environmental and social planning policies for England, articulating the Government's aspiration for sustainable development. The guidance has been considered where it is relevant to EIA.

2.6. As relevant to the ES technical chapter’s scope, methodology and assessment of effects, key local planning policy and guidance documents have been considered. These include:

- Greater Manchester Combined Authority Places for Everyone Plan (2024)
- Manchester City Council Core Strategy (2012) and Addendum (2024)
- Saved Unitary Development Plan Policies (1995)
- Any additional planning policy or guidance documents considered relevant have been identified within the relevant technical chapters.

Screening and Scoping

2.7. A formal Environmental Impact Assessment (EIA) Scoping Request was submitted to Manchester City Council on 8th August 2025 (Appendix 2.1) to obtain a formal opinion on the proposed scope of the EIA for the Proposed Development. A formal Scoping Opinion was received on 4 September 2025 (Appendix 2.2). The following technical disciplines have been scoped into the EIA:

- Townscape and Visual Impact
- Heritage
- Daylight, Sunlight, and Overshadowing
- Wind Microclimate
- Climate Change
- Human Health
- Socio-Economics

Consultation

2.8. The Proposed Development has been prepared in consultation with Manchester City Council and a range of technical stakeholders, please refer to table 2.1 below.

Table 2.1 Range of Technical Stakeholders

#	Stakeholder Consultation
1.	MCC – Local Planning Authority; Conservation and Heritage; Environmental Health; Lead Local Flood Authority; Highways; Tree Officer (Technical Officers); Highways Department
2.	Transport for Greater Manchester
3.	Environment Agency (EA)
4.	Greater Manchester Police Secured by Design
5.	Historic England
6.	Greater Manchester Archaeological Advisory Service
7.	Natural England
8.	NATS

#	Stakeholder Consultation
9.	Greater Manchester Ecological Unit
10.	United Utilities

- 2.9. The Proposed Development has also benefited from public consultation held from 26 June 2023 to 16 July 2023, which included a physical consultation event on 6 July 2023. Prior to the physical consultation event on the same day, the Applicant met on-site with two residents of Century Buildings and Councillor McCaul. A more recent meeting was held with three residents of Century Buildings to confirm that the forthcoming proposals were materially the same as those that were subject to consultation in 2023; to explain the EIA Scoping Opinion process and to update them on the anticipated programme timescales. Further details are provided in the Statement of Consultation which accompanies the planning application.

Non-Significant Effects

- 2.10. It has been confirmed via the Scoping Opinion received from MCC on 4 September 2025 (Appendix 2.2) that the following disciplines will not be likely to give rise to likely significant effects on the environment and therefore do not require inclusion in the Environmental Statement. An explanation for each discipline is provided in the EIA Scoping Report in Appendix 2.1.

- Agricultural Circumstances
- Aviation
- Broadband Connectivity
- TV Reception
- Water Resources, Flood Risk and Drainage
- Archaeology
- Ecology
- Traffic and Transport
- Air Quality
- Noise and Vibration
- Ground Conditions

Approach to Technical Studies

- 2.11. Various technical studies were commenced at an early stage in the process. The findings of the baseline environmental studies played an important role in the design of the Proposed Development by defining the environmental sensitivities, constraints and opportunities associated with the Site.
- 2.12. Project team reviews, attended by members of the project team, were held throughout the pre-application process. These reviews provided a valuable forum for the exchange of information and ensured that the project team was fully aware of the environmental constraints and opportunities and of the interactions between disciplines. Pre-application engagement was also undertaken with Manchester City Council as the Local Planning Authority.
- 2.13. The technical studies have been undertaken in accordance with current best practice. Specific guidance used is referenced within each of the respective assessment Chapters.

- 2.14. The majority of assessments involved consultations with statutory and non-statutory bodies, desk-based research, Site inspections and surveys, impact prediction and mitigation.
- 2.15. The assessment and conclusions of the ES are based on the description of the Proposed Development provided in Chapter 4.

Structure of Technical Chapters

- 2.16. Each technical Chapter of the ES has been set out broadly in line with Table 2.2 below.

Table 2.2 Structure of Technical Chapters

Technical Chapter Subheading	Summary of Information
Introduction	Each of the technical Chapters begins with an introduction providing context to the EIA completed.
Policy Context	This section includes a summary of legislation and of national and local policies relevant to the environmental discipline and explains its purpose in the context of the Proposed Development and the ES.
Assessment Methodology and Significance Criteria	This section describes the method or approach employed in the assessment of impacts, the criteria against which the significance of effects has been evaluated, the sources of information used and any technical difficulties encountered. Relevant legislation is also identified.
Baseline Conditions	This section describes and evaluates the baseline environmental conditions i.e. the current situation and anticipated changes over time assuming the Site remains unchanged. This is a critical part of the EIA process as it provides a measure against which potential environmental effects can be assessed.
Identification and Evaluation of Key Impacts	This section identifies the likely significant effects on the environment resulting from the Proposed Development. A description of the likely effects of the Proposed Development and an assessment of their predicted significance is provided. The assessment of effect significance has been undertaken using appropriate national and international quality standards. Where no such standards exist, the judgments that underpin the attribution of significance are described. The guidelines, methods and techniques used in the process of determining significance of effects are contained within each of the technical Chapters presented.
Mitigation Measures	One of the main aims of the EIA process is to develop suitable mitigation measures to avoid, reduce or compensate for any significant adverse effects of a project. This section of each technical Chapter describes the measures which would be implemented to mitigate potential adverse effects. Where possible, enhancement measures have also been proposed.
Cumulative Effects	This section considers the cumulative effects of the Proposed Development identified within the vicinity of the Site. Any likely significant effects on the environment arising in this respect are set out in this section. There are two distinct types of cumulative effects: Type 1 - Cumulative effects are the interactions between effects of the Proposed Development on a single receptor. Type 2 - Cumulative effects are those that arise from incremental changes caused by other consented or reasonably foreseeable activities ('committed developments') together with the Proposed Development.
Residual Effects	The residual effects, i.e. the remaining effects of the Proposed Development assuming implementation of the proposed mitigation measures, have been estimated and presented.

Technical Chapter Subheading	Summary of Information
	The methods used to make these estimates are described and proposed methods of treatment for any residual effects have been identified and quantified where possible.
Summary	Each technical Chapter concludes with a brief summary outlining the potential residual effects of the Proposed Development.

- 2.17. Chapter 5 provides information to allow the construction phase of the Proposed Development to be assessed by the disciplines set out in Chapter 1.

Magnitude

- 2.18. The methodology for determining the scale, or magnitude, of effect is set out in Table 2.3.

Table 2.3 Magnitude of Effects

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

Sensitivity

- 2.19. The sensitivity of a receptor is based upon the relative importance of the receptor using the scale in Table 2.4.

Table 2.4 Sensitivity of Receptors

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

Significance

- 2.20. The significance of an environmental effect is determined by the interaction of magnitude and sensitivity, whereby the impacts can be positive or negative. Table 2.5 below shows how magnitude and sensitivity interact to derive effect significance.

Table 2.5 Magnitude and Sensitivity Co-Relation

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

- 2.21. The above magnitude and significance criteria have been provided as a guide for technical specialists to assess impact significance. Where discipline specific methodology has been applied that differs from the generic criteria above, this has been clearly explained within the given Chapter under the heading of ‘Assessment Methodology and Significance Criteria’.
- 2.22. For the purposes of this Environmental Statement, an effect will be potentially ‘significant’ if it is classed as either ‘moderate’ or ‘major’ (**bold text in Table 2.5**).

Baseline Conditions

- 2.23. Each technical Chapter includes a section which describes and evaluates the baseline environmental conditions (i.e. the current situation and anticipated changes over time assuming the Site remains unchanged). Baseline data has been obtained from a variety of sources, including published documents, maps, historical information and Site survey data. Given the complex nature of the Site and surroundings, each technical Chapter (Chapters 6 to 12) includes a clear description of what is assumed as the baseline against which the assessment is being made.
- 2.24. The method used to obtain baseline information, where relevant and possible, has been clearly identified within each technical Chapter and agreed in advance with statutory consultees.

Mitigation

- 2.25. Any adverse environmental effects have been considered for mitigation at the design stage and, where practicable, specific measures have been put forward. Measures have been considered based on the following hierarchy of mitigation:
- Avoidance;
 - Reduction;
 - Compensation;
 - Remediation;
 - Enhancement.
- 2.26. Where the effectiveness of the mitigation proposed has been considered uncertain, or where it depends upon assumptions of operating procedures, data and/or professional judgement has been introduced to support these assumptions.
- 2.27. Mitigation recommended during the construction phase will be set out in the Construction Management Plan (CMP) to be agreed with MCC prior to the commencement of work and implemented throughout the duration of the works.

Outline mitigation measures to be included in a future CMP are set out in Chapter 5: Construction Methodology and Programme.

- 2.28. Mitigation to be implemented during the operational phase would be secured through planning conditions and obligations.

Residual Effects

- 2.29. The likely significant effects on the environment, assuming the successful implementation of mitigation measures proposed, have been estimated within each Chapter. These are termed ‘residual effects’ and are considered in Chapter 12 of this ES.

Cumulative Effects

- 2.30. The ES considers the potential for likely significant effects on the environment resulting from consented or reasonably foreseeable activities or developments in the area, which could lead to potentially significant cumulative effects in conjunction with the Proposed Development (‘Cumulative Developments’).
- 2.31. A search of Manchester City Council’s planning applications database and knowledge of the area has identified a number of schemes for which cumulative effects are considered more likely. A full list, as of June 2025, is contained within the Scoping Report at Appendix 2.1, to which agreement has been provided from the Local Planning Authority as part of the Scoping Opinion process.
- 2.32. Each technical Chapter (Chapters 6-12) has assessed the potential for likely significant effects on the environment, as a result of the above committed developments, together with the Proposed Development.
- 2.33. In addition, Chapter 13 assesses the Type 1 Cumulative effects.

Assumptions and Limitations

- 2.34. The principal assumptions that have been made and any limitations that have been identified in preparing the ES are set out in each technical Chapter. General assumptions include the following:
- All of the principal land uses adjoining the Site remain. Where redevelopment proposals have been granted Planning Permission, the effect of those proposals are considered as part of the Cumulative Impacts as part of Scenario 1 as noted within Chapter 1;
 - Information received from third parties is complete and up to date;
 - The various stages of the Proposed Development will satisfy minimum environmental standards, consistent with contemporary legislation, practice and knowledge;
 - Assessments are based upon, and conclude, the ‘worst case’ effects that would arise from the application as defined by the description of development set out in Chapter 1 Introduction;
 - Construction and demolition methods and phasing will follow the timetable and methods set out in Chapter 5, Construction Management;
 - Conditions will be attached to the Planning Permission that will control disturbance during the Proposed Development; and,
 - Necessary off-site services infrastructures for the Proposed Development will be provided by statutory undertakers

Amendment to Building Height

- 2.35. All assessments carried out under this Environmental Impact Assessment has assumed the height of the Proposed Development would be 89.075 AOD.

- 2.36. Following further design development, the Proposed Development's height was increased by 270mm, from 89.075 AOD to 89.345 AOD. This amendment was subsequently reviewed by technical consultants across relevant disciplines to assess any material impact on their conclusions. A brief statement is included within each technical Chapter (Chapter 5 to 12) of Volume 1 of the ES to confirm that the amendment in height does not materially affect or change the conclusions reached.

Objectivity

- 2.37. The technical studies underpinning this Environmental Statement (ES) have been conducted in accordance with the principles of the Environmental Impact Assessment Regulations. This ensures a transparent, impartial, and unbiased assessment, giving due consideration to both beneficial and adverse effects. The methodologies employed integrate quantitative data and accepted criteria with expert interpretation and professional judgement, reflecting best practice in environmental assessment.
- 2.38. In line with regulatory requirements for comprehensive reporting, the ES explicitly identifies any limitations encountered during the assessment process, including technical deficiencies, data gaps, or assumptions made. Where appropriate, confidence levels have been assigned to the assessment of significance to provide clarity on the certainty of predicted effects.

3. Alternatives and Design Evolution

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 main alternatives studied and an indication of the main reasons for the choice made, considering the environmental effects. Additionally, Schedule 4, Paragraph 2 of the EIA Regulations states that an ES should include: ‘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’.
- 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. This Chapter reviews the principal land use and siting options explored and the reasoning for the selection of the current design for the Proposed Development which forms the subject of assessment within the ES.
- 3.4. This Chapter considers the following four options in the context of requirements aforementioned and the established objectives and principles of the Proposed Development:
- 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

- 3.5. 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.
- 3.6. 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.
- 3.7. 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 over the long term. Substantial investment would be required to significantly improve their environmental performance as part of a refurbishment works package. Within this context, the Applicant has undertaken a comprehensive assessment of the feasibility and viability of refurbishing the existing buildings. This assessment concluded that any potential options apart from the “new build” option would prove to be unviable and 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.
- 3.8. 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, which would be attractive to modern occupiers seeking floorspace in the City Centre. This will result in a diminished level of occupier demand as well as a reduced market pool of prospective tenants, which

will impact on the future ability to let the existing buildings. Reduced demand will continue to diminish lease terms and suppress commercial investment value significantly overtime, thereby further decreasing the potential for future investment in the buildings, which would result in a consequential negative impact on the effective use of the Site, as well as on the vitality and setting of the Conservation Area and surrounding listed buildings.

- 3.9. 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.
- 3.10. 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 to 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.
- 3.11. 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

- 3.12. The Proposed Development will be located in the City Centre and within the St Mary's Parsonage Strategic Regeneration Framework Area (SRF). For sites within the City Centre, it is necessary to address Manchester Core Strategy (2012) Policy CC1 "Primary Economic Development Focus : City Centre and Fringe" which prioritises employment growth developments within the City Centre. Furthermore, the SRF sets out a vision and set of objectives for the area to thrive as a commercially-led regeneration part of the City Centre and also identifies this Site for future investment. The Parsonage Gardens Conservation Area Appraisal also takes a consistent approach with policy and guidance, stating that development control in Parsonage Gardens is aimed at encouraging development which enhances the prosperity of the area whilst paying attention to its special architectural and visual qualities.
- 3.13. Relocating the Proposed Development elsewhere in the City Centre would divert necessary investment and leave the existing building's physical and viability constraints to perpetuate, thus failing to meet Manchester City Council's strategic objectives for the area and for the Site.
- 3.14. On the basis of the above and the Site being identified as a key regeneration site within the SRF, consideration of alternative locations has been discounted.

Consideration of Alternative Uses

- 3.15. The proposed uses comprise commercial development (Class E(c)) and ground floor restaurant / bar spaces (Use Class E (b, g)).
- 3.16. 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. Furthermore, the SRF identifies the Site being suitable for hotel or office use.
- 3.17. Notwithstanding policy and guidance, reasonable alternative uses (e.g. retail, hotel, residential) were all assessed as part of an Options Financial Viability Assessment, which concluded that these alternatives would be unable to support the delivery of a viable scheme on the Site.
- 3.18. The SRF recognises the highly sustainable location of the Site and emphasises its advantage of directly facing onto Parsonage Gardens. The SRF also identifies frontages where active frontages should be delivered to support the future vitality and vibrancy of surrounding streets. The proposals have therefore sought to deliver an office entrance and a restaurant at ground floor. These uses support the design of frontages that increase visual permeability into the building on two of its three frontages, as well as providing public access onto Parsonage Gardens.

- 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. Alternative uses have been rigorously tested through pre-application stages and the proposed uses will deliver active frontages, complement the existing commercial character of the area and support Manchester City Council's regeneration ambitions for the Site.

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, thereby directly addressing the recommendations of the Parsonage Conservation Area Appraisal, which states:

"Where the replacement or refurbishment of buildings is contemplated, property owners and developers should be aware of the characteristics which make buildings interesting and ensure that the proposals are designed to respect and relate to them. Building heights vary considerably within the conservation area and heights of proposed developments should be determined by their immediate surrounds and not greatly exceed them."

- 3.23. A part of design development, 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. 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 (ground plus 16 storeys) to 14 storeys (ground plus 13 storeys). The top three floors of the Proposed Development are also recessed thereby reducing the building's perceived mass from street level and resulting in a more elegant architectural form, with the introduction of a mansard-style roof which correspond with the local context.

- 3.25. The architectural approach to the façade has also been developed through careful consideration of the contextual design references found elsewhere within the Conservation Area. The building's design, fenestration and use of materials has developed over time and directly responds to the Conservation Area Appraisal, which advises new buildings to be predominantly solid material such as brick, stone and terra cotta, fenestrated by small vertically-proportioned openings.

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 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 supports the regeneration objectives for 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.

Summary

- 3.29. Where possible, alternative options have been considered throughout the design process. The above has set out why the Site is considered suitable for the Proposed Development. This process has been informed by the viability, and the desire to create a positive relationship with the surrounding developments. The Proposed Development has been influenced by pre-application consultation with key stakeholders, as well as with MCC officers. On this basis, Regulation 18(3) and Paragraph 2 of Schedule 4 of the EIA Regulations has been considered.

4. Site Surroundings and Description of Proposals

Introduction

- 4.1. This Chapter includes a description of the Site, its surrounding context, a more detailed description of the Proposed Development.

Site Description

- 4.2. The Site is located entirely within the Parsonage Gardens Conservation Area, in the north west of Manchester City Centre and c.750m from Manchester Victoria mainline railway station. The Site is also within the area covered by the St Mary's Parsonage Strategic Regeneration Framework (2020).
- 4.3. The Site 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.
- 4.4. The Site encompasses 2no. existing buildings – 1 North Parade and 5 Parsonage, both comprise offices and the buildings are divided by Back College Land (a private street used for back of house functions). The Site principally comprises made ground and existing buildings.
- 4.5. The Site is identified in Figure 1.1.

Site and Surroundings

- 4.6. 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.
- 4.7. 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.
- 4.8. 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.
- 4.9. The Site is strategically located in Manchester City Centre which enjoys good public transport and pedestrian connectivity. Specifically, the Site is located approximately 10 minutes from Manchester Victoria Station and Salford Central Station on foot, and the Site is also served by the local bus / Metrolink network.

Site Specific Environmental Designations

Air Quality

- 4.10. The Site is located within the Greater Manchester Air Quality Management Area (AQMA), referring to an area where air pollution levels are, or are likely to, exceed national air quality objectives. This means that the NO₂ is monitored and the Local Authority has a strategy in place to manage and improve air quality in these areas.

Ecology

- 4.11. Penny Anderson Associates (PAA) was commissioned by the Applicant to undertake a Preliminary Roost Assessment (PRA) for bats and nesting birds at One North Parade, central Manchester (nearby postcode M3 2NH). This was undertaken in May 2025.
- 4.12. The result of the PRA is presented as follows:
- 4.13. In terms of bats, the Site is recognised to have negligible potential to support roosting bats.
- 4.14. In terms of breeding birds, the Site is recognised to have potential to support nesting birds i.e. feral pigeons, black redstart, and peregrine during breeding seasons, however, is known to have sub-optimal condition. The Proposed Development is considered to provide similar opportunities to these species upon completion, therefore the Proposed Development is unlikely to have a negative impact on either species.
- 4.15. No vegetated habitats, invasive non-native species were present within the Site.

Flood Risk and Drainage

- 4.16. According to The UK Government's Flood Map for Planning (Figure 4.1), the Site is located within Flood Zone 1, defined as having a low probability of flooding, meaning there is a less than 1 in 1000 annual probability of river or sea flooding.
- 4.17. As with the majority of the Regional Centre, the Site is located within the Conurbation Core Critical Drainage Area, as defined in the Manchester, Salford, Trafford Strategic Flood Risk Assessment (SFRA).

Heritage

- 4.18. The Site is situated within the Parsonage Gardens Conservation Area, in Manchester City Centre.
- 4.19. The existing buildings on the Site are not statutorily listed, however, are considered as a Non-Designated Heritage Assets (NDHA). They are considered to be of medium significance as contributors to the character and appearance of the Conservation Area, primarily by virtue of their visual contributions to the enclosure of Parsonage Gardens.
- 4.20. Both 1 North Parade and 5 Parsonage have Certificates of Immunity (Col), with references 1482041 (dated 8th February 2023) and 1490955 (dated 6th February 2023) respectively.
- 4.21. 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 Assets and their demolitions will result in the loss of structures that positively contribute to the character and appearance of the Conservation Area.
- 4.22. 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.
- 4.23. There are approximately 50no. designated listed buildings within a 300m radius of the Site boundary (Figure 4.4).

Proposed Development

- 4.24. The Proposed Development comprises:
- Demolition of the existing buildings (1 North Parade and 5 Parsonage) on the Site.
 - Development of a ground floor plus 13 storey (c. 91.550m AOD at Roof Overrun or 89.345m at Roof Height) office building, comprising; 10,015 sqm GIA of office space with 635 sqm GIA ground floor restaurant space.

- 4.25. All of the existing buildings and structures within the Site will be demolished to allow for the construction of the Proposed Development to take place.
- 4.26. A summary of scale and quantum of the Proposed Development is included within Table 4.1 below.

Table 4.1 Summary of Scale and Quantum of Proposed Development

Quantum	Figure
Site Area	0.1ha
Maximum Height	Ground plus 13 storeys (c. 91.550m AOD at Roof Overrun or 89.345m at Roof Height)
Total Floorspace	12,445 sq.m. (GEA) 11,054 sq.m. (GIA)
Office Floorspace	10,015 sq. m. (GIA) (Use Class E(c))
Restaurant / Bar Floorspace	635 sq. m. (GIA) (Use Class E(b))
Use	Use Class E (b) and (c)
Parking Spaces	Car parking space: 0 Cycle parking space: 80 (office), 16 (public)

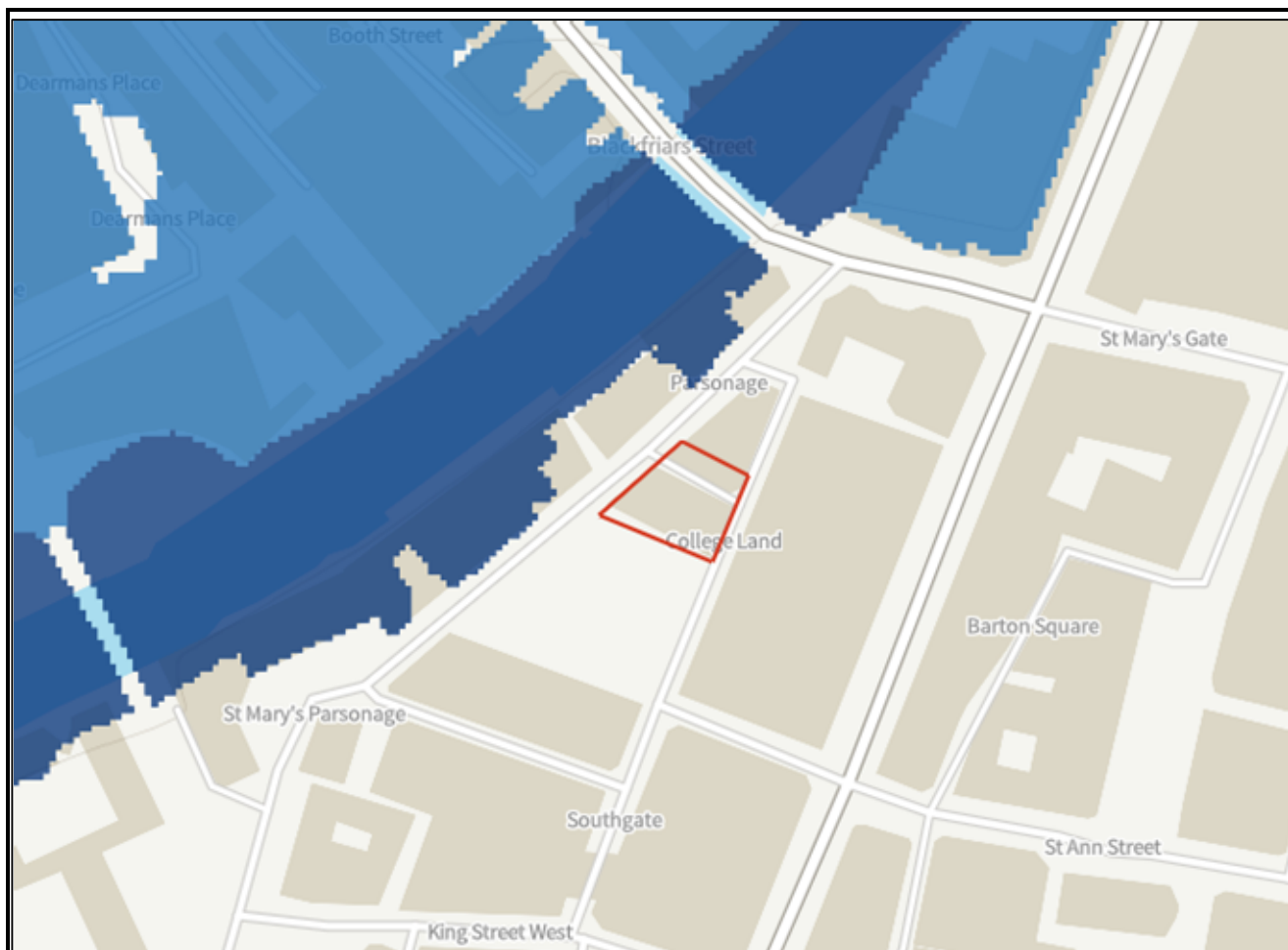


	Figure:	4.1		
	Title:	Flood Map for Planning (Present Day Fluvial Flooding) (Accessed 21 October 2025)		
	Project:	One North Parade, Manchester		
	Date:	October 2025	Scale :	NTS

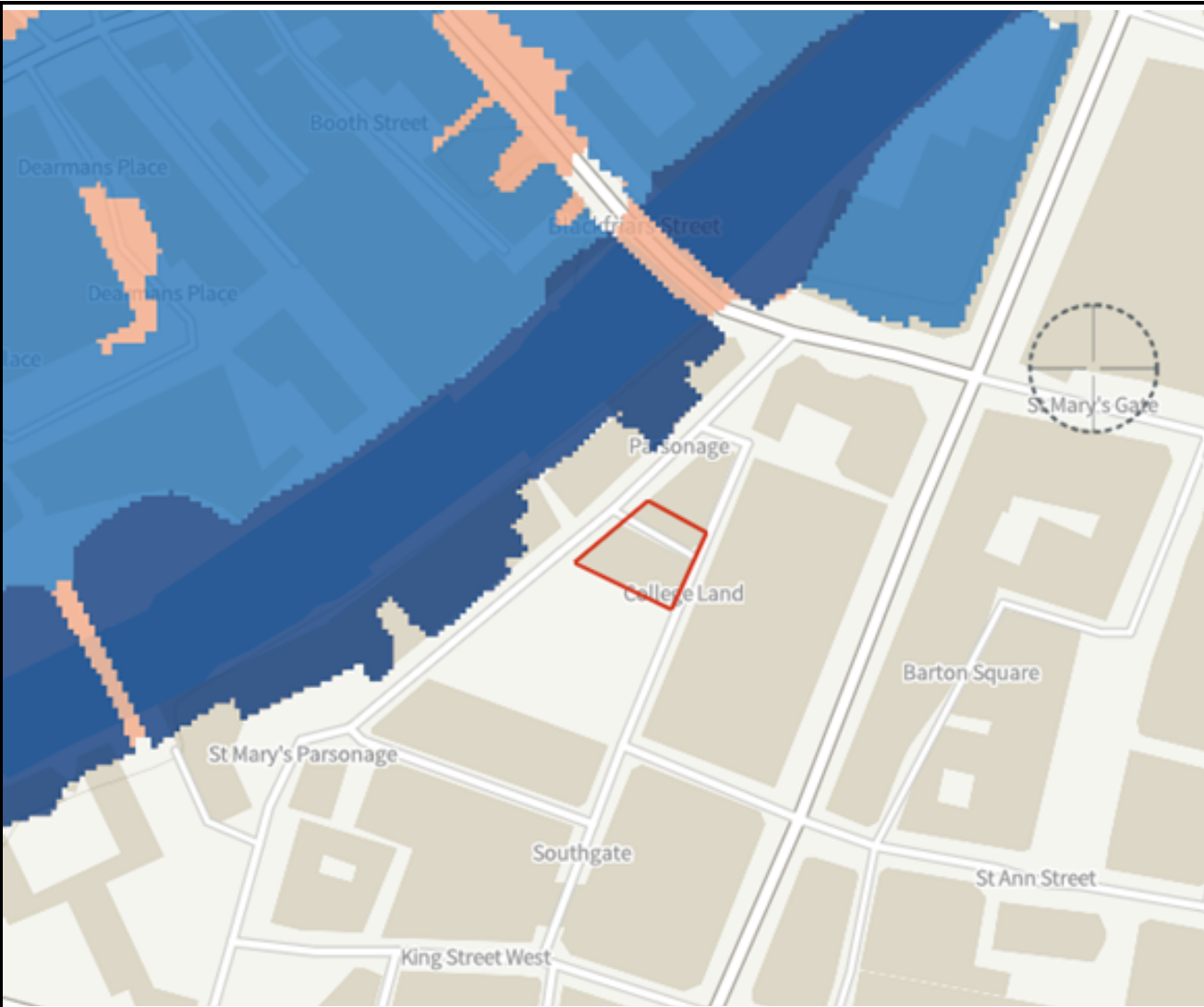


	Figure:	4.2		
	Title:	Flood Map for Planning (2070-2125 Fluvial Flooding) (Accessed 21 October 2025)		
	Project:	One North Parade, Manchester		
	Date:	October 2025	October 2025	October 2025



	Figure:	4.3		
	Title:	Flood Map for Planning (Surface Water Flooding 1 in 100 years) (Accessed 21 October 2025)		
	Project:	One North Parade, Manchester		
	Date:	October 2025	Scale:	NTS

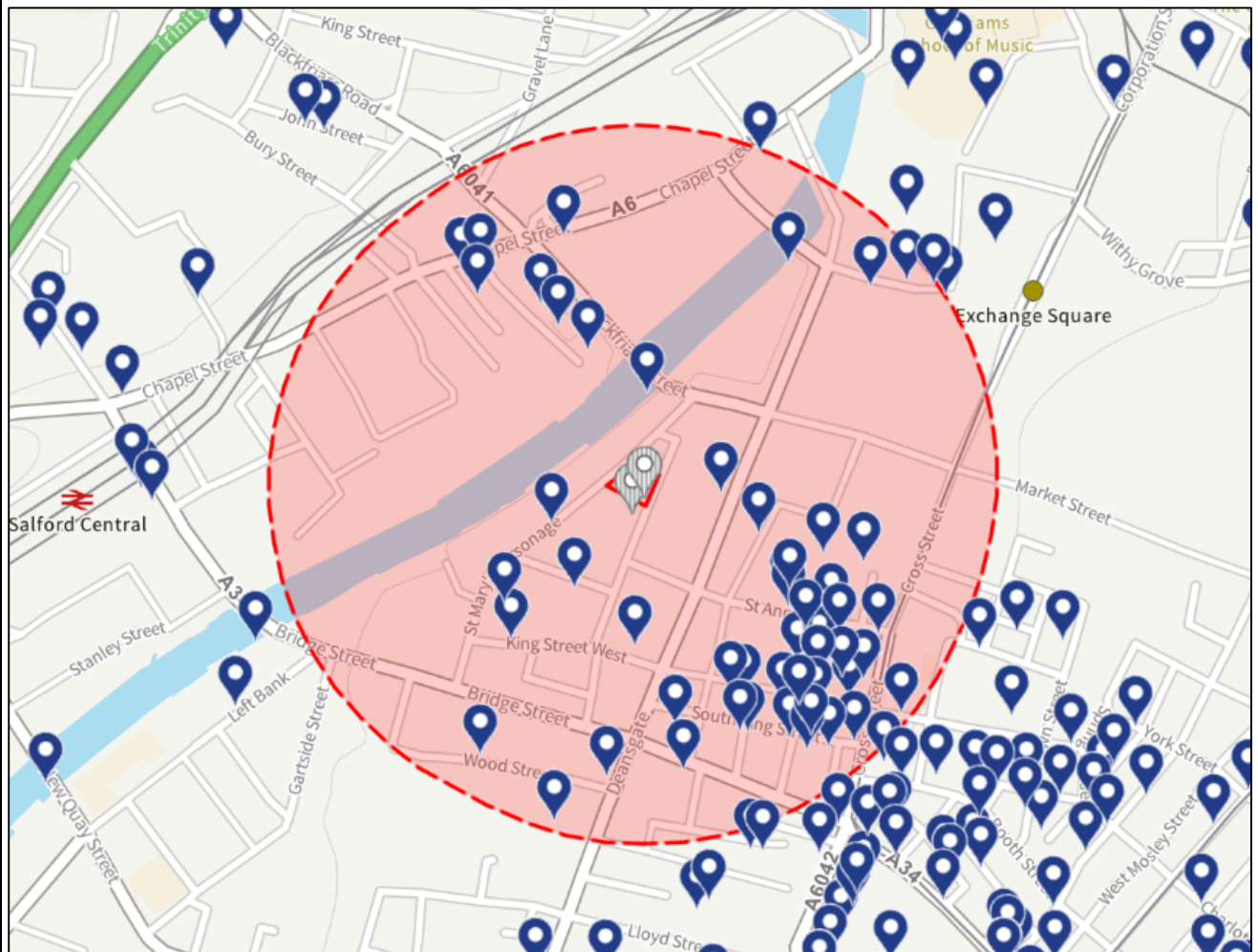


Figure:	4.4
Title:	Listed Assets (300m radius from the Site)
Project:	One North Parade, Manchester
Date:	October 2025
Scale:	NTS

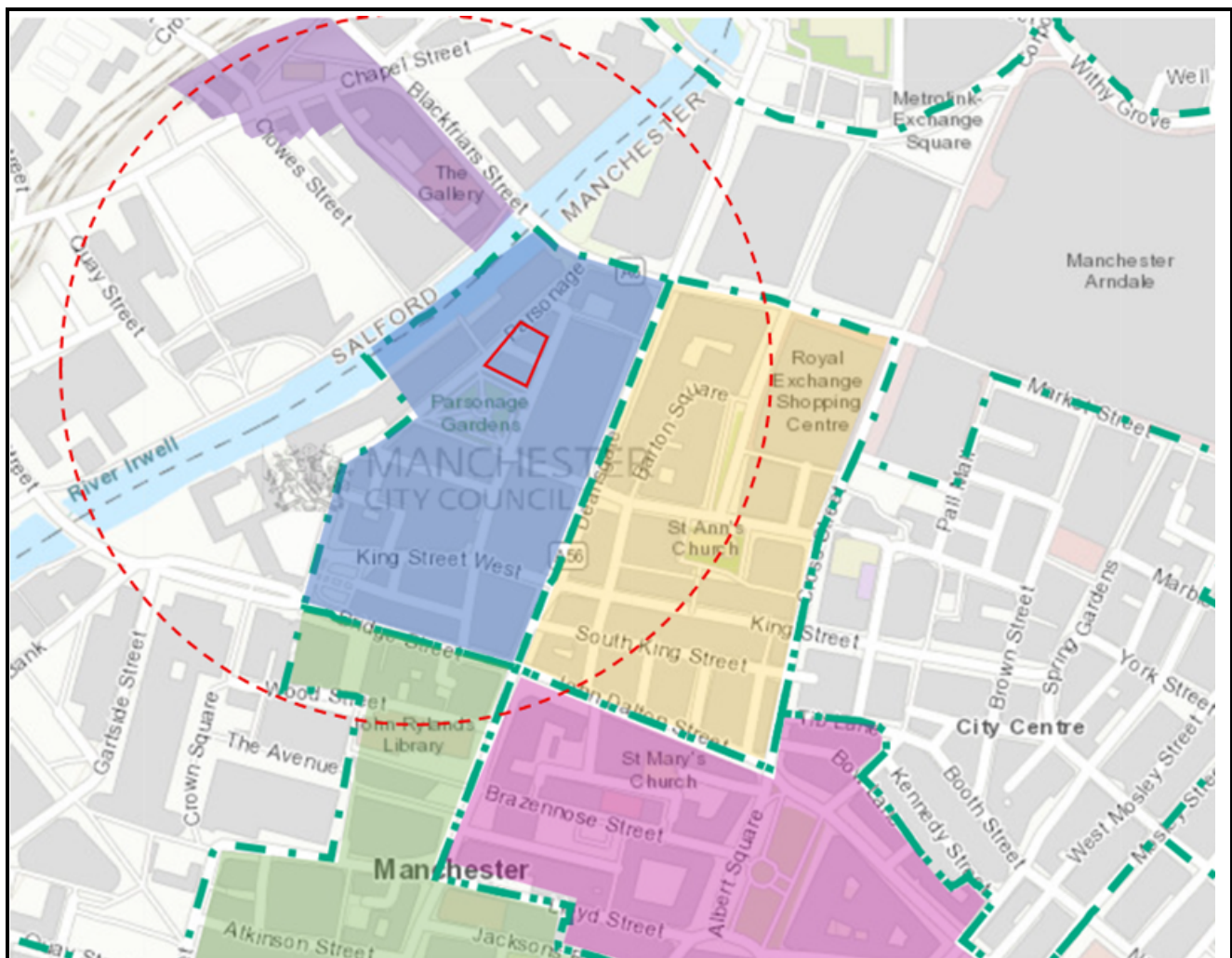


	Figure:	4.5		
	Title:	Nearby Conservation Areas		
	Project:	One North Parade, Manchester		
	Date:	October 2025	Scale:	NTS

5. Construction Methodology and Programme

Introduction

- 5.1 This Chapter of the Environmental Statement (ES) has been prepared by Bridgehead Consultancy and describes the proposed construction programme and the key activities that will be undertaken for the redevelopment of 1 North Parade, Manchester, M3 2LY. This chapter draws from the high-level construction strategy, including sequencing, methodology, logistics and traffic management. Detailed environmental impacts and their associated mitigation measures are addressed in the technical chapters of the ES.
- 5.2 The following figure is included with this Chapter:
- Figure 5.1 – Construction Logistics Plan (CLP) Option 1
 - Figure 5.2 – Construction Logistics Plan (CLP) Option 2
 - Figure 5.3 – Summary Programme
- 5.3 The overarching objective during the construction period is to minimise disruption and impact on surrounding residential, commercial, and public realm areas. Close coordination will be maintained with Manchester City Council (MCC), stakeholders, and neighbouring developments to ensure efficient phasing and site operation.
- 5.4 Professional experience of the author of this Chapter is included below.

	Lead Author	Reviewer
Name	Aidan Keys	Martin Scadden
Company	Bridgehead Consultancy Ltd.	Ctori Construction Consultants Ltd.
Qualifications/Accreditations relevant to technical area inc. IEMA	CLOCS CLP Practitioner Training	ICIOB Member
Years technical experience (in technical area)	12	40
Number of EIA's delivered to date	1	1

- 5.4 The methodology and timings set out below reflect the assumptions at the time of submission. A more detailed Construction Environmental Management Plan (CEMP) and Construction Phase Health & Safety Plan will be prepared and submitted prior to the commencement of works. These will include detailed protocols for environmental management, site welfare, logistics, traffic control, and stakeholder communication.

Programme

- 5.5 The total construction programme for 1 North Parade is anticipated to run for approximately 37 months, commencing in July 2026 with early enabling works and completing in August 2029. 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.
- Early Works and MEP Enabling – Site establishment, welfare setup, utility terminations, asbestos removal, and soft strip, followed by initial demolition works, commencing July 2026 and completing February 2027.

- Main Construction Works – Substructure, superstructure, façade, and roof construction, beginning in January 2027 and running through to April 2029, including the installation of tower cranes, slip-form concrete core construction, steelwork, composite floor slabs, and full external envelope installation.
- MEP Installation, Fit-Out, and Commissioning – Internal mechanical, electrical, and plumbing systems, lift installation, office and residential fit-out, riser works, final finishes, and BMU installation, taking place between February 2028 and August 2029.
- Public Realm and Completion – Hard landscaping, retail frontage, final commissioning, and practical completion are targeted for August 2029.

This programme is indicative and subject to refinement as detailed design, procurement, and statutory approvals progress. The delivery schedule may be adjusted in response to unforeseen factors such as inclement weather, unexpected ground conditions, or supply chain challenges.

- 5.6 All works will be undertaken in compliance with Manchester City Council’s standard working hours of 07:30–18:00 Monday to Saturday, with site access permitted 30 minutes prior to the start of the working day to allow setup activities, keeping noise to a minimum during this period. Noisy works will generally be avoided on Sundays and Bank Holidays, with exceptions only by prior agreement with the Environmental Health Officer (EHO) and with advance notification to residents. Given the site’s proximity to residential properties, strict adherence to agreed working hours will be maintained to safeguard amenity.

Construction Methodology

- 5.7 The methodology described below outlines the phased approach to site redevelopment, encompassing demolition, enabling works, main construction activities and final delivery of public realm.

Demolition Methodology

- 5.8 To facilitate the safe removal of all existing structures at 1 North Parade, a combination of demolition techniques will be employed to suit the busy city centre setting. Where feasible, mechanical demolition using conventional excavators and attachments will be used for low-level structures. For taller and more complex areas, a controlled “top-down” floor-by-floor approach will be adopted to ensure safety and minimise disruption.
- 5.8 The top-down demolition method is preferred for high-rise structures in constrained urban sites. The building will be fully enclosed in scaffold and Monarflex sheeting to contain dust and debris. Once the scaffold is erected, small 1-tonne excavators and BROKK remote-controlled units will be craned onto the roof to begin sequential demolition from the top floor downwards. Debris will be directed through former lift shafts (once stripped out) to the ground level for collection and removal. This process will be repeated until the building is reduced to a safe height for final mechanical demolition using excavators.
- 5.10 All plant delivery and removal will be undertaken within the site boundary to avoid obstruction to the public highway. Abnormal loads or oversized deliveries will be planned in consultation with Manchester City Council Highways, with affected stakeholders notified in advance.

Site Logistics

- 5.11 A permanent solid hoarding around the full perimeter of the Site will be erected prior to the start of the construction works.
- 5.12 A temporary lane closure will be obtained on Parsonage to provide a construction traffic pitlane to safely take vehicles away from the public road and footpath users. The Site will operate a one way system with traffic exiting in the same direction as they entered. We suggest temporarily removing the cycle only lane at the north of Parsonage to allow construction vehicles to egress onto Blackfriars Street to facilitate vehicle movements and reduce two way trips along Parsonage, although the existing arrangement has been assumed for the purpose of this EIA.
- 5.13 A detailed traffic plan will be agreed with the Highways Authority in advance of starting works on site.
- 5.14 Temporary site establishment and welfare space will be required to facilitate the projects workforce. The welfare facilities will be suitably sized to suit the anticipated number of operations. The location of the welfare cannot be determined at this stage and is to be agreed at a later date.

- 5.15 Material storage will be contained within the site boundary and pitlane on Parsonage. If the option for a gantry is agreed, there may be capacity for some storage on top of the gantry depending on calculations carried out by the appointed contractor. A small low height forklift will be utilised to transport materials on the ground floor.
- 5.16 Any temporary public road or footpath closures associated with the construction phase will be agreed with Manchester City Council highways department and relevant diversion signage will be put in place.
- 5.17 Access to the site entrance will be controlled by biometric scanner through a secure metal turnstile. This will monitor construction operative's movements and prevent unauthorized public access to the Site. The main gates will be always locked securely except for when deliveries are being made. The gates will be manned by qualified banksmen who will co-ordinate traffic, bank deliveries as well as ensure the road and pavement areas are kept clean.
- 5.18 Where required, appropriate wheel and vehicle wash facilities will be in place to ensure delivery wagons leave the Site clean and tidy with regular cleaning of St Mary's Parsonage using road sweepers.
- 5.19 Loading and unloading of material deliveries will occur within the site boundary unless exceptional circumstances require special measures to be instigated agreed by Manchester City Council.
- 5.20 Waste materials, including canteen waste, will be placed in skips or wheelie bins and removed from site on a regular basis via skip exchange or compactor collection.
- 5.21 The Site will employ security guards as appropriate to prevent and discourage nuisance. Regular patrols will take place throughout the shift. As an additional measure, CCTV will be installed to elements of the Site and compound to aid early identification of potential issues.

Demolition and Construction

- 5.22 The works generally comprise of the following:
- **Site Establishment** – erection of secure hoarding, installation of welfare facilities, biometric access control, CCTV.
 - **Service Diversions and Isolations** – coordination with statutory undertakers to disconnect or reroute utilities.
 - **Soft Strip and Asbestos Removal** – internal strip-out works and licensed removal of asbestos-containing materials (in accordance with CAR 2012).
 - **Fire Escape Restraining Works** – securing of any retained escape routes for safety during works.
 - **Scaffold Installation** – full perimeter scaffold with Monarflex sheeting for dust and debris control.
 - **Demolition** – controlled top-down demolition of superstructure, followed by mechanical demolition of remaining elements. A survey by a suitably qualified structural engineer will be required prior to demolition to assess the condition of the party wall to the north of the site. This assessment will determine whether temporary propping or other stabilisation measures are necessary to ensure the safety and integrity of the neighbouring structure during demolition works.
 - **Removal of Foundations** – breaking out existing substructure elements.
 - **Enabling Works** – site clearance, temporary works installation, ground stabilisation if required.
 - **Creation of Piling Mat Substrate** – including formation of tower crane bases.
 - **Substructure Works** – CFA and bored piling to the site perimeter with temporary propping; bearing pad construction, ring beams, basement slab, and drainage installation. Tower crane will be restricted to prevent oversailing of the public highway and ensure safety standards are met.
 - **Superstructure** – erection of tower crane(s); construction of in-situ concrete core (slip-form), stair cores, steel structural frame, and composite floors to roof level.
 - **Façade Works** – installation of roof coverings and façade cladding systems.
 - **Fit-Out** – installation of MEP systems including main lifts; fit-out of landlord areas (walls, floors, ceilings, WCs, finishes).
 - **Installation of BMU** – building maintenance unit fitted to roof level.
 - **Removal of Tower Crane(s)** – dismantling and removal from site.
 - **Final Finishes** – completion of communal spaces and snagging.
 - **Removal of Permanent Hoardings and Temporary Gates** – transition to completed development.
 - **Landscaping** – completion of public realm works including planting, paving, and street furniture.
 - **Decant from Site** – full removal of welfare facilities, plant, and temporary services.

Traffic Management Plan

- 5.23 It is envisaged that deliveries will approach the site via the A34/ Bridge Street turning left onto St Mary's Parsonage and pull into a hoarded off pitlane on Parsonage for unloading. The current proposal for vehicle egress is to perform a 3-point turn at the junction of Parsonage Lane and carry out the reverse of the route. We suggest temporarily removing the cycle only lane at the north of Parsonage to allow construction vehicles to egress onto Blackfriars Street to facilitate vehicle movements and reduce two way trips along Parsonage, although the existing arrangement has been assumed for the purpose of this EIA.
- 5.24 A comprehensive Traffic Management Plan (TMP) will be prepared to address the following key considerations:
- **Coordination with Surrounding Developments** – integration of site traffic management with neighbouring construction projects and existing traffic-calming measures.
 - **Access and Egress Arrangements** – definition of entry/exit points, drop-off zones, and turning areas for construction vehicles.
 - **Temporary Traffic and Pedestrian Route Adjustments** – any required short-term or permanent changes to local vehicular or pedestrian routes. It is currently anticipated that tower crane installation and dismantling will necessitate limited weekend road closures. It is estimated that there will be a requirement for two weekend road closures to allow for this, one for install and one for dismantle. Local businesses will be provided with advance notice of any planned road closures, and where safe to do so could be provided access with the assistance of on-site management. Potential to utilise College Land as a second means of access during weekend road closures to be reviewed at a later stage. Detailed proposals will be submitted for approval under planning conditions and subject to consultation. The local community will be notified well in advance of any road closures, with mitigation measures implemented to minimise disruption wherever possible.
 - **Temporary Traffic Control Measures** – location and specification of temporary signage, road markings, protection barriers, and other safety installations.
 - **Pedestrian Management** – safe pedestrian routes around the site with appropriate protection, lighting, and directional signage.
 - **Temporary Suspension or Relocation of Parking and Servicing Bays** – subject to approval from MCC.
 - **On-Site Safety Segregation** – separation of plant and materials from pedestrian routes, with clearly marked and safe access between welfare facilities and work areas.
 - **Operative Travel and Parking Strategy** – Promotion of public transport options. The project will have a no parking policy on or around the site.
 - **Loading and Lifting Areas** – designation of loading bays, material hoist positions, and tower crane working zones.
 - **Overall, Road User Safety** – measures to protect and integrate the movement of pedestrians, cyclists, and vehicles both within and around the development footprint.

Parking

- 5.25 There will be no parking within the site. Site personnel will be encouraged to utilise the extensive public transport options available to them. Any personnel who must attend site by car will be asked to avoid parking in residential areas and use formal car parks instead.

Traffic Management Plan

- 5.26 The project will be undertaken in full compliance with the Construction (Design and Management) Regulations 2015 (CDM 2015) and all other relevant UK legislation, standards, and industry best practice guidance.
- 5.27 The awarded Principal Contractor will be responsible for the safe management and execution of works, demonstrating proven competence in delivering complex city centre construction projects. They will ensure that suitably trained management personnel, robust health and safety procedures, and the necessary resources are in place to oversee all site activities.
- 5.28 Working under a Pre-Construction Services Agreement (or equivalent early contractor involvement arrangement), the Principal Contractor will collaborate closely with the Principal Designer during the early project stages. This cooperation will aim to influence the detailed design to eliminate construction and residual safety risks wherever practicable.

5.29 Prior to commencement on site, the Principal Contractor will prepare a Construction Phase Health and Safety Plan (CPHSP). This will be reviewed and approved by the Client and Principal Designer before works begin and will be periodically updated throughout the construction phase. The CPHSP will address, among other matters:

- Floor risk management
- Control of pollution
- Required oversailing licences
- Relevant permits and consents necessary to complete the works

Construction Materials

5.30 At the current stage of design, selected construction materials present no inherent health risks to site personnel when handled in accordance with manufacturer guidance and using appropriate personal protective equipment (PPE).

Site Security & Safety

5.31 Public protection from health and safety risks associated with the works will be a high priority. Measures will be taken to prevent danger to members of the public, including:

- Effective dust and noise control measures
- Installation of perimeter hoarding to the required safety standard
- Controlled site access points with secure metal turnstiles and biometric or proximity-fob entry systems

5.32 The Principal Contractor will also implement measures to protect against vandalism and theft of plant, equipment, materials, and fuel. The access control system will allow for immediate deactivation of lost or stolen access credentials to prevent unauthorised entry.

5.33 Where appropriate, CCTV coverage will be installed at key site access points and compounded areas to deter and monitor unauthorised activity.

Environmental Management

5.34 An Environmental Plan will be developed to address and monitor the following issues on site and to the surrounding area including the adjacent River Irwell:

- Application environmental legislation.
- Air Quality.
- Nuisance (Noise, vibration, dust, emission and light).
- Public relations.

Environmental Legislation

5.35 Applicable environmental legislation will be identified in a register, to ensure that appropriate systems are put in place to comply with the legal requirements in question.

Pollution

5.36 The appointed contractor will establish procedures, to ensure the prevention of water and ground pollution, relating to the following risk activities:

- De-watering of the site (if required).
- Soil contamination remediation.
- Earthworks (including piling, spoil movement and removal, and movement of contaminated soils).
- Concrete works.
- Storage and movement of fuels, oils, chemicals and other such fluids.
- Cleaning (including plant, machinery and wheel washing).
- Delivery vehicles exhaust emissions.

Nuisance (Noise, Vibration & Dust)

5.37 The principal risks relating to noise and vibration nuisance will arise from activities such as demolition, excavation, cutting, breaking out, piling, and general plant movements. Mitigation measures will focus on selecting low-noise and low-vibration working methods, implementing attenuation techniques, and scheduling high-impact activities within agreed working hours.

Noise Control Measures

5.38 The awarded contractor will adopt the following noise control measures:

- Use of silenced or sound-reduced compressors fitted with acoustic enclosures.
- Pneumatic tools fitted with silencers or mufflers where practicable.
- Careful unloading of vehicles to minimise noise.
- Delivery routing designed to reduce disturbance to sensitive receptors.
- Prohibition of delivery vehicles waiting on-site or near the site with engines idling.
- Regular maintenance and correct operation of plant in line with manufacturer recommendations to avoid excessive noise.
- Strategic positioning of plant to minimise noise impact on nearby sensitive properties.
- Erection of local hoarding, acoustic screens, or barriers around particularly noisy operations.

Vibration Control Measures

5.39 The awarded contractor will implement the following measures to minimise vibration:

- Adoption of low vibration working methods and selection of the most appropriate plant.
- Monitoring of on-site vibration levels by a suitably qualified person where activities could cause significant vibration.
- Removal of obstructions prior to piling operations.
- Use of piling techniques that reduce resistance to penetration, such as pre-boring for driven piles or adding water to boreholes for impact bored piles.

Dust and Air Quality

5.40 The primary air quality concerns from construction activities relate to dust and exhaust emissions. These impacts can arise from demolition, piling, groundworks, construction traffic, and material handling. The extent of dust generation will depend on the nature of activities, weather conditions, and material types.

5.41 The awarded contractor will adopt the following measures to control dust and fumes:

- Provision of hard surfacing where vehicle movements occur.
- Use of appropriate dust suppression techniques such as water misting or damping down.
- Minimisation of stockpiling, and positioning stockpiles to reduce wind exposure.
- Use of screening and covering of materials to prevent dust release.
- Installation of wheel and body wash facilities for vehicles leaving site.
- Regular cleaning of adjacent roads and pavements.
- Switching off plant and vehicles when not in use.
- Selection of electrically powered plant where possible in preference to diesel or petrol-powered alternatives.

Public Relations

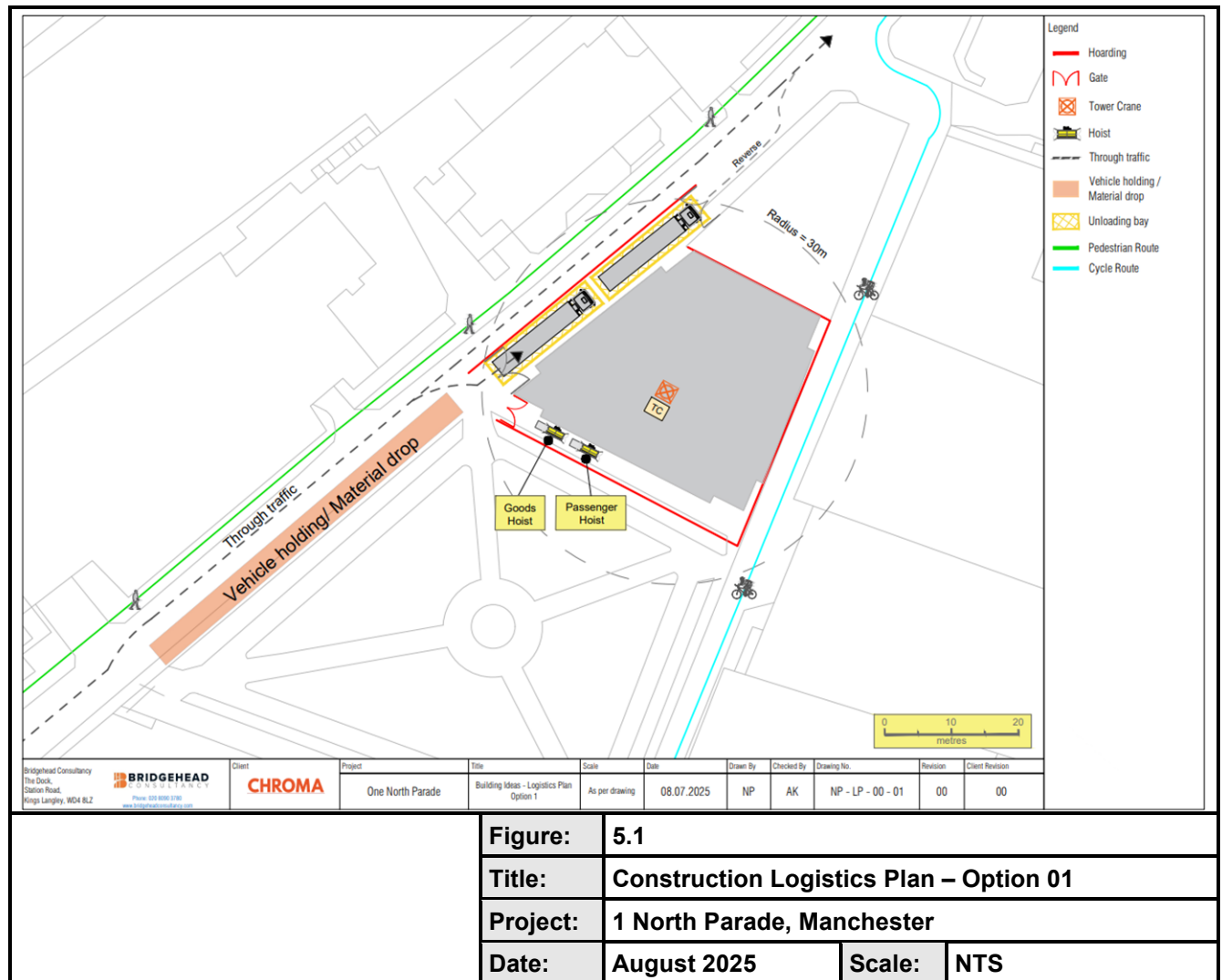
5.42 In line with the objectives of the Manchester Strategic Regeneration Framework, the awarded contractor will maintain regular communication with residents, businesses, and community groups in the vicinity of 1 North Parade. This will ensure stakeholders are kept informed about construction progress, with particular focus on high-impact activities such as piling, façade installation, and tower crane erection, given the site's proximity to residential schemes on St Mary's Parsonage, the Lowry Hotel apartments, and adjacent office buildings.

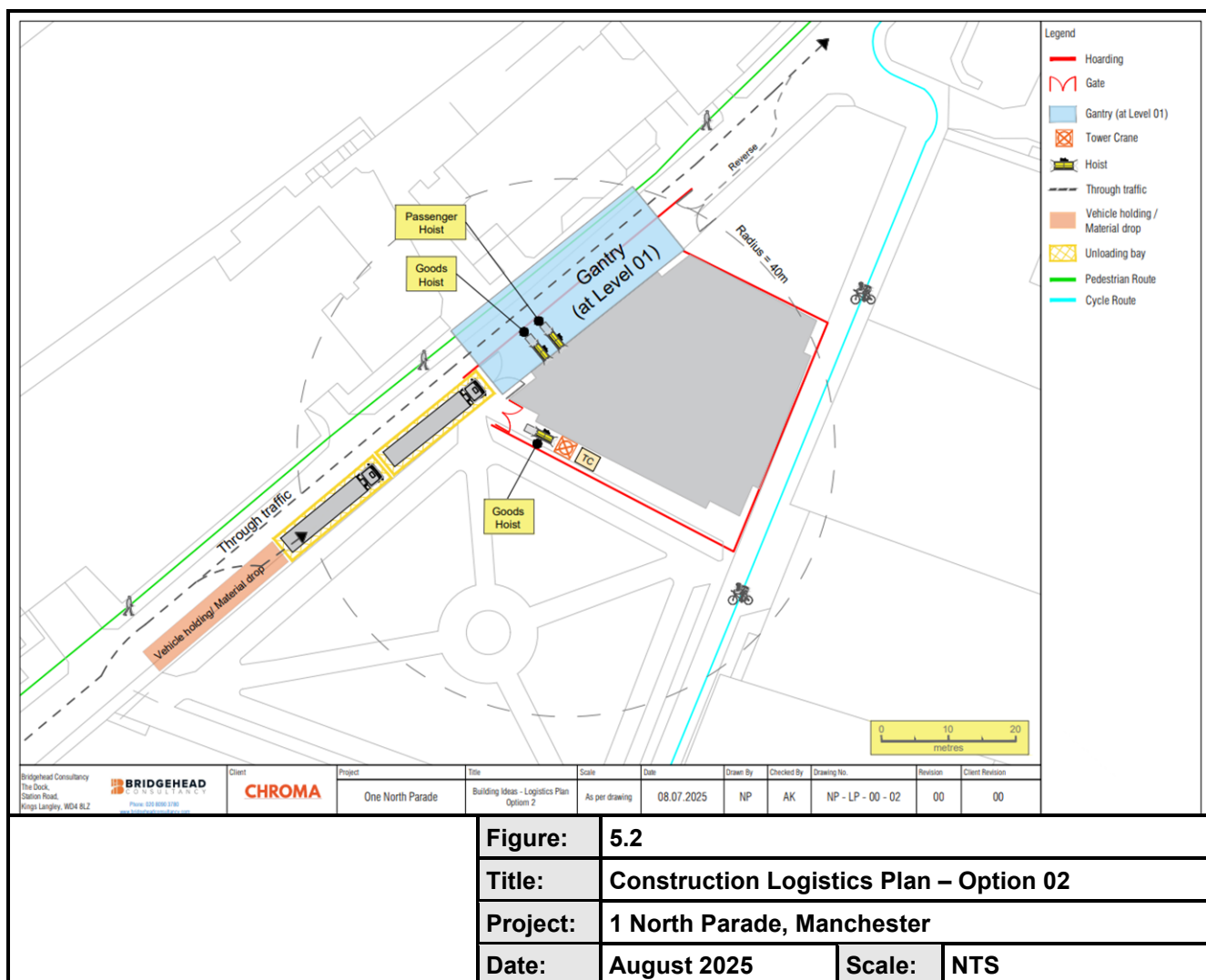
5.43 A 24/7 contact number will be clearly displayed on all hoardings around the site, providing a direct point of contact for members of the public to raise concerns, report incidents, or request information.

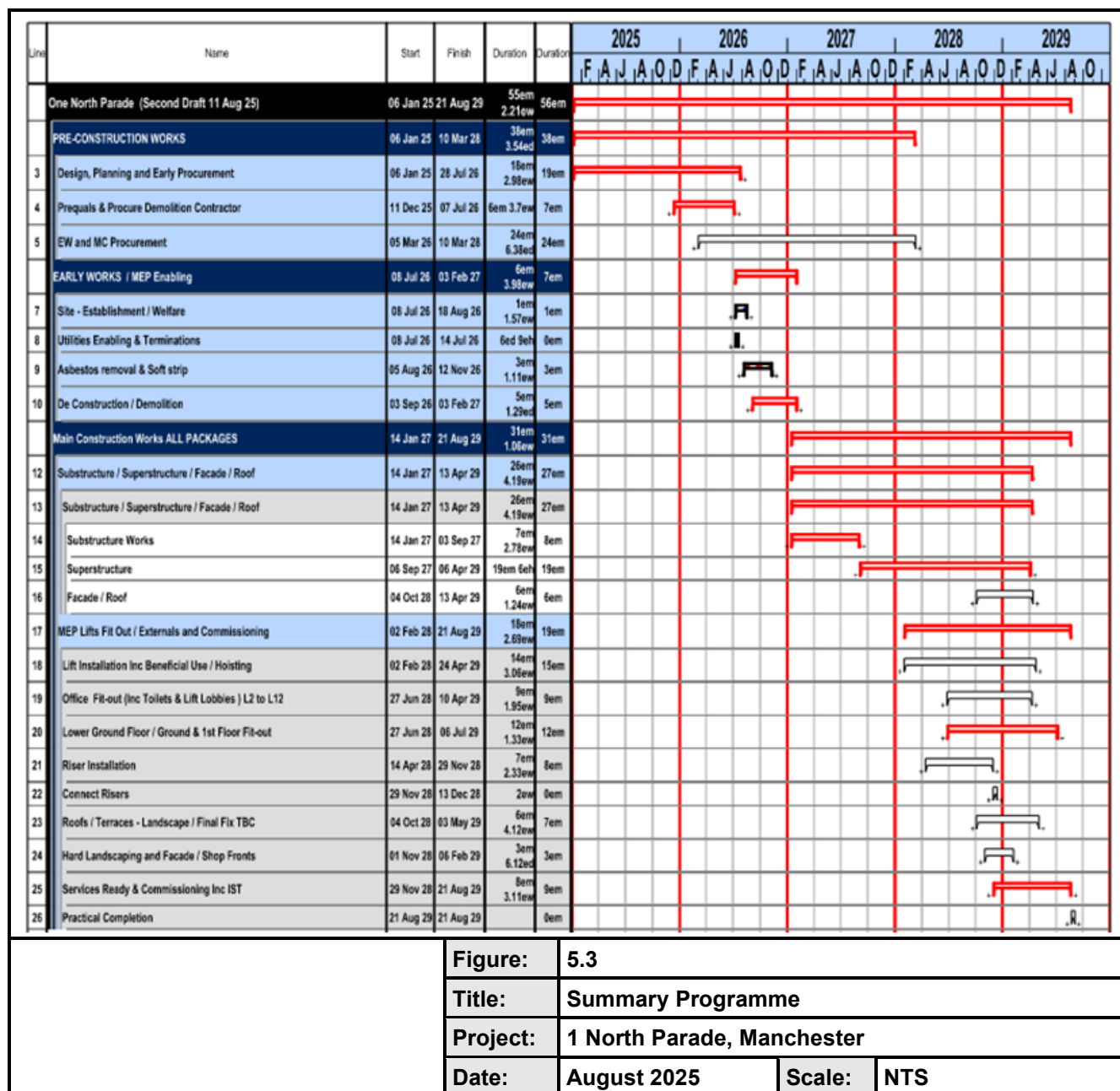
- 5.44 Recognising the concentration of current and proposed developments in the Parsonage Gardens area, the awarded contractor will take the lead in establishing a Parsonage Gardens Contractor Group. This group will invite representatives from other contractors and developers operating in the area, such as those working on refurbishment projects within Parsonage Gardens and new-build schemes along Bridge Street and Blackfriars Street. Regular meetings will be held to share programme information, coordinate traffic management measures, and plan around significant activities to minimise cumulative disruption to road users, pedestrians, and local residents.

Operational Waste Removal

- 5.45 During the construction phase, waste will be removed from work areas regularly to maintain a safe and efficient site. Each floor plate will include a designated waste collection point, with bins provided for operative use. These will be emptied via the site hoist at least once per shift, and more frequently during high-volume phases such as demolition, strip-out, or fit-out works. Dedicated general operatives will be assigned to manage this process.
- 5.46 Hazardous waste will be securely stored in dedicated containment areas and disposed of in accordance with relevant legislation. Non-hazardous waste will be transferred to a central holding skip within the site compound on St Mary's Parsonage. From here, a licensed waste contractor will collect and transport the material to an approved waste transfer station, where it will be sorted for recycling. The contractor will provide regular reports detailing waste segregation rates, recycling percentages, and landfill diversion figures.
- 5.47 To maximise recycling and reduce the amount of waste sent to landfill, materials will be separated into the following categories at the transfer station:
- CAT A: Hazardous waste – e.g., paint tins, mastic, sealants
 - CAT B: Metal
 - CAT C: Timber
 - CAT D: Plasterboard
 - CAT E: General mixed construction waste
- 5.48 All waste carriers will be required to hold valid waste transfer licences and provide certification for all waste movements, ensuring full traceability and compliance.
- 5.49 Following notification from the project architect regarding a minor increase in the building height of 270mm (AOD), a review has been undertaken of all Environmental Impact Assessment (EIA) considerations relevant to the 1 North Parade development. This amendment has been assessed in relation to the environmental topics covered within this chapter, including but not limited to air quality, noise, transport, townscape, daylight/sunlight, and wind microclimate. Given the minimal nature of the height change, it does not represent a material alteration to the parameters assessed within the original EIA modelling or conclusions. As such, the findings and conclusions presented in this chapter remain valid, and no further assessment or mitigation measures are required as a result of this design iteration.







6 Townscape and Visual Impact Assessment

Introduction

6.1 This Chapter of the ES has been prepared by Chris Burnett Associates and assesses the likely significant effects of the Proposed Development with respect to Townscape and Visual amenity. This 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 adverse effects; cumulative effects and the likely residual effects. Technical appendices also support this assessment and consist of the following:

- Appendix 6.1: Maps
- Appendix 6.2: Visualisation methodology

About the Author

6.2 Chris Burnett BSC BLD CMLI, is principal partner of Chris Burnett Associates, a registered practice of landscape architects, who specializes in tall building Townscape and Visual Impact Assessments, as part of Environmental Statements, for tall building developments throughout the UK since 2002. This includes many tall buildings which have received planning consent, in central Manchester and Salford including Beetham Hilton, Deansgate Square, Great Northern and New Wakefield Street and others UK wide in Brighton, London, Leicester, Reading and Liverpool.

Legislative and Policy Context

Legislation

6.3 The European Landscape Convention (ELC, 2000)¹ provides a foundation for closer co-operation on landscape issues across Europe and was ratified in the UK on the 21 November 2006 and became binding on 1 March 2007. The convention identifies the need to recognise landscape in law, to develop and promote landscape policies dedicated to the protection, management and creation of landscapes, and to establish procedures for the participation of the general public and other stakeholders in the evolution and implementation of landscape policies. It also encourages the integration of landscape into all relevant areas of policy, including cultural, economic and social policies.

6.4 The ELC defines landscape under Article 1 as ‘an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors’. It recognises that landscape has important cultural, ecological, environmental and social dimensions and is a key element of achieving sustainable development. Article 3 states that the aims of the Convention are to promote landscape protection, management and planning and to organize European co-operation on landscape issues.

National Planning Policy

6.5 The National Planning Policy Framework sets out the Government’s planning policies for England and how these are expected to be applied. It sets out the Government’s requirements for the planning

¹ Ref 9.1 The European Landscape Convention (ELC 2000)

system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

- 6.6 Key aspects of the NPPF, revised in 2025, which apply to the Townscape and Heritage Assessment are the paragraphs 131 and 135 below:

(Para.131) The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

(Para.135) Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience The National Planning Policy Framework² sets out the Government's planning policies for England and how these are expected to be applied. It sets out the Government's requirements for the planning system only to the extent that it is relevant, proportionate and necessary to do so. It provides a framework within which local people and their accountable councils can produce their own distinctive local and neighbourhood plans, which reflect the needs and priorities of their communities.

Local planning policy

- 6.7 The following relevant policies are set out below as extracts from Manchester City Council's Core Strategy³:

Policy EN 1 - Design Principles and Strategic Character Areas

All development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes. Design and Access Statements submitted with proposals for new development must clearly detail how the

² Ref 9.2 National Planning Policy Framework 2019 Dept Communities and Local Government

³ 9.3 Manchester City Council Core Strategy 2012

proposed development addresses the design principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives.”

Policy CC6 High Density Development

City Centre High Density Development City Centre development will generally be high-density. It is a location where land should be used to maximise its efficiency. The appropriate scale, massing and height of development in the City Centre will significantly exceed what is appropriate elsewhere in the City. Development will need to have regard to the Council’s approach to tall buildings (policy EN2), but any proposals which do not reflect the importance of maximising the development opportunities in the City Centre will only be supported where this accords with wider Core Strategy objectives

Policy CC 9 Design and Heritage

Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character. Development in Manchester City Centre should preserve or enhance the heritage assets that have been identified, including listed buildings, conservation areas and scheduled ancient monuments. The Council will support high density and mixed use development in the City Centre, but developers must recognise the specific design challenges that must be overcome to ensure complementarity of function and form. New development must support the range of uses the Council expects in the City Centre and contribute to a coherent and integrated physical environment.

- 6.8 The City Centre Character Area is of relevance to the Proposed Development. This area has been broken down into distinct townscape character zones by Manchester City Council and the extent and nature of the impact of the Proposed Development on these zones is described in more detail later in this chapter. The Core Strategy also refers to tall buildings:

Policy EN2 - Tall Buildings

Tall buildings are defined as buildings which are substantially taller than their neighbourhoods and/or which significantly change the skyline.

Proposals for tall buildings will be supported where it can be demonstrated that they

- *Are of excellent design quality,*
- *Are appropriately located,*
- *Contribute positively to sustainability,*
- *Contribute positively to place making, for example as a landmark, by terminating a view, or by signposting a facility of significance, and*
- *Will bring significant regeneration benefits.*

A fundamental design objective will be to ensure that tall buildings complement the City’s key existing building assets and make a positive contribution to the evolution of a unique, attractive and distinctive Manchester, including to its skyline and approach views.

Suitable locations will include sites within and immediately adjacent to the City Centre with particular encouragement given to non-conservation areas and sites which can easily be served by public transport nodes.

Elsewhere within Manchester tall building development will only be supported where, in addition to the requirements listed above, it can be shown to play a positive role in a coordinated place-making approach to a wider area. Suitable locations are likely to relate to existing district centres. The height of

tall buildings in such locations should relate more to the local, rather than the City Centre, urban context.

By their very size tall buildings can have a significant impact on the local environment and its micro-climate. It is therefore expected that this impact be modelled and that submissions for tall buildings also include appropriate measures to create an attractive, pedestrian friendly local environment.

It will be necessary for the applicant/developer to demonstrate that proposals for tall buildings are viable and deliverable”

- 6.9 Significantly, the Core Strategy offers further guidance in relation to the development of tall buildings as follows:-

Tall Buildings can provide a sense of place and distinctiveness, however as high development can have a substantial impact on an area careful consideration should be given to each proposal.

The NPPF requires local authorities to have regard to best practice in design, such as "By Design - Urban Design in the Planning System: Towards better practice" and "By Design – Better places to live". Policies are not to be overly prescriptive but, amongst other things, should concentrate on guiding height in relation to neighbouring buildings and the local area in general. Innovation should not be stifled but local distinctiveness should be reinforced. PPS4 directs planning authorities to set flexible policies for their centres which can respond to changing economic circumstances and encourage where appropriate high density development accessible by public transport, walking and cycling.

In the context of ensuring sustainable development, the City Centre is clearly a location that requires the prudent use of scarce land resources. It is generally well served by public transport and one where a high density of development is consistent with its distinctive character. The City Centre is, in general, considered an appropriate area for tall buildings. The growth of the City Centre is still evolving, particularly in relation to the development of fringe sites, and proposals need to be considered having regard to the character of the places in which they are proposed. Therefore, whilst some parts of the City Centre are more or less likely to be suitable for tall buildings, the Council does not consider a site specific policy that identifies detailed locations for a tall building to be appropriate. The Council is aware that over the 15 year plan period there is a need to be flexible and to be able to respond to changing economic conditions. The above criteria based policy is therefore set out, which will together with other design policies, form the policy context against which all proposals for tall buildings will be considered.

Elsewhere across the City, District Centres may be appropriate locations for "tall" buildings. Being generally accessible to the local population and well served by public transport, they are natural foci for developments that attract a larger number of people. The definition of tall as being in relation to neighbouring buildings should be noted, however, as the scale of development acceptable within a District Centre is unlikely ever to match that within the City Centre.

Tall buildings by their very nature can dominate the street scene and be highly visible over long distances. They can also have an impact on the local micro-climatic conditions, for example, by creating wind tunnels. It is for these reasons that it is considered particularly important that they are designed to the highest quality, both in terms of appearance and their impact on the functioning of surrounding space.”

Policy EN3 - Heritage

Throughout the City, the Council will encourage development that complements and takes advantage of the distinct historic and heritage features of its districts and neighbourhoods, including those of the City Centre.

New developments must be designed so as to support the Council in preserving or, where possible, enhancing the historic environment, the character, setting and accessibility of areas and buildings of acknowledged importance, including scheduled ancient monuments, listed buildings, registered parks and gardens, conservation areas and archaeological remains.

Proposals which enable the re-use of heritage assets will be encouraged where they are considered consistent with the significance of the heritage asset.”

Assessment Methodology and Significance Criteria

- 6.10 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.

Study Area

- 6.11 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.

Baseline Surveys

Desk Based Research

- 6.12 Research included establishing a Zone of Theoretical Visibility (ZTV) (Fig 6.1 Maps in Appendix 6.1) and examining appropriate guidance and policies on tall buildings issued by Manchester City Council (MCC) and relevant authorities such as Historic England.

Field Surveys

- 6.13 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 Guidance⁴. Broad Townscape Character Zones were also defined which lie outside the City Centre. During the field survey the ZTV was confirmed and a series of Representative Viewpoints established for assessment, all subsequently subject to Accurate Visual Representation (AVR).

Consultations

- 6.14 Manchester City Council were consulted in June 2025 and suggested the addition of two further views , Viewpoints 17 and 18 such that 18 views now form the foundation for this assessment.

Method of Assessing Significance

- 6.15 The Townscape and Visual Impact Assessment (TVIA) was undertaken in accordance with the methodology and approach set out in the ‘Guidelines for Landscape and Visual Impact Assessment’ (GLVIA) Third Edition’ (2013) – produced by the Landscape Institute (LI) and IEMA.⁵

“The GLVIA requires that a clear distinction is drawn between landscape (which includes the urban townscape) and visual effects:

⁴ Ref 9.4 Manchester Residential Quality Guidance MCC 2017

⁵ Ref 9.5 Guidelines for Landscape and Visual Impact Assessment 3rd Edition 2013 landscape Institute and Institute of Environmental Management and Assessment

- *Townscape effects relate to the degree of change to characteristics or physical components of an urban area, which together form the character of that townscape, e.g. topography, buildings and vegetation.*
- *Visual effects relate to the degree of change to an individual receptor's or a receptor group's view of that townscape, e.g. local residents, users of public footpaths or motorists passing through the area."*
- *The relationship between the effects of the Proposed Development on Townscape and Visual Issues are interdependent but not exclusively so. The effects will therefore be examined in terms of:*
- *Effects on Townscape character. For the purposes of this study the area immediately around the Proposed Development is examined on a character area basis based on the zonal template used by Manchester City Council. Character areas are shown on Fig 14.2, which is located at Appendix 14.1.*
- *Effects on visual receptors. This is examined through the Representative Viewpoint Approach in which the effects of the Proposed Development are assessed in short, medium and long distance views from variety of key locations.*

6.16 In addition the following guidance documents have also been consulted:

- Guidance on tall buildings published by Historic England: Advice Note 4⁶ 2022
- History in the View prepared for English Heritage by LUC in 2011
- Manchester Residential Quality Guidance ⁷

6.17 The guidance contained in Historic England's advice note on Tall Buildings is particularly relevant:

"Tall buildings need to set exemplary standards in design because of their scale, mass, wide impact and likely longevity. Good design will take the opportunities available for improving the character and quality of an area and respond to local character and history (NPPF paragraphs 58 and 64). It is important that the required high standard of architectural quality is maintained throughout the process of procurement, detailed design, and construction, through the use of conditions and reserved matters.

Given their likely impact on a wide area, it is important that social and environmental effects are also assessed. Consideration needs to be given to a tall building's contribution to public space and facilities. This applies both internally and externally, including the provision of a mix of uses (especially on the ground floor of towers), as part of a well-designed public realm. Consideration of the impact on the local environment is also important, including microclimate, overshadowing, night-time appearance, light pollution, vehicle movements, the environment and amenity of those in the vicinity of the building, and the impact on the pedestrian experience. Well-designed tall buildings provide an inclusive environment, both internally and externally, taking opportunities to offer improved permeability, accessibility and, where appropriate, the opening up or effective closure of views to improve the legibility of the wider townscape."

Townscape Character effects

6.18 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. The following zones are affected:

⁶ Ref 9.6 Historic England note on Tall Buildings 2022

⁷ Op Cit.9.4 Manchester Residential Quality Guidance MCC 2017

Manchester City Centre Neighbourhood and Townscape Character Zones

- Medieval quarter
 - Retail Core
 - Chapel Street
- 6.19 Their extent is defined on Figure 6.2: City Neighbourhood Zones and Viewpoints (**Appendix 6.1**) and they are described in more detail in the corresponding baseline condition section.
- 6.20 Townscape effects can be characterised as the changes in the urban grain, character and condition of the townscape as a result of the impact of a development. Specifically, the assessment will examine:
- Direct effects on specific townscape elements
 - Effects that are more subtle in nature which affect the character of the townscape
 - Effects on a designated asset such as a World Heritage Site, Listed Building or Conservation Area or tourist landmark.

Visual Effects

- 6.21 The Zone of Theoretical Visibility (ZTV), in the context of the surrounding topography and the height of the Proposed Development, has been established initially through 3D modelling using current Lidar DSM data combined with 10K base mapping to produce a Zone of Theoretical Visibility (ZTV) or Viewshed map, Fig 6.1 **Appendix 6.1**, and then confirmed as part of the field work exercise. Taking into account the scale and height of the Proposed Development, it provides a quick guide as to the Proposed Development's visibility in the immediate vicinity. The Proposed Development consists of a 14 storey building with a maximum height at 89.345m AOD. (**NB** a minor change to the height of the building, increasing it by 270mm, was made in August 2025 after the TVIA assessment was completed but this change is too small to have any material effect either on this assessment or the conclusions.)
- 6.22 As with other Townscape and Visual Impact Assessments, and in accordance with guidance issued in GLVIA, the usual, and accepted, practice of selecting and assessing a range of "Representative Viewpoints", all publicly accessible, has been adopted as being the most appropriate and practical method of assessing and understanding the visual impact of the Proposed Development from a range of viewpoints surrounding the Proposed Development Site. These viewpoint locations are marked in **Appendix 6.1** on Fig 6.1 ZTV and viewpoints and Fig. 6.2 City Neighbourhood Areas and Viewpoints and are illustrated by way of photographs taken from these viewpoints, represented in **Appendix 6.1**.
- 6.23 Representative Viewpoints are, by their very nature, representative and not necessarily site specific, unless a townscape or visual effect from an important regional landmark i.e. Albert Square, is predicted. In each a case a view was sought where the Proposed Development was visible, guided by the results of the ZVT. Viewpoints were selected to cover a number of different locations and varying distances, to reflect the experience of different types of visual receptor and viewing distance. Accordingly, viewpoints ranged from immediate proximity to the Site and included residential streets, pedestrianized precincts, public squares footpaths and main approach and ring roads.
- 6.24 During the main field assessment process which occurred in May 2025, baseline viewpoint photographs were initially taken using a Canon E500 DSLR camera, for consultation purposes, but then subsequently retaken by Our Studio using a Canon 5DMkII FFS with a Canon 24 TS-E 24mm lens. Full justification for the use of this camera and lens, together with recommendations on presentation and viewing distance are contained in **Appendix 6.2 Visualization Methodology**.
- 6.25 The effect of the Proposed Development is then assessed from each of the viewpoints using the information on the height of the building provided by the architects Squire and Partners and the accurate interpretation of this information by Our Studio in the form of a series of Accurate Visual Representation (AVR) images or wireline outlines of the Proposed Development superimposed onto photographs from each viewpoint.

Defining Significance of Effect

- 6.26 The significance of townscape and visual effects can broadly be determined by the interaction of the sensitivity of the receptor and the magnitude of effect with professional judgement playing an important part in identifying the overall significance values for each receptor.

Townscape: Sensitivity of Receptor

- 6.27 The sensitivity of a townscape receptor is an expression of its ability to accommodate the Proposed Development. Sensitivity is a judgement based on a combination of the susceptibility of the type of change or development proposed and the value attached to the townscape, as set out below.
- 6.28 Susceptibility indicates the ability of a defined townscape receptor to accommodate the proposed development “without undue consequences for the maintenance of the baseline situation and/or the achievement of landscape planning policies and strategies.” (GLVIA, 3rd version). A description of how susceptibility would be evaluated for each receptor type is included below:

Table 6.1 Susceptibility of Townscape Receptor

Susceptibility	Criteria
High	Little ability to accommodate the proposed development without undue harm.
Medium	Some ability to accommodate the proposed development without undue harm.
Low	Substantial ability to accommodate the proposed development without undue harm.

- 6.29 Townscape Value is “*the relative value that is attached to different landscapes by society*”. It is assessed on the following scale along with assessment of various undesignated townscape attributes:

Table 6.2 Townscape Value

Value	Description
High	Sites, features or areas of national or international importance with settings of high quality such as World Heritage Site, AONB, National Parks, Grade I and Grade II* Listed buildings or Registered Parks and Gardens.
Medium	Sites, features or areas of local or regional importance with intact character such as Grade II* and Grade II Listed Buildings or Registered Parks and Gardens, Conservation Areas, Scheduled Monuments, local nature site, long distance recreational routes. Tree Preservation Orders (TPO) and local designations that exhibit wider geographic, cultural or townscape significance.
Low	Areas or features of local importance such as Tree Preservation Orders (TPO), Public Right of Way (PROW) and locally listed buildings.

- 6.30 The overall sensitivity of each townscape receptor would be rated within the range of High-Medium-Low and would be informed by combining the susceptibility and value as described above.

Townscape: Magnitude of Effect

- 6.31 The magnitude of a townscape effect is assessed in terms of its size or scale, the geographical extent of the area influenced by that effect, and its duration and degree of reversibility and would be rated within the range of Major-Moderate-Minor-Negligible-No Change set out below:

Table 6.3 Magnitude of Townscape Effect

Category	Criteria
Major adverse townscape effect	The proposals will result in a total change in the key characteristics of townscape character; will introduce elements totally uncharacteristic to the attributes of the receiving townscape; and/or will result in a substantial or total loss, alteration or addition of key elements/features/characteristics.
Moderate adverse townscape effect	The proposals will result in a partial change in the key characteristics of townscape character; will introduce elements partially uncharacteristic to the attributes of the receiving townscape; and/or will result in partial loss, alteration or addition of key elements/features/characteristics.
Minor adverse townscape effect	The proposals will result in a small change in the key characteristics of townscape character; will introduce elements that are not uncharacteristic to the attributes of the receiving townscape; and/or will result in a minor loss, alteration or addition of elements/features/characteristics.
Negligible townscape effect	The proposals will result in a just discernible change to townscape character/elements/features/characteristics.
Negligible townscape benefit	The proposals will result in a just discernible improvement to the townscape character/elements/features/characteristics.
Minor townscape benefit	The proposals will achieve a degree of fit with the townscape character/elements/features/characteristics and go some way towards improving the condition or character of the townscape.
Moderate townscape benefit	The proposals will achieve a good fit with the townscape character/elements/features/characteristics, or would noticeably improve the condition or character of the townscape.
Major townscape benefit	The proposals will totally accord with the townscape character/elements/features/characteristics, or would restore, recreate or permanently benefit the condition or character of the townscape.
No Change	The proposals will not cause any change to the townscape character/ elements/ features/ characteristics.

6.32 The size and/or scale of change in the townscape takes into consideration the following factors:

- the extent/proportion of townscape elements lost or added;
- the contribution of that element to townscape character and the degree to which aesthetic/perceptual aspects are altered; and
- whether the effect is likely to change the key characteristics of the townscape, which are critical to its distinctive character.

6.33 The geographical extent of effects relates to:

- the area over which townscape effects are likely to be experienced, i.e. this could be at the site level, the immediate setting of the site, or townscape character type or area;
- the area over which visual effects are likely to be visible; and duration.

Visual receptors: Sensitivity of Receptor

6.34 In terms of assessing the baseline visual sensitivity, key factors to consider are the type of view and the likely numbers and types of viewers (the visual receptors). The type of view and the number of viewers are described in the following terms:

Glimpsed (i.e. in passing) / Filtered / Oblique / Framed / Open Views; and Few / Moderate / Many Viewers

The value attached to views has regard to a number of factors, including:

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

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

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

6.36 The assessment of receptor sensitivity is rated on the scale High-Medium-Low, and combines judgements on the susceptibility of the receptor to the specific type of development proposed and the value attributed to that receptor, determined from the criteria below.

Table 6.4 Visual Receptor Susceptibility

Susceptibility	Type of Receptor
High	• Users of public space, including users of public rights of way, whose attention is likely to be focused on the townscape and on particular views; • Visitors to heritage assets or other attractions where views of the surroundings are an important part of the experience; • Communities where views contribute to the townscape setting enjoyed by residents; and • Travellers on scenic routes.
Medium	• Travellers on road, rail or other transport routes, where the view is moderately important to the quality of the journey; and

Susceptibility	Type of Receptor
	Users of public space, where the view is part of the wider experience of the place.
Low	- People at their place of work, where the setting is not important to the quality of working life; - Travellers on road, rail or other transport routes, where the view is fleeting and incidental to the journey; and - People engaged in outdoor sport or recreation, or users of a public space, which does not involve appreciation of views.

Table 6.5 Visual Receptor value

Value	Criteria
High	Views from townscapes/viewpoints of national importance, or highly popular visitor attractions where the view forms an important part of the experience, or with important cultural associations. An example may be where the viewpoint features a nationally important designated asset as the main focus of the view.
Medium	Views from townscapes/viewpoints of regional/district importance or moderately popular visitor attractions where the view forms part of the experience, or with local cultural associations. The viewpoint may be a good location to view a designated asset of regional/ local importance, or where a nationally important designated asset is not the main focus of the view.
Low	Views from townscapes/viewpoints with limited designations, not particularly popular as a viewpoint and with minimal or no cultural associations. The viewpoint may include designated assets of regional/local importance which do not form the main focus of the view.

Visual: Magnitude of Effect

- 6.37 The magnitude of a visual effect is assessed in terms of its size or scale, the geographical extent of the area influenced and its duration and degree of reversibility and will be rated within the range of Major-Moderate-Minor-Negligible-No Change set out below.

Table 6.6 Magnitude of visual effect

Category	Criteria
Major adverse or beneficial visual effect	The proposals will cause a dominant or complete change or contrast to the view, resulting from the loss or addition of substantial features in the view and will substantially alter the appreciation of the view.
Moderate adverse or beneficial visual effect	The proposals will cause a clearly noticeable change or contrast to the view, which would have some effect on the composition, resulting from the loss or addition of features in the view and will noticeably alter the appreciation of the view.
Minor adverse or beneficial visual effect	The proposals will cause a perceptible change or contrast to the view, but which would not materially affect the composition or the appreciation of the view.

Negligible adverse or beneficial visual effect	The proposals will cause a barely perceptible change or contrast to the view, which would not affect the composition or the appreciation of the view.
No change	The proposals will cause no change to the view.

- 6.38 The size or scale of change in the view relates to the degree of contrast or integration likely to result from the Proposed Development and is influenced by the relative time over which a view is experienced and whether it is a full, partial or glimpsed view.

Duration of Effect

- 6.39 Both Townscape and Visual effects may be experienced over a range of timescales. For this assessment, the following timescales are considered appropriate:

Short-term: 1 year or below

Medium-term: Between 1 and 10 years in duration

Long-term: Greater than 10 years in duration

Significance of Effect

- 6.40 The objective of the assessment process is to identify and evaluate the likely significant effects arising from the Proposed Development for both Townscape and Visual Receptors. Significance indicates the importance or gravity of the effect. The table below, Table 6.7 is offered in support of professional judgement in determining the Significance of effect and is used as a guide to the narrative explanation of the nature and significance of both townscape and visual effects brought about by the Proposed Development.

Table 6.7: Significance of Effect

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

- 6.41 The effects on both townscape and visual receptors is examined in each case. All viewpoints have been subjected to the insertion of an Accurate Visual Representation (AVR) into a baseline photograph so that the extent of both townscape and visual effects can be judged more accurately. In each case the effect of the Proposed Development is compared with the baseline condition or view and an assessment made in terms of receptor susceptibility, value of townscape setting or view, receptor

sensitivity and magnitude of effect. A judgement is then made as to whether the effect is of major to negligible significance of effect using the Effect Significance Matrix in Table 6.7 and then a judgement made as to whether the effect is **significant** or **not significant** in EIA terms. For the purposes of this Townscape and Visual Impact Assessment, effects of **Moderate Significance** and above are considered to be **Significant**. Those values of Minor and below are therefore deemed to be **Not Significant**. A professional judgement is then made as to whether the effect is of an adverse or beneficial nature. The effects below are primarily concerned with the effects on townscape character and visual receptors.

- 6.42 This process has been applied to provide a robust assessment in similar townscape settings, including Manchester City Centre, and is considered to be the most suitable approach in this context.
- 6.43 The visual impact of the Proposed Development will demonstrably change as it is constructed. As the construction phase is likely to be a relatively short period in the context of the lifecycle of the Proposed Development, the impact of the building upon completion, or operational phase, is the principal focus of this study although the construction effects are also examined below. Similarly, the impact pathway is direct. The building is either visible or it is not.

Mitigation Methodology

- 6.44 In terms of mitigation for the Proposed Development this has been derived by the architects Squires and Partners as the design of the building has developed in consultation with interested parties. Mitigation for the Construction Phase Effects is described in the relevant section below

Residual Impact Methodology

- 6.45 Residual Impacts are described based on the assumption that all mitigation measures have been fully deployed.

Baseline Conditions

Townscape Baseline

- 6.46 A summary set out below describes the main attributes and characteristics of each of the Townscape Zones and Representative Viewpoints that may be potentially affected by the Proposed Development as existing at the time of this assessment in July 2025. Each character area is referenced on Fig 6.2: City Neighbourhood Areas and Viewpoint Locations (**Appendix 6.1**). Only those areas which have the potential to be significantly affected by the Proposed Development are included.
- 6.47 The area in which the Proposed Development is situated has been identified as an area for regeneration as set out in the St Mary's Parsonage SRF.⁸ The Proposed Development Site lies within the North Parade Character Area which is described in the SRF appraisal as follows:

'The centre and northern end of the SRF area is defined by the quiet, and predominantly inward looking character of Parsonage Gardens, which is largely covered by the Parsonage Gardens Conservation Area. St Mary's Parsonage/ Parsonage provides a route through the site north-south, but one that is little used. The entry point from the north, off Blackfriars Street, is poorly defined in the enclosed streetscape. Equally, the entry to St Mary's Parsonage, from the south, is also poorly defined due to the fragmented open nature of this space, inactivity at street level and poorly defined public realm. The historic and well-defined green space of Parsonage Gardens is an important space in terms of amenity, setting, and coherence to the urban form. However, the general lack of activity around the square, raised level of the square, inappropriate planting, poor pedestrian environment and poor management of Back College Land, in terms of refuse collection, has negatively affected this otherwise quiet, hidden, valuable green space in the city. The North Parade character includes large commercial/ residential developments surrounding Parsonage Gardens. The retail and restaurant uses fronting onto Deansgate is external

⁸ St Marys Parsonage SRF February 2020

facing, but do not provide strong pedestrian connections and therefore largely fail to draw in pedestrian activity from Deansgate.'

One North Parade and No.5 Parsonage

These properties consist of 1890's brick buildings of 5 storeys in height, which front onto the Garden to the north. It is mixed-use comprising approximately 70% office and 30% retail, part of which is accommodated within the basement. The building benefits from directly facing the Garden and provides a clearly defined northern edge to the public realm. However, the existing building is in need of investment and does not currently include any active uses at ground floor.

Parsonage Gardens

Parsonage Gardens was formally the site of St Mary's Church which was demolished in 1891 and subsequently maintained as the green space that we know today. Due to the limited active uses around its perimeter and the negative impacts from bin storage and car parking on surrounding roads, the green space is underused. The limited pedestrian activity and associated passive overlooking has also given rise to elements of anti-social behaviour which further detracts from the areas potential.'

- 6.48 For the purposes of this assessment, the baseline conditions that prevail at the current time (July 2025) in terms of townscape character and views are described below and include relevant schemes under construction, which are predicted to be complete when the Proposed Development is due to have been completed. The effects on the baseline together with the Proposed Development and any committed development is dealt with in the Cumulative Effects section.

Medieval Quarter

- 6.49 This townscape area is an important regional and local gateway and transport hub containing Victoria Station, a number of Metrolink stops and the Inner relief route on its northern boundary. The major overhaul of Metrolink tracks, station building and platforms at Victoria is now complete. It is also a major retail and leisure area with the development of the Corn Exchange, Urbis, now the National Football Museum, MEN Arena and the Printworks. Its significance as a cultural and public area is notable with the presence of Manchester Cathedral which has been the ecclesiastical and scholastic centre of Manchester since the earliest of times. To the south and east of the Cathedral Yard lie the Victorian commercial buildings of the impressive Corn and Produce Exchange. These all cluster around the medieval street pattern and are bounded on the outside by the curving line of the Cateaton Street, Hanging Ditch, Todd Street, Victoria Station and Hunts Bank approach. To the north and west, the Cathedral overlooks the broad width of the busy Victoria Street and the deeply incised channel of the River Irwell, both of which run beyond into Salford.

Retail Core

- 6.50 The main retail streets of Market Street, King Street, St. Ann's Square and part of Deansgate constitute this area of the city centre. Two main roads, Cross Street and Deansgate, giving contained axial views on a north to south orientation, cross the area. To the east of Cross Street, the bulk of the Arndale shopping complex dominates, enclosing the pedestrianised Market Street, which leads to Piccadilly Gardens. A mix of historic and modern buildings characterise the area between Cross Street and Deansgate. These buildings, including the Cotton Exchange, generally have large footprints and enclose the intimate St Ann's Square at the core of the zone.
- 6.51 The River Irwell forms the western boundary and includes the three bridges which link Manchester with Salford. The river corridor itself is confined by buildings on both banks

Chapel Street

- 6.52 Chapel Street is part of the historic core of Salford and a key part of the city centre. Recently it has seen many new developments for residential, educational, civic and business uses. The area includes the city centre's first five star rated hotel, the Lowry Hotel, on the banks of the River Irwell, which forms the southern boundary of the zone. Development along the river has created a predominantly 'canyon'

effect, although views open up at various crossing points. A small plaza combines with a pedestrian bridge next to the Lowry Hotel and forms one such nodal point. The raised section of the railway corridor linking Salford Central Station, in the centre of this zone, with Manchester Victoria also bisects the area obscuring many ground level views towards the city centre. In general the area has a dense urban fabric with few open spaces and limited opportunities for panoramic views out.

Assessment of Effects

Limitations and Assumptions

- 6.53 The principal limitation as far as the field survey work was concerned has been that photography was undertaken in the summer months when the extent of foliage on trees is at the maximum and therefore reflects a best case scenario.

Embedded Mitigation

- 6.54 Mitigation in terms of visual and townscape effects has been incorporated into the Proposed Development as part of the design process by the scheme architects Squire and Partners and has evolved through consultation with the Local Planning Authority and others.

Sources of Effect

Demolition and construction phases

- 6.55 The construction of this building in the heart of Manchester City Centre will clearly involve procedures and processes that are unsightly and intrusive consistent with operations on most large scale construction sites. However, this process is comparatively short lived in nature when considered in the context of the lifespan of the Proposed Development concerned and will also be screened to some extent by existing buildings which surround it. The demolition and construction programme will commence as a single operation at the start of the project. The key physical activities will include:
- Site clearance.
 - Construction plant such as cranes etc.
 - Mobile construction plant.
 - Delivery and stockpiling of materials.
 - Protective fencing and hoardings.
 - Unfinished appearance of the Proposed Development and its core for the majority of the construction period.
 - Traffic movements associated with the above.

Assessment of Construction Phase Effects

- 6.56 The construction phase effects, as with the Operational Phase effects are assessed against the Baseline. The townscape character area most affected by the demolition and construction operations are the Townscape Character Zones in and around the Proposed Development Site principally the Retail Core. The effects of such construction activity on the character of this zone in the immediate vicinity is predicted to be minor adverse for the duration of the construction period due to site clearance works, stockpiling of demolition and construction materials, the use of construction equipment such as cranes and temporary fencing. The effects, however, should be relatively localised and temporary and will not affect other Townscape Character zones in any measurable way.

Effects of demolition, clearance and construction on Views

- 6.57 The effects of demolition and clearance on the Representative Viewpoints will also be readily visible in the immediate area surrounding the proposed development, as the ZTV demonstrates, but less so within the core of the city centre. Nonetheless, there is little doubt that the construction phase of any building of any scale, until it is fully clad, will involve processes that are visually unsightly and are likely, in visual effect terms to be largely adverse in nature. This period, however, is only likely to be transitional and will be of short duration in relation to the lifespan of the Proposed Development itself. In view of the scale of the Proposed Development, the magnitude of effect, and significance of effect is therefore judged to be minor adverse during the construction period for the Retail Core, where views are limited and viewpoints 12 and 13.
- 6.58 For completeness, for viewpoints 1, 2, 14, 15 and 16, the impact on these viewpoints would be negligible adverse.

Operational phases

- 6.59 The source of the effect during the operation phase is concerned with the physical impact that the Proposed Development will have on views, visual and townscape receptors.
- 6.60 The townscape and visual effects of the Proposed Development are considered to be long term in terms of their duration.

Assessment of Operational Phase Effects

Effects of completed Development on Townscape Character and Views

- 6.61 The ZTV confirms that the Proposed Development will not be widely visible as the site is well contained and the building is only 14 storeys in height. This is illustrated by Fig 6.1 ZTV. The visual and townscape effects of the completed Proposed Development are now summarized with respect to the effects of the Proposed Development on Townscape Character and views through a narrative description of the nature of the effect on each of the Representative Viewpoints which lie within each character area. In some cases, following the more detailed AVR process the Proposed Development is registered as not being visible. The ZTV can only be used as a guide and it was important to validate, accurately, if the development could be seen in cases where there was a possibility eg Viewpoints 7, outside St Ann church and Viewpoint 18 St Ann Street/ Deansgate. Table 6.9 identifies which viewpoint lies within each of the character areas.

Character Area	Viewpoint
Retail Core	3,4,5,6,7,8,9,10,11,17,18
Medieval core	12,13,14
Chapel Street	1,2,15,16

Retail Core

Viewpoint 3 Parsonage Gardens

- 6.62 This viewpoint is focussed on the green space of Parsonage Gardens from St Mary's Parsonage. Townscape susceptibility is judged to be low here as the area has been identified as an area for regeneration and this viewpoint is in the heart of the area. Townscape value is judged to be medium however as this is a valued public open space that is also covered by conservation area status. Overall townscape sensitivity is judged to be medium. Visual receptors fall into many categories including office workers, apartment dwellers and those using the gardens for quiet recreation. Visual receptor value is judged to be medium reflecting its value as a small green space in central Manchester. Visual receptor sensitivity is therefore medium. There will be little doubt that the Proposed Development will bring about a transformative change in terms of townscape character and view from this viewpoint and enclose the square more fully. However, the Proposed Development addresses the space and its location in a positive manner particularly in its relationship with the gardens. The proposed scheme incorporates a carefully considered palette of solid materials, including red brick and light buff stone, to reflect the robustness and permanence typical of historic buildings in the area. At podium level the base of the building is finished in bath stone whilst the middle section is predominantly finished in red brick, reflecting the material tradition of the conservation area. The top section consists of a recessed mansard roof clad in bronze roof tiles, providing a distinctive yet complementary finish that differentiates the uppermost storey and contributes to a well-articulated crown. As a result, magnitude of effect from this viewpoint is judged to be major beneficial for both categories of receptor which translates to a significance value of **moderate beneficial** which is significant in EA regulation terms.

Viewpoint 4 St Mary's Parsonage

- 6.63 This is a similar viewpoint to viewpoint 3 but from a slightly wider perspective which takes into account the context of the buildings that enclose the square. Sensitivity values therefore remain the same, medium for both townscape and visual receptors. In this view both the western and southern facades will be visible and the Proposed Development relates well to both street and square in terms of its mass, materiality and fenestration pattern despite the bulk of it being obscured by vegetation. As a consequence, magnitude of effect from this viewpoint is also judged to be major beneficial for both categories of receptor which translates to a significance value of **moderate beneficial** which is significant in EA regulation terms.

Viewpoint 5 Southgate Street

- 6.64 A niche view down Southgate Street towards the Proposed Development and beyond this viewpoint is representative of the tight urban grain of this area and characteristic of many similar streets. Townscape susceptibility is judged to be low however, in the context of the dominant influence and character created by the neighbouring multi storey car park and the rear of the department store Kendals. However, the listed buildings in the view provide a reminder that this viewpoint lies within a Conservation Area and so townscape sensitivity is judged to be medium. Categories of visual receptor fall into those who are in transit or their place of work. Visual receptor value is also judged to be low so visual receptor sensitivity is judged to be low at this location also. The Proposed Development will enclose the street further in this view and reduce the amount of visible markedly. However, it reflects the materiality and fenestration pattern of surrounding buildings and will the fit into the townscape character can be regarded as complimentary in extent. The mass and height of the Proposed Development also matches those buildings of Southgate Street and the red brick brings warmth to the view. As a result, the magnitude of effect from this viewpoint is judged to be moderate beneficial for both categories of receptor which translates to a significance value of **moderate beneficial** for townscape receptors and **minor beneficial** for visual receptors which is significant and not significant respectively in EA regulation terms

Viewpoint 6 Parsonage Gardens

- 6.65 This is a view from the opposite side of Parsonage Gardens. Sensitivities remain the same values as for viewpoint 3, namely medium for both categories. Despite being somewhat obscured once again by vegetation, the Proposed development reflects the materiality, form and rhythm of the existing

buildings and conservation area and matches the height of neighbouring buildings. It responds to the surrounding context in terms of scale, façade composition, and materiality. It draws inspiration from the historic 1 North Parade and 5 Parsonage, referencing their architectural character through the integration of arched openings at ground floor level and the use of red brick as the primary façade material—both of which are prevalent features within the conservation area. These elements combine to have a positive, complementary effect on townscape character and view such that a major beneficial magnitude of effect is registered for this viewpoint for both categories. This translates to a value of **moderate beneficial** significance which is significant in EA regulation terms.

Viewpoint 7 St Ann’s Square

- 6.66 This viewpoint is located directly outside one of Manchester’s key listed buildings St Anne’s church in St Anne’s square. It is located in the heart of the Conservation Area and townscape quality is high manifest in the number of listed buildings and absence of recent development. Both townscape susceptibility and value are judged to be high as a consequence. Visual receptor sensitivity is equally high as St Anne’s square is a key destination for visitors in Manchester and has many high quality retail outlets and sitting areas to appreciate the view and surroundings. Visual receptors are drawn from the more sensitive categories and visual receptor value is high also. Visual receptor sensitivity is therefore judged to be high. The Proposed Development will not be visible in this viewpoint as it is concealed by intervening buildings. A value of **no impact / negligible** is recorded for this viewpoint.

Viewpoint 8 St Anne Street

- 6.67 Located on the edge of St Anne’s Conservation Area this view provides a long distance perspective view looking down St Anne Street. Once again, the quality of townscape character and view are high and modern development is notably absent. Sensitivity values therefore, for both visual and townscape receptors are high. The Proposed Development will not be visible in this viewpoint as it is concealed by intervening buildings. A value of **no impact / negligible** is recorded for this viewpoint

Viewpoint 9 Market Street

- 6.68 Located deep within the retail core of Manchester a more mixed townscape character prevails with strong contributions from recent development evident such as No. 1 Deansgate. Nonetheless townscape character is coherent and of high quality with an open grain at this point allowing views of a more distant skyline. Townscape sensitivity is influenced by its location within the St Anne’s Conservation Area and townscape value remains high. Townscape susceptibility, however, is lower as the area has accommodated a range of recent development all of which contributes to a strong sense of townscape character. Townscape sensitivity is medium overall therefore. Visual receptor sensitivity is mixed with most receptors in transit in this busy retail area but medium overall. The Proposed Development will not be visible in this viewpoint as it is concealed by intervening buildings. A value of **no impact/ negligible** is recorded for this viewpoint

Viewpoint 10 Deansgate

- 6.69 This viewpoint examines the impact of the Proposed Development on one of the principal streets in Manchester, Deansgate. The urban grain opens out somewhat at this juncture allowing views of the top of the development to be readily obtained. Townscape character is mixed here rather than coherent with buildings on the west side of the street, such as the Renaissance Hotel, contrasting with the more recent glazed façade of the Harvey Nicholls store on the east side. Nonetheless the view includes the edge of the St Mary’s Parsonage Conservation Area which runs down the west side of Deansgate. Townscape susceptibility to change and value however, are judged to be low at this point as Parsonage gardens is completely concealed. Townscape sensitivity low as a result. Visual receptor sensitivity is judged to be low as most receptors are in transit at this point and views are not directed towards the development but down Deansgate. Visual receptor sensitivity is therefore recorded as low. The Proposed Development rises up above the Deansgate roofline but is well set back from the street line and supports the perspective by having facades which are parallel to Deansgate. It complements and balances the Harvey Nicholls store and fits well with the overall, mixed pattern of development in this area. Visually it provides further visual interest to the skyline. The magnitude of effect is therefore

judged to be minor beneficial for both receptor categories which translates to a significance of effect value of **negligible beneficial** for both categories which is not significant in EA regulation terms.

Viewpoint 11 Blackfriars Bridge

- 6.69 Directed towards the heart of the St Mary's Parsonage Conservation Area this view explores the relationship the Proposed Development will have principally on the townscape character of its immediate surroundings. Some of the buildings in this view are listed and most have historical origins although more recent development prevails in the foreground. Townscape susceptibility and value are both judged to be medium as a result and the resulting sensitivity is correspondingly medium also. Visual receptor sensitivity is judged to be low as the view is a narrow niche view that is glimpsed with most receptors in transit. The Proposed Development in this case respects the urban grain, acknowledges the street pattern and reflects the direction of the view down St Mary's Parsonage. All of the component parts of proposed scheme are visible in this view which include a carefully considered palette of solid materials, such as red brick and light buff stone. At podium level the base of the building is finished in bath stone which echoes the materiality and form of its neighbours, whilst the middle section is predominantly finished in red brick, reflecting the material tradition of the conservation area. The top section consists of a recessed mansard roof clad in bronze roof tiles, providing a distinctive yet complementary finish that differentiates the uppermost storey and contributes to a well-articulated crown. The mass and height are not overwhelming and balance the buildings on the opposite side of the street consistently. The magnitude of effect value is therefore judged to be moderate beneficial in this instance which translates to a value of **moderate beneficial** significance for townscape receptors and **minor beneficial** for visual receptors which are significant and not significant in EA regulation terms.

Viewpoint 17 St Marys Parsonage

- 6.70 This viewpoint is located at the point on St Mary's Parsonage at which the Proposed Development becomes visible in this street. Townscape susceptibility is judged to be low here as the area has been identified as an area for regeneration and this viewpoint is in the heart of the area. Townscape value is judged to be medium however as Arkwright house which dominates this view is listed, the overall townscape sensitivity is judged to be medium. Categories of visual receptor fall into those who are in transit or their place of work so low sensitivity at this point. There will be little doubt that the Proposed Development will bring about a transformative change in terms of townscape character and view from this viewpoint. At present Arkwright house is somewhat isolated and the Proposed Development will help to tie it on and consolidate the townscape character of Parsonage Gardens and further enclose the view. All of the component parts of proposed scheme are visible in this view which include the red brick and light buff stone of the façade which reflect the material tradition used in buildings within the conservation area. The top section consists of a recessed mansard roof clad in bronze roof tiles, providing a distinctive yet complementary finish to the crown of then building will also be clearly visible. Together the magnitude of effect value from this viewpoint is also judged to be moderate beneficial for both categories of receptor which translates to a significance value of **moderate beneficial** which is significant in EA regulation terms.

Viewpoint 18 St Ann Street

- 6.71 Townscape character is coherent and of high quality at this point at the intersection of St Ann Street with Deansgate with historic buildings contributing strongly to a coherent sense of Townscape character. Townscape value remains high also in one on Manchester's key streets. Townscape sensitivity is medium overall therefore. Visual receptor sensitivity is mixed with most receptors in transit in this busy retail area but medium overall. The Proposed Development will not be visible in this viewpoint as it is concealed by intervening buildings. A value of **no impact /negligible** is recorded for this viewpoint

Medieval Quarter

Viewpoint 12 Cathedral Approach

- 6.72 The urban grain opens out at this point and exposes a panoramic if somewhat channelled view, down the River Irwell corridor. Townscape Character is mixed with much of the development in this view recent in origin including No. 1 Deansgate, Beetham Hilton, Premier Inn and the Renaissance hotel, dominating the view. As a result, townscape susceptibility is judged to be low but the location is situated within the Cathedral Conservation Area so sensitivity is medium overall. Visual receptor sensitivity is also medium however, as this is a recently pedestrianized routeway where receptors can sit and appreciate the view which includes Manchester Cathedral nearby. The Proposed Development will make a positive contribution to the diverse skyline at this point and improved the visual in a complementary way. The magnitude of effect is therefore judged to be minor beneficial for both receptor categories which translates to a significance of effect value of **minor beneficial** for both categories which is not significant in EA regulation terms.

Viewpoint 13 Manchester Cathedral

- 6.73 A relatively uncommon, open, long distance view from a sensitive location close to the Cathedral, this viewpoint examines the relationship and fit of the Proposed Development in the context of the view south looking down Deansgate. This small, recently developed green space close to the Cathedral precinct with views down both Deansgate and the Irwell corridor offers a coherent sense of townscape character. The viewpoint is located within the Cathedral Conservation area which is in close juxtaposition to the St Marys' Parsonage Conservation Area. Susceptibility to accommodate change, townscape value and sensitivity are all judged to be high as a result, despite some elements such as the Renaissance hotel and multi-storey carpark being in poor condition. Similarly, as visual receptors are likely to be drawn from categories where an appreciation of the view is an important factor and the value of that component, then Cathedral in this case, is high, then visual receptor sensitivity is also judged to be commensurately high. The Proposed Development is barely visible in this view and will have a negligible impact on both receptor categories. Magnitude of effect therefore is judged to be negligible beneficial. Significance of effect values for both categories is registered as **minor beneficial** also which is not significant in EA regulation terms.

Viewpoint 14 AO Arena

- 6.74 This viewpoint offers a panoramic view of central Manchester viewed from the North at the entrance to the AO Arena. It demonstrates the heterogeneous mix of townscape elements which include Manchester Cathedral and Chetham's School of music and the more recent contributions to Manchester's skyline such as Number One Deansgate, Beetham Hilton and Deansgate Square. The viewpoint is located within the Cathedral Conservation Area. Townscape susceptibility is judged to be low here allowing for the mixture and depth of components in the view but townscape value is high as the viewpoint is located in the Cathedral Conservation Area so medium overall. Visual receptor sensitivity conversely is low as although a publicly accessible viewpoint it is frequented by receptors in transit whose focus is not on the view. Visual receptor sensitivity therefore is recorded as low. The Proposed Development fills the void but only in a minor way and brings modern development into the middle ground balancing those developments such as Number One Deansgate, Beetham Hilton and Deansgate Square on the east side of Deansgate and the more recent City Suites development in the foreground. The contribution made to townscape character and visual composition is therefore both consistent and positive. The magnitude of effect value therefore is judged to be minor beneficial. Significance of effect values for both categories is registered as **negligible beneficial** also which is not significant in EA regulation terms.

Chapel Street

Viewpoint 1 Bridge Street

- 6.75 This viewpoint is situated on Bridge Street as it crosses the River Irwell linking The Lowry Hotel. The bridge is frequented by vehicle users and pedestrians alike and offers unrestricted views up and down the river and this view includes the elegant design of the Trinity Bridge. Townscape character reflects

the amount of modern development that now occupies both river banks, much of it of the same scale. Susceptibility to accommodate the Proposed Development is therefore judged to be low which, when combined with a townscape value judged to be medium as the boundary of the Parsonage Gardens Conservation Area is nearby, confers a value of medium low townscape sensitivity. In Visual Receptor sensitivity terms most receptors are in transit on the bridge and views are fleeting as a result. The viewpoint has no official designation and is not a tourist attraction in its own right and so visual receptor sensitivity is judged to be low at this point overall. In terms of magnitude of effect the Proposed Development is barely visible above the roof line of the buildings that front the river and fits in with the existing townscape character in a complementary way. Magnitude of effect for both receptor categories is judged to be negligible beneficial which translates to a significance value of **negligible beneficial** which is not significant in EA regulation terms.

Viewpoint 2 Trinity Bridge

- 6.76 This viewpoint is situated on Trinity Bridge over the River Irwell linking The Lowry Hotel with St Mary's Parsonage. The footbridge is well used and offers unrestricted views up and down the river. Townscape character reflects the amount of modern development that now occupies both river banks, much of it of the same scale. Susceptibility to accommodate the Proposed Development is therefore judged to be low which, when combined with a townscape value judged to be medium as the boundary of the Parsonage Gardens Conservation Area is nearby, confers a value of medium low townscape sensitivity. In Visual Receptor sensitivity terms most receptors are in transit on the bridge but there is a small public space with seating immediately below where the view is part of the wider experience. The viewpoint has no official designation and is not a tourist attraction in its own right and so visual receptor sensitivity is medium overall. The Proposed Development will not be visible in this viewpoint as it is concealed by buildings that line the river. A value of **no impact/ negligible** is recorded for this viewpoint.

Viewpoint 15 Blackfriars Street

- 6.77 This viewpoint is located on the inner ring road at its intersection with a major route into the city centre, Blackfriars Street. Townscape character is coherent and well balanced at this point with a mixture of historic and new buildings. Townscape susceptibility is judged to be low however in the context of the amount of new development along the ring road and at this viewpoint in particular. Townscape value is low in the absence of any designation implying that townscape sensitivity is low at this location. Visual receptor sensitivity is similarly low here as this is a busy traffic node and transport corridor with most receptors in transit and visual receptor value is inconsequential. Visual receptor sensitivity is therefore low. The Proposed Development will not be visible in this viewpoint as it is concealed by intervening buildings. A value of **no impact / negligible** is recorded for this viewpoint

Viewpoint 16 Chapel Street

- 6.78 A similar view to viewpoint 15 on the A6 or Chapel Street, another major route into the City Centre from Salford. Residential apartments frame this view and the Lowry hotel is a prominent feature of the horizon. Townscape susceptibility and value are both low here in the context of recent development both established and under construction. Townscape sensitivity is therefore judged to be low. Visual receptor sensitivity is low here with the bulk of receptors in transit and although there are residential apartments on either side of the street their views are not directed towards the Proposed Development. The Proposed Development will not be visible in this viewpoint as it is concealed by intervening buildings. A value of **no impact / negligible** is recorded for this viewpoint

Assessment of Cumulative Effects

- 6.79 The cumulative effect of the Proposed Development is now examined in terms of inter- project cumulative effects.

Inter-project cumulative effects

- 6.80 In terms of inter- project cumulative effects, or effects arising from similar developments that are either consented or are coming forward in the planning process in close proximity to the Proposed EIA

Development Site, there are developments that cumulatively, are considered to affect the significance values for townscape and views. Table 6.9 summarises these schemes. Details of the Cumulative schemes are outlined in the ES Appendices and appear as different coloured wirelines in the AVRs in Appendix 6.2.

Table 6.10 Cumulative schemes

No.	Planning reference	Cumulative Scheme	No of storeys
1	129251/FO/2021	Kendals and Fraser	14
2	131314/FO/2021	39 Deansgate	17
3	141940/JO/2025	Alberton House	19
5	22/80890/REM	Parkside	50
6	23/82208/FUL	Gordon Street	42
7	132508/LO/2021	One Cathedral square	36
12	135834/FO/2022	Albert bridge house	19

- 6.81 The developments listed above will not have a universal effect on all of the selected viewpoints and the townscape character of the affected city centre zones of Salford and Manchester. The baseline schemes have already been assessed under the Operational Effects section earlier in this chapter. An assessment of cumulative schemes is necessary to understand the manner in which the Proposed Development fits in with neighbouring developments in the future. Table 6.10, has been compiled to facilitate this process by first summarizing the effect of the Proposed Development on its own, using the values resulting from the Operational Effects section, and then reassessed the effect in respect of the relevant committed cumulative scheme on a viewpoint by viewpoint basis. Where a cumulative scheme is predicted to have an effect on views or townscape character then the significance of effect values are reassessed and adjusted accordingly to take the scheme or schemes into account in each case.
- 6.82 In addition, height and footprint data that relate to the relevant cumulative schemes have been modelled and inserted into the ZTV map to gauge how they affect the visibility of the proposed development on the assumption that all cumulative schemes are complete. The results are shown on Fig 6.1 ZTV Viewpoints and Cumulative Schemes in Appendix 6.1.
- 6.83 Of course, as the cumulative schemes come forward then, in certain cases, visual receptor sensitivity is likely to increase as many of the developments contain apartments. However, by the same token, the magnitude of effect is likely to decline as the Proposed EIA Development will now be seen in the context of a greater number of similar developments of equivalent scale. As a result, the net effect, where the effect is deemed to be significant, is generally a lowering of the significance of effect value in cumulative terms. This is exacerbated to a value of not significant if the cumulative building obscures the view of the Proposed EIA Development completely which occurs in a few cases.

Table 6.11 TVIA Committed Cumulative Schemes Impact Assessment summary table

(Note. Where townscape (T) and visual receptor (VR) significance of effect values are the same, one shared value is provided. Where they are different, a value is provided for both categories. Abbreviations: Mod = Moderate; Neg = Negligible

Viewpoint	Proposed Development Only (included Residual Impact)	EA Significance	Relevant Cumulative Scheme	Cumulative Effect
1 Bridge Street Sensitivity (VR) Sensitivity (T) Magnitude (VR) Magnitude (T) Significance of effect	Low Medium/Low Neg Beneficial Neg Beneficial Neg Beneficial	Not significant	6 Gordon Street 12. Albert Bridge House 7. One Cathedral square	Neg beneficial
2 Trinity Bridge Sensitivity (VR) Sensitivity (T) Magnitude (VR) Magnitude (T) Significance of effect	Low Medium No impact/ negligible	None	None	None
3 Parsonage Gardens Sensitivity (VR) Sensitivity (T) Magnitude (VR) Magnitude (T) Significance of effect	Medium Medium Mod Beneficial Mod Beneficial Mod Beneficial	Significant	2.39, Deansgate	Mod beneficial
4 St Mary's Parsonage Sensitivity (VR) Sensitivity (T) Magnitude (VR) Magnitude (T) Significance of effect	Medium Medium Major Beneficial Major Beneficial Mod beneficial	Significant	2. 39, Deansgate	Mod beneficial
5 Southgate Street Sensitivity (VR) Sensitivity (T) Magnitude (VR)	Low Low	Significant	1. Kendals and Fraser	

Viewpoint	Proposed Development Only (included Residual Impact)	EA Significance	Relevant Cumulative Scheme	Cumulative Effect
Magnitude (T) Significance of effect(T) Significance of effect(VR)	Minor Beneficial Mod Beneficial Mod Beneficial Min Beneficial			Min beneficial
6 Parsonage Gardens Sensitivity (VR) Sensitivity (T) Magnitude (VR) Magnitude (T) Significance of effect	Medium Medium Maj Beneficial Maj Beneficial Mod beneficial	Significant	5. Parkside	Mod beneficial
7 St Ann's Square Sensitivity (VR) Sensitivity (T) Magnitude (VR) Magnitude (T) Significance of effect	High High No impact/ negligible	None	None	None
8 St Anne Street Sensitivity (VR) Sensitivity (T) Magnitude (VR) Magnitude (T) Significance of effect	High High No impact/ negligible	None	None	None
9 Market Street Sensitivity (VR) Sensitivity (T) Magnitude (VR) Magnitude (T) Significance of effect	Medium Medium No impact/ negligible	None	None	None

Viewpoint	Proposed Development Only (included Residual Impact)	EA Significance	Relevant Cumulative Scheme	Cumulative Effect
10 Deansgate				
Sensitivity (VR) Sensitivity (T) Magnitude (VR) Magnitude (T) Significance of effect	Low Low Minor beneficial Minor beneficial Minor beneficial	Not significant	7. One Cathedral square 2. 39, Deansgate	None
11 Blackfriars Bridge				
Sensitivity (VR) Sensitivity (T) Magnitude (VR) Magnitude (T) Significance of effect (T) Significance of effect (V)	Low Medium Mod Beneficial Mod Beneficial Mod Beneficial Minor Beneficial	Significant	1 Kendals & Fraser. 3.Alberton House	Mod beneficial
12 Cathedral Approach				
Sensitivity (VR) Sensitivity (T) Magnitude (VR) Magnitude (T) Significance of effect	Medium Medium Min Beneficial Min Beneficial Min Beneficial	Not significant	7. One Cathedral Square	Neg beneficial
13 Manchester Cathedral				
Sensitivity (VR) Sensitivity (T) Magnitude (VR) Magnitude (T) Significance of effect	High High Neg Beneficial Neg Beneficial Minor Beneficial	Not significant	3.Alberton House 7. One Cathedral Square	Neg beneficial
14 Manchester Arena				
			7. One Cathedral	

Viewpoint	Proposed Development Only (included Residual Impact)	EA Significance	Relevant Cumulative Scheme	Cumulative Effect
Sensitivity (VR) Sensitivity (T) Magnitude (VR) Magnitude (T) Significance of effect	Low Low Minor Beneficial Minor Beneficial Negligible Beneficial	Not significant	Square 2. 39, Deansgate	 Neg beneficial
15 Blackfriars Street Sensitivity (VR) Sensitivity (T) Magnitude (VR) Magnitude (T) Significance of effect	Low Low No impact/ Negligible	None	None	None
16 Chapel Street Sensitivity (VR) Sensitivity (T) Magnitude (VR) Magnitude (T) Significance of effect	Low Low No impact/ Negligible	None	None	None
17 St Mary's Parsonage Sensitivity (VR) Sensitivity (T) Magnitude (VR) Magnitude (T) Significance of effect	Low Medium Mod Beneficial Mod Beneficial Mod Beneficial	Significant	1 Kendals & Fraser	Mod beneficial
18 St Ann Street Sensitivity (VR) Sensitivity (T) Magnitude (VR) Magnitude (T) Significance of effect	Medium Medium No impact/ Negligible	None	None	None

Viewpoint	Proposed Development Only (included Residual Impact)	EA Significance	Relevant Cumulative Scheme	Cumulative Effect

Mitigation Measures

Mitigation of effects during the construction phase.

- 6.84 Mitigating the effects of the construction phase will involve high quality hoardings that will be used to limit unsightly visual impacts during the construction phase at street level. These will secure and protect the Proposed EIA Development Site and prevent views of an unsightly construction site.

Mitigation of effects during operational phase

- 6.85 Mitigation measures for the operational phase are focussed on embedded mitigation measures which are an integral part of the design of the building and fully described in the Design and Access Statement which accompanies the planning application and summarized earlier in this chapter. These mitigation measures deal with the Proposed EIA Development's relationship to neighbouring buildings and its location.

Residual Effects

- 6.86 The visual impact assessment has been carried out based on the assumption that all the necessary mitigation measures have been accounted for in the design process. The images for selected viewpoints illustrated in **Appendix 6.1** represent the accurate definition of the location and mass of the component parts of the Proposed EIA Development. The predicted significance of effect values are therefore the same for each representative viewpoint and Townscape Character Area as the residual effect values and are illustrated in Table 9.10 above.

Summary

- 6.87 This Townscape and Visual Impact Assessment examines the impact that the Proposed Development will have on the townscape of Manchester and Salford and on the townscape character of the city centre zones immediately surrounding the Proposed Development in particular. It does so in a systematic, rational and objective way using established methodologies and practices contained in GLVIA 3. The impact of the Proposed Development on its own is explored and then in conjunction with consented and committed development in a Cumulative Assessment.
- 6.88 A computer modelling process was employed to provide an accurate series of Type 4 verified (AVR) images and wirelines which illustrate and inform the nature of the impact that the Proposed Development will have on a series of selected Representative Viewpoints, and on the surrounding townscape, on a 360 degree basis. The scale and location of the development results in a localized Zone of Visual Influence and the development will not be widely visible across Manchester.
- 6.89 Although it is not possible to provide one single summary value for the impact the Proposed Development will have on Manchester City Centre it is possible to summarise the effects in general terms.
- 6.90 In this regard Table 6.10 records 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.

- 6.91 In terms of cumulative effects the cumulative schemes that have been assessed have little impact on the operational effects of the Proposed Development. Where there is judged to be a cumulative effect then the effects either remain the same or are diminished with the exception of viewpoint 11 Blackfriars.

References

Ref . No.	Reference
6.1	The European Landscape Convention (ELC, 2000)
6.2	National Planning Policy Framework 2023 Dept Communities and Local Government
6.3	Manchester City Council Core Strategy 2012
6.4	Manchester Residential Quality Guidance MCC 2017
6.5	Guidelines for Landscape and Visual Impact Assessment 3 rd Edition 2013 landscape Institute and Institute of Environmental Management and Assessment
6.6	Historic England note on tall buildings 2022
6.7	Landscape Institute Technical Guidance Note 06/19 September 2019 ,Landscape Institute

7. Built Heritage

Introduction

- 7.1. This Chapter of the ES has been produced by Stephen Levrant Heritage Architecture and assesses the likely Built Heritage impacts of the Proposed Development upon the Site and surrounding area. This Chapter also describes the methods used to assess these impacts, the existing baseline conditions, the proposed mitigation measures required to prevent, reduce, or offset any significant negative impacts and the likely residual impacts after these methods have been adopted.
- 7.2. This Chapter is accompanied by the following appendix:
- Heritage Statement (significance and impact) (Appendix 7.1)
- 7.3. The author of this Chapter is Kirsten McKnight (BA Hons, MA, MSc, IHBC) who has over 15 years' experience in producing ES Chapters on the built historic environment.

	Lead Author	Reviewer
Name	Kirsten McKnight	Anna Manley
Company	Heritage Architecture	Heritage Architecture
Qualifications/Accreditations relevant to technical area inc. IEMA	BA (Hons), MA, MSc, IHBC	BA (Hons), MA, IHBC
Years technical experience (in technical area)	15+	8
Number of EIA's delivered to date	30+	20+

Assumptions and Limitations

- 7.4. Survey of the identified heritage assets within the study area was undertaken from publicly accessible areas. As such the study is limited to assessment from ground level. An assessment of below ground archaeology does not form part of this assessment.

Relevant Legislation, Policy and Guidance

Legislation

- 7.5. The Heritage Statement (Appendix 7.1) has been prepared in accordance with or with reference to the following legislation, policy, and guidance:
- 7.6. Section 66 of the Planning (Listed Building and Conservation Areas) Act 1990 requires the Local Planning Authority to *“have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses”* when considering whether to grant planning permission.
- 7.7. Section 72 of the Act is also of relevance, as it embodies the “general duty as respects conservation areas in exercise of planning functions” and stipulates that “special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area”.

Policy

National Planning Policy Framework (2025)

- 7.8. Section 16 of the National Planning Policy Framework (NPPF, 2025) sets out the Government’s planning policies on the conservation of the historic environment.
- 7.9. The policies in the NPPF constitute the Government’s view of what sustainable development in England means in practice. In these terms, development proposals which fail to give due weight to the conservation of heritage assets are deemed not to be sustainable development and consequently shall not be supported. This is because one of the key dimensions of sustainability is protecting and enhancing our historic environment.
- 7.10. The NPPF stresses that “great weight” should be given to the conservation of designated heritage assets (paragraph 212), emphasising the need to avoid substantial harm, in terms of demolition, alteration or the compromise of its setting. The fundamental objective is to ensure that the balance of the impact on the heritage assets is demonstrably beneficial, minimising any negative impact on their significance.
- 7.11. The NPPF establishes a clear hierarchy of significance for heritage assets, derived from their designated status. The fundamental objective is to avoid compromising designated heritage assets, such that any potential ‘harm’ from a development must be balanced against the potential advantages of the public benefits that may outweigh any harm.
- 7.12. Degrees of harm are categorised within the NPPF as 'substantial' and 'less than substantial'. Para 214 states that 'Where a proposed development will lead to substantial harm to (or total loss of significance of) a designated heritage asset, local planning authorities should refuse consent, unless it can be demonstrated that the substantial harm or total loss is necessary to achieve substantial public benefits that outweigh that harm or loss'. Four subsequent tests apply to mitigate such harm.
- 7.13. Para 215 relates to 'less than substantial harm', stating that 'this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use'.
- 7.14. The ‘designated heritage asset’ status of the identified Listed Buildings and Conservation Areas within and in the setting of any site requires that any potential ‘harm’ must be weighted and balanced against the potential advantages of the particular development. It is thus necessary to establish whether the effects of the proposals outweigh any perceived harm, in the context of the statutory duties set out above.
- 7.15. Local planning authorities may also identify non-designated heritage assets. These are buildings, monuments, sites, places, areas or landscapes identified as having a degree of significance meriting their consideration in planning decisions, but which are not formally designated heritage assets. As stated within para 216 of the NPPF, 'In weighing applications that directly or indirectly affect non-designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset'. For the purposes of this assessment, the LPA have not identified any non-designated heritage assets that they consider should be included within the study area of scoped in for assessment, other than the buildings within the Site itself.

Planning Practice Guidance (PPG), 2024

- 7.16. The PPG is an online document which is amended as required by the Government. It provides current advice to assist with the interpretation of the NPPF. The section “conserving and enhancing the historic environment” of the current iteration of the PPG has been reviewed and referenced in the course of producing this Heritage Statement. The document was published in 2014 and the Historic Environment chapter was last updated in July 2019.
- 7.17. Of particular relevance, is the guidance contained within Paragraph 019 in relation to assessing harm in conservation areas, which stipulates:
- 7.18. “Paragraph 201 of the National Planning Policy Framework is the starting point. An unlisted building that makes a positive contribution to a conservation area is individually of lesser importance than a listed building. If the building is important or integral to the character or appearance of the conservation area then its proposed demolition is more likely to amount to substantial harm to the conservation area, engaging the tests in paragraph 195 of the National Planning Policy Framework. Loss of a building within a

conservation area may alternatively amount to less than substantial harm under paragraph 196. However, the justification for a building's proposed demolition will still need to be proportionate to its relative significance and its contribution to the significance of the conservation area as a whole. The same principles apply in respect of other elements which make a positive contribution to the significance of the conservation area, such as open spaces."

- 7.19. Paragraph: 039 is also of relevance as it provides greater clarification on the definition and planning status of NDHAs:
- 7.20. "Non-designated heritage assets are buildings, monuments, sites, places, areas or landscapes identified by plan-making bodies as having a degree of heritage significance meriting consideration in planning decisions but which do not meet the criteria for designated heritage assets.
- 7.21. A substantial majority of buildings have little or no heritage significance and thus do not constitute heritage assets. Only a minority have enough heritage significance to merit identification as non-designated heritage assets".

Regional

- 7.22. Places for Everyone (PfE) was adopted in March 2024. PfE sets out the long-term plan of nine Greater Manchester districts for jobs, new homes and sustainable growth. The plan sets out a strategic policy framework for the nine boroughs and helps these areas to meet their local housing and employment needs by identifying land and infrastructure to support growth. The Proposed Development has been assessed against the policies contained within PfE, with particular focus on: Objective 4 and Policy JP-P 2.

Local

- 7.23. Within Manchester's Local Development Framework, Extant Policies DC18.1 (Conservation Areas) and DC19.1 (Listed Buildings) of the Unitary Development Plan (UDP) and Policies CC9 (Design and Change) and EN3 (Heritage) of the Core Strategy 2012 are relevant to this assessment. These policies seek to preserve and enhance the setting of buildings and areas of architectural or historic interest.

Guidance

- 7.24. The Heritage Statement (Appendix 7.1) and ES Chapter have been prepared in accordance with the National Planning Practice Guide (PPG, July 2019) and The Heritage Statement (Appendix 7.1) has been written in accordance with Historic England Guidance. Including, Advice Note 12, 'Statements of Heritage Significance: Analysing Significance in heritage Assets' (October 2019); Good Practice Advice Note 2 'Managing Significance in Decision-Taking in the Historic Environment – March 2015' and Good Practice Advice Note 3 'The Setting of Heritage Assets – as amended December 2017'.

Assessment Methodology and Significance Criteria

Scenarios Tested

- 7.25. Potential effects associated with the construction and operational phases of the Proposed Development will relate to direct permanent impacts, indirect temporary visual/setting impacts and indirect permanent visual/setting impacts. Given the sensitivity and complexity of the Site with regards to both designed and non-designated heritage assets, all three scenarios have been considered. The scenarios which will be used to assess the Proposed Development in both the construction and operational phases will be:
- Scenario 1: Existing Baseline (existing Site as of September 2025 including any developments that are currently on site as per the committed development schedule)
 - Scenario 2: Existing Baseline + Proposed Development.
 - Scenario 3: Existing Baseline + Proposed Development + Cumulative.

The Study Area

- 7.26. A study area of 250m from the Site boundary has been determined by SLHA as being appropriate for the consideration of potential significant effects of the Proposed Development on the setting of heritage assets in the local area. The determination of the study area has been based on an understanding of the existing nature of the Site and its surroundings, heritage sensitivities in the locality of the Site, the form and character of the Proposed Development, a Zone of Theoretical Visibility ('ZTV') (refer to TVIA Appendix 6.1) and has been further informed by professional judgement and experience of similar assessments. It is acknowledged that there are heritage assets outside of the study area and in the wider setting of the Site and these have been considered where relevant.
- 7.27. Within the 250m radius, there are approximately 56 Listed Buildings and 6 Conservation Areas (listed in full within the Heritage Statement, Appendix 7.1). Following consideration of the Zone of Visual Influence (ZVI) Study only 7 of these Listed Buildings and 3 conservation areas have been scoped in for further assessment.

Surveys and Data Sources

- 7.28. The baseline assessment was undertaken using a combination of desk-based review of plans, maps, records and other documents. Principal sources of baseline information therefore included Historic England's National Heritage List for England (NHLE) and the Historic Environment Record (HER) (accessed November 2023).
- 7.29. Desk based research has been supplemented by on-site surveys in order to identify and assess the heritage significance of the heritage asset receptors (see Figure 7.1). It also establishes the way in which the settings and the Site contribute to the heritage significance of these assets. The relevant Conservation Area Appraisals of Manchester's designated areas have also been a primary data source (Figure 7.2).
- 7.30. The ZVI study has demonstrated that a number of the designated heritage assets within the study area will not be materially affected by the development and subsequently these have been scoped out of our assessment. The list of heritage assets scoped in for assessment is provided at paragraph 7.67.
- 7.31. Consideration has also been given to the historical development of the Site and the local area (set out in detail in the Heritage Statement at **Appendix 7.1** and summarised below), building types and materials, key views to the notable historic buildings which contribute to the identification of the built form, and understanding of the special interest of the area.

Source of Effect

- 7.32. The assessment methodology for the historic environment is a synthesis of established guidance, best practice and professional judgement. The assessment of effects of the Proposed Development has been undertaken in accordance with an adapted form of the methodology set out in the International Council on Monuments and Sites (ICOMOS) guidance on 'Heritage Impact Assessments' (January 2011), in which the value of heritage attributes is assessed in relation to statutory designations. The judgements on the significance or heritage value of assets are also informed by priorities or recommendations set out in national research agendas and ascribed values. Professional judgement is then used to determine the importance of the resource. The receptor (which for the purposes of this assessment are 'heritage assets') which has the potential to be affected by the Proposed Development is ascribed a value and subsequently the impact of the Proposed Development on them is assessed in order to determine the significance of the effect.
- 7.33. The following Historic England guidance has also informed the assessment undertaken in this Chapter:
- Historic England's Conservation Principles, Policies and Guidance (2008);
 - Historic England's Good Practice Advice Note 3: The Setting of Heritage Assets (2017);
 - Historic England's Advice Note 4: Tall Building Guidance (2022); and

- Historic England's Understanding Place: Conservation Area Designation, Appraisal and Management (2019).

7.34. The aims of this assessment have been:

- To establish the baseline environment regarding designated heritage assets related to the historic built environment, i.e. Listed Buildings and Conservation Areas.
- Assessment of the significance of the asset.
- Evaluation of the magnitude of impacts on the identified asset.
- Identification of mitigation in the form of further surveys, investigation and recording to be undertaken in light of the identified impacts

Significance Criteria

- 7.35. Criteria has been established to appraise a heritage asset's significance. Statutory criteria, as set out in the 'Principles of Selection for Listing Buildings', DCMS (2018), provides a list of principles of assessing significance based on architectural and historic interest, age and rarity, aesthetic merits, selectivity and national interest. Historic England's criteria outlined in 'Conservation Principles, Policies and Guidance' (2008), are also considered in this assessment.
- 7.36. Evaluation of significance has been informed primarily by the designation of the assets at an international, national, regional or local level as well as their ability to contribute to an understanding of the past. This value rating has also been applied when considering sensitivity of views containing heritage assets.
- 7.37. The relative 'value' and importance attributed to the identified heritage assets largely coincides with their national status. In line with ICOMOS terminology, generally, Grade I buildings are considered to be of very high significance; Grade II* of high significance; and Grade II of medium heritage significance. As indicated in **Table 7.1** below, this tabulated approach is not intended to be prescriptive, but rather a guide to assessing significance. For instance, some Grade II listed buildings are identified as 'high-medium' due to the completeness / sensitivity of their setting and some Grade II* listed buildings are also identified as 'high-medium' due to their degree of alteration / greater capacity for change within their setting. The value of Conservation Areas is informed by the quality and significance of the built form within them and may be influenced by the status of listed and locally listed buildings which make up the designated area. The Heritage Statement (**Appendix 7.1**) has been written within this overarching framework.
- 7.38. Indicative definitions for each of these ratings are outlined in **Table 7.1** below:

Table 7.1 Significance Criteria for determining the value of heritage assets

Sensitivity / significance	Definition of receptor
Very High	• Grade I listed buildings / Grade I registered parks and gardens • World Heritage Sites
High	• Grade I and Grade II* listed buildings. • Other buildings that can be shown to have exceptional qualities in their fabric or historical associations not adequately reflected in the listing grade. • Conservation Areas containing very important buildings.
Medium	• Grade II listed buildings. • Historic buildings that can be shown to have exceptional qualities in their fabric or historical associations. • Conservation areas containing buildings that contribute significantly to its historic character.
Low	• Locally listed buildings. • Historic buildings of modest quality in their fabric or historical association.
Negligible	• Recorded on the HER in record form or as 'Find Sites'

	buildings, structures, or designed landscape features, which detract from the architectural design, historic, communal, or townscape interest of the principal heritage asset.
Unknown	- Buildings/sites where the potential importance interest requires determination - Or sites determined to be of no heritage interest

7.39. **Table 7.2** below summarises the factors to be taken into consideration when assessing the magnitude of impact of the Proposed Development. The criteria are not intended to be prescriptive and the weighting to be accorded to each requires professional judgement.

7.40. Built heritage impacts may be beneficial, adverse or neutral. If the Proposed Development will enhance heritage values or the ability to appreciate them, then the impact on heritage significance will be deemed to be beneficial. However, if the Proposed Development fails to sustain the heritage values of an asset or impairs an appreciation of their value then the impact will be deemed to be adverse. A neutral impact does not change how the significance of the heritage asset is appreciated or experienced.

Table 7.2 Significance Criteria for determining the value of heritage assets (adopted from ICOMOS Guidance)

Magnitude of Impact	Criteria for Assessing Effect
Major beneficial	The development considerably enhances the heritage values of the heritage assets, or the ability to appreciate those values.
Moderate beneficial	The development enhances to a clearly discernible extent the heritage values of the heritage assets, or the ability to appreciate those values.
Minor beneficial	The development enhances to a minor extent the heritage values of the heritage assets, or the ability to appreciate those values.
Negligible beneficial	The resultant difference will be imperceptible but have a positive impact on the understanding or appreciation of the heritage asset.
Neutral	This does not necessarily mean that there will be no physical or visual change, rather that the resultant difference will be imperceptible or appropriately balanced.
Negligible Adverse	The development would not diminish the value of the heritage assets' significant physical fabric, their settings or significance to any appreciable degree.
Minor Adverse	The development erodes to a minor extent the heritage values of the heritage assets, or the ability to appreciate those values.
Moderate Adverse	The development erodes to a clearly discernible extent the heritage values of the heritage assets, or the ability to appreciate those values.
Major Adverse	The development severely erodes the heritage values of the heritage assets, or the ability to appreciate those values

7.41. Derived by combining the significant rating of each heritage asset with the magnitude of impact of the Proposed Development on each, **Table 7.3** provides the overall assessment of the significance of the effect.

7.42. The magnitude of impact or 'significance of effect' is a product of the extent of change which is likely to result from the Proposed Development on the setting of a heritage asset (indirect) or the fabric and character of a heritage asset (direct).

7.43. Where the proposed changes are considered to enhance the setting or appreciation of a heritage asset, the impact on its significance will be deemed to be beneficial. Conversely, where the Proposed Development is

considered to compromise its positive heritage values the impact on the significance will be deemed adverse. The effect may also be identified as 'neutral', this does not equate to 'no change', but rather, no impact on the significance of the baseline receptor.

- 7.44. **Table 7.3** below summarises the factors to be taken into consideration when assessing the magnitude of impact of the Proposed Development. Significant effects are considered to be those that are assessed as being moderate and above (highlighted in bold in **Table 7.3**). The criteria are not intended to be prescriptive and the weighting to be accorded to each requires professional judgement.

Table 7.3: Significance of Effect Matrix

Magnitude	Sensitivity / Significance		
	Very High/ High	Medium	Low
Major	Major Adverse/Beneficial	Major - Moderate Adverse/Beneficial	Moderate or Minor Adverse/Beneficial
Moderate	Major - Moderate Adverse/Beneficial	Moderate Adverse/Beneficial	Minor Adverse/Beneficial
Minor	Moderate or Minor Adverse/Beneficial	Minor Adverse/Beneficial	Minor Adverse/Beneficial - Negligible
Negligible	Negligible	Negligible	Negligible

Baseline Conditions

Brief History of the Site and surrounding Area

- 7.45. The Site evolved from a rural bankside of the River Irwell into a dense residential area and later a distinctly commercial area dominated by substantial commercial warehouses and offices.
- 7.46. The first reference to the area, now known as Parsonage Gardens, was in 1066 when, after the Norman Conquest, William granted tenancies to Albert Greslet, then Baron of Mamecestre. Thomas La Warre became the twelfth baron in 1398 and later became the parson of St Mary's, the parish church. The former collegiate church which lies to the north of the site and now forms Manchester Cathedral commenced the transformation of the subject site as market gardens.
- 7.47. The Site remained outside of the finely grained medieval core of the city enclosing the collegiate church area. The (then) modest town was distributed along the former Roman Road (now Deansgate) which adjoined the kitchen gardens - the area along the River Irwell remained largely pastoral and uncultivated in character.
- 7.48. By the mid-C18th the Site had become enclosed by residential development. The Site had by this date, broadly acquired its present form as the street pattern became defined, tapering to the east. An open area of ground known as 'Parsonage Croft' was retained and was enclosed by high-quality townhouses with views retained to the river to the north. Parsonage Croft had built form on three of its four sides. At this time, St Mary's Parsonage was known as Parsonage Bank.
- 7.49. As the town's population developed in the later-18th century a new church was built on the site of Parsonage Croft which was opened and consecrated in 1756. This was St. Mary's Church, which was designed to be the focus of an up-market residential area and was a building recorded as being of considerable cultural elegance and proportions for the period.
- 7.50. The new church was an austere stone building in the Doric style, originally having a tower of approximately 180 feet which was surmounted with a lantern comprising of eight Ionic pillars on which stood a spire. The top of the spire was damaged in 1824 by a storm, which also damaged many of the townhouses along North Parade and the wider area. The spire was subsequently shortened to remove the damaged area, and in 1854, was removed entirely.

- 7.51. The Site was formed of a row of six terraced houses fronting the footway known as 'North Parade'. To the rear of these dwellings was a narrow alleyway known as 'Back College Land', which was closed off by gates at its junction with St Mary's Parsonage. By this time the enclosing road of 'Parsonage Bank' had been renamed 'St Mary's Parsonage', after the construction of St Mary's Church.
- 7.52. The site of No. 5 Parsonage during this period was formed of a number of small commercial premises, as well as outbuildings and stables, connected with the dwellings fronting North Parade. To the south of the church was South Parade, which contained several early terraced dwellings, most of which had been converted by 1851 into commercial premises and an eye hospital.
- 7.53. The Slaters Directory of 1863 records the change of use of the terrace from residential to commercial within the former townhouses and by the 1870s the former residential terrace within the Site was in the process of complete transformation. Land to the left part of the Site was known as 'New Exchange Buildings', whilst the right side was known as the 'Atlas Packing-house'. The newly built warehouse and office at Nos. 1- 3 North Parade is recorded on the 1883 Slater's Plan of Manchester.
- 7.54. Both buildings which now comprise the Site appear to have been erected by 1877 as the Slater Directory for the year 1877-8 records No.5 Parsonage as having been occupied by William Hughes & Co yarn agent. The company later expanded to occupy part of the newly constructed Nos. 1-3 North Parade Warehouse and offices. The latter was divided into three units and initially mainly accommodated a collection of agents for manufacturers and small scale businesses.
- 7.55. The 1877-78 directory records that No. 1 North Parade was largely occupied by the offices of Thomas Hobson, a cotton manufacturer and merchant, and the Commercial Union Assurance Fire and Life company, headed by Agent Joseph B Dodson. Dodson is also recorded as being an estate agent.
- 7.56. The transformation of both the Site and the immediate area was largely complete by 1891. As discussed above, Nos. 1-3 North Parade was a single-phase warehouse building internally divided into three separate business units which replaced the former townhouses and rear gardens on North Parade.
- 7.57. The North Parade property appears to have been consolidated into larger units by 1883 as the business expanded and changed. The adjacent building at 5 Parsonage was in use by W. Hughes & Co as a yarn warehouse. This arrangement continued into the early-20th century.
- 7.58. St. Mary's Church which previously occupied the centre of Parsonage Gardens was demolished in 1891 to reveal the space as a managed graveyard and later a public park.
- 7.59. The site of the demolished church was turned into a small park known as Parsonage Gardens. Its surviving Victorian stone edgings and paths echo the original design of the former Parsonage Croft, prior to the construction of the church.
- 7.60. In August 1917, No.1 North Parade, within the Site, was purchased from the Dean and Chapter of Manchester Cathedral, to become the new head office of the 'Independent Order of Rechabites, Friendly Society'. The Order retained the building well into the 1960's, and following their departure, the building reverted to multi-functional, and company use, mainly characterised by offices.
- 7.61. The streets surrounding Parsonage Gardens continued to be redeveloped in a relatively piecemeal fashion into the 20th century, completely replacing the late-18th century residential properties by the end of the 19th century with small industrial buildings, primarily located along the northern side of St Mary's Parsonage. These included several late-19th century tenement buildings, alleyways and dank passages, on the banks of the river, which included the notoriously insanitary Irwell Buildings. These were demolished and replaced with early—20th century office buildings such as National Buildings in 1905 which encloses the gardens, perpendicular to the One North Parade site. During the early 20th Century, the street layout remained consistent but the scale of buildings within the evolving area continued to change and became both larger and taller. Arkwright House enclosing the length of South Parade was erected in 1929.

- 7.62. The buildings within the Site survived the Manchester Blitz unscathed but were in a part of the city which was heavily damaged and consequently subject to extensive post-war reconstruction. No.1 North Parade remained in use by the Independent Order of Rechabites Friendly Society until the 1960s as offices.
- 7.63. The area within which the One North Parade buildings developed is characterised by transition as the original residential character gave way to commercial uses, with redevelopment of the area enclosing the gardens continuing into the late-20th century. This extant fabric and character of One North Parade is discussed below.

Heritage Context

Listed Buildings

- 7.64. Statutory listing of buildings means that a building is of special architectural or historic interest and is therefore of heritage significance. Grading of listed buildings reflects their architectural and historic interest; Grade I buildings are of exceptional interest; Grade II* buildings are particularly important buildings of more than special interest; and Grade II buildings are of special interest.
- 7.65. This area of analysis has captured 56 listed buildings, however, due to the density, typology and alignment of listed buildings within the area surrounding the Site and the visibility of the development from surrounding streets/buildings (as highlighted on the ZVI plan provided by Chris Burnett (see **Appendix 6.1**), it is considered that some of the identified listed buildings will not be susceptible to potential indirect impacts from development of the Site, and, consequently, have been scoped out of assessment within this report.
- 7.66. Consequently, a total of 7 listed buildings, where the Proposed Development is considered likely to be seen within the setting of the Site, have been scoped in for assessment:
- 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)

Conservation Areas

- 7.67. Conservation Areas are designated areas that are deemed to have special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance. The Site is within the Parsonage Gardens Conservation Area boundary.
- 7.68. Within the 250m study area are a further 2 conservation areas which have been scoped in as part of this assessment. The full list of conservation areas considered are:
- Parsonage Gardens Conservation Area
 - St Ann's Square Conservation Area
 - Flat Iron Conservation Area (located in Salford)

Non-Designated Heritage Assets

- 7.69. Local planning authorities may identify buildings, monuments, sites, places, areas or landscapes identifies as 'non-designated heritage assets' (NDHA). These sites are understood as having a degree of significance which merits consideration in planning decisions, but which are not formally designated heritage assets (i.e. listed). In some areas, local authorities identify non-designated heritage assets as 'locally listed'.

- 7.70. Some non-designated heritage assets, such as buildings of good local character or sites of archaeological interest, are of heritage significance but not at a level that would pass the threshold for national designation (listing). Such assets can, singularly and collectively, make an important, positive contribution to the local environment. It is important to note that not all non-designated heritage assets will necessarily feature on a local list and may be identified by the Local Planning Authority at any time during the planning process.
- 7.71. At the time of writing, Manchester City Council do not retain a local list. In the absence of this, the identification of 'non-designated heritage assets' within and around the site have been identified utilising the Greater Manchester Historic Environment Record (GM:HER) and other relevant sources, such as Historic England's NHLE.
- 7.72. The buildings within the Site – No. 1 North Parade and No. 5 Parsonage, are considered to be NDHAs and have been granted Certificates of Immunity by Historic England.

Scope of Heritage Assessment

- 7.73. The full list of heritage assets considered in the Heritage Impact Assessment contained within this Chapter is as follows:
- 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)
 - No. 1 North Parade (NDHA)
 - No. 5 Parsonage (NDHA)

Identification and Evaluation of Likely Significant Effects

Construction Phase

- 7.74. During the demolition and construction phase, works related to the Proposed Development will trigger various construction impacts which in turn will directly impact the heritage assets within the Site and indirectly impact those in its setting.
- 7.75. The assessment methodology and approach to the relative impact on heritage assets during the construction phase is based on evidence-based assumptions in relation to common issues such as demolition, dust, noise, site hoarding and scaffolding.
- 7.76. The Proposed Development seeks to demolish the existing buildings within the Site resulting in a **Moderate Adverse direct permanent impact**, which is considered to be a significant effect in EIA terms (see paragraph 7.45 and Table 7.3)
- 7.77. The construction phase will also result in some disruption to the streetscape around the Grade II listed Arkwright House and Grade II listed National Buildings resulting in some temporary adverse impact upon their setting. It is therefore considered that the Proposed Development will give rise to **Minor Adverse indirect temporary impacts** on the settings of these listed buildings during the construction phase.

- 7.78. The effect of the construction phase on the identified conservation areas is considered to be limited to the Parsonage Gardens Conservation Area only and will be **Minor-Moderate Adverse indirect temporary**, which is considered to be a significant effect in EIA terms (see paragraph 7.45 and Table 7.3).

Operational Phase

- 7.79. The assessment methodology and approach to the relative impact on heritage assets during the completed / operational phase has been assessed utilising the suite of application plans and drawings and CGI/AVR images of the Proposed Development alongside professional judgement.
- 7.80. The potential physical and visual effects of the Proposed Development are considered in full within the Heritage Impact Assessment (**Appendix 7.1**) and the assessed effect on individual assets summarised in **Table 7.4** below.
- 7.81. The Visual Impact Assessment (VIA), which assesses 8 key viewpoints (supporting a total of 18 views as part of the wider Townscape and Visual Impact analysis prepared by Chris Burnett Associates), demonstrates that the Proposed Development has the potential to result in the following impacts on identified heritage assets:
- 1 instance of Minor-Moderate adverse impact
 - 2 instances of Minor Adverse impact
 - 7 instances of Neutral impact
- 7.82. A map showing the locations of the views is provided at **Figure 7.3**.
- 7.83. The views are discussed in detail in the Heritage Statement (**Appendix 7.1**), in which the views considered are grouped and discussed collectively where they share similar characteristics or provide a similar experience of the Site and/or the Proposed Development or are experienced in relation to one another, e.g. as a kinetic sequence. A summary of the findings for each group is provided below

Group 1: Views 3, 4, and 6

- 7.84. Views 3, 4 and 6 have been grouped and discussed collectively as they form a visual kinetic sequence that would be experienced along the south edge of Parsonage Gardens, looking across the central green space towards the Site. Views 3 and 4 are experienced from the corner of St Mary's Parsonage and Parsonage Gardens, whilst View 6 looks north along College Land and the gardens from the corner of Parsonage Gardens and St Mary's Street.
- 7.85. The Proposed Development introduces a prominent change in all three views, reinforcing the presence and dominance of the Site through the introduction of a tall building which extends above the tree canopy and the building lines of the perpendicular streets enclosing Parsonage Gardens. The Proposed Development reinforces the sense of enclosure within the Square, albeit the emphasis of the new building is vertical in contrast to the existing horizontality of No.1 North Parade. It is clear that the Proposed Development has taken design cues from the existing buildings on the Site, utilising a red brick materiality, mansard roof and reinterpreting the round-headed, Italianate windows of No. 1 North Parade in an arcade which defines the street-level of the new building, seen through the greenery which defines the northern edge of the central gardens. There is also a relatively traditional solid-to-void ratio in the primary elevation fronting Parsonage Gardens, which mirrors the historic buildings it is experienced alongside and again recalls the existing building on the Site.
- 7.86. The Proposed Development – through its scale and architectural character - clearly communicates the destination quality of the Site, reinforced by the change in materiality at street level and larger windows which suggest (as experienced from the viewpoint locations) a more permeable, active frontage. It is the scale of the Proposed Development which is considered to change the focus of each of the views, drawing attention away from the central green space and changing the experience and appreciation of the relationship of the surrounding buildings with the gardens, redirecting it towards the Site. This change in focus and direction within these key localised views in the heart of the conservation area is considered to

have a **Minor-Moderate Adverse effect** on an appreciation of the character and special interest of the Parsonage Gardens Conservation Area, which is largely derived in this central greenspace and its relationship with the surrounding built form. This is considered to be a significant effect in EIA terms (see paragraph 7.45 and Table 7.3).

- 7.87. It is considered that the robust architectural character of the adjacent listed buildings, e.g. the National Buildings and Arkwright House (both Grade II), ensures they are still prominent features within the views assessed which helps to minimise the impact the Proposed Development has on them/ their setting. However, it is considered that the scale and dominance of the Proposed Development has the potential to draw some attention away from the listed buildings to a minor degree, and particularly from the National Buildings, which is presently a focal point of the gardens by reason of its rich articulation and cupolas at roof level. This effect is illustrated by View 6. In this view, a **Minor Adverse impact** is identified on the National Buildings.
- 7.88. In the cumulative context, the Proposed Development will be seen alongside emerging schemes identified as 39 Deansgate (application reference 126328/FO/2020) and Parkside. In View 3, the Proposed Development will be seen alongside the tall building emerging at 39 Deansgate, increasing the sense of enclosure experienced within Parsonage Gardens. Other schemes will be seen peripherally in the views but will not change the Proposed Development's impact on identified heritage assets.

Group 2: Views 5, 11 and 17

- 7.89. Views 5, 11 and 17 have been grouped together as they provide similar visual experiences of the Site and the Proposed Development. View 5 is located on Southgate, just to the north of its junction with King Street West and looking north towards the Site and into Parsonage Gardens. View 11 looks south along Parsonage, located just at its intersection with Blackfriars Street. View 17 looks north-east along St Mary's Parsonage towards the Site.
- 7.90. In Views 5 and 11, the Proposed Development is conspicuous and reinforces the presence of the Site in the townscape by reason of the scale and architectural expression of the replacement building. In both views, given the linear focus, the Proposed Development is generally seen to sit comfortably within the streetscape, and in scale with the surrounding built form. In View 5, the Proposed Development suggests a continuation of the streetscape along Southgate as it appears beyond Arkwright House. The Proposed Development communicates the destination quality of the Site, reinforced by the change in materiality at street level and larger, round-headed windows, which suggest (as experienced from the viewpoint locations) a permeable and active street-level interface. It is not considered to adversely affect an appreciation of the Grade II listed Nos. 98-116 Deansgate (formerly known as Kendals).
- 7.91. Through its mass and scale, the Proposed Development materially affects the grain of the townscape experienced in the views, although it is not considered that it adversely affects an appreciation of the character and appearance of the Parsonage Gardens Conservation Area from these locations. In View 17, the Proposed Development will increase the prominence of the Site and suggest a destination as one moves north along St Mary's Parsonage. It is not considered to affect the ability to appreciate the special interest of surrounding listed buildings (including Grade II listed No. 3 St Mary's Parsonage or the character and appearance of the Parsonage Gardens Conservation Area as experienced from this location. On balance, the Proposed Development is considered to have a **neutral impact** on the ability to appreciate the significance of heritage assets as experienced in the views discussed.

Group 3: Views 7 and 18

- 7.92. View 7 and 18 form a kinetic sequence which illustrate the experience of moving west towards the Site along St Ann Street, towards its junction with Deansgate. The viewpoints have been identified and included owing to their sensitive heritage context, being located in St Anns Square Conservation Area and within the immediate setting of the Grade I listed Church of St Ann (located immediately to the south-west of View 7) and other visible listed buildings, including the Grade II listed 98-116 Deansgate (former Kendals store) and National Buildings.

- 7.93. The proposed views demonstrate that the Proposed Development will be wholly obscured from both positions on St Ann Street, the Site occluded by interposing built form and owing to the angle and alignment of the street network. The Proposed Development will have **no impact** an appreciation of the heritage assets seen or appreciated as part of this sequence, including the Church of St Ann and the surrounding conservation area.

Cumulative Effects

- 7.94. In assessing the likely significant effects of the Proposed Development, due consideration has been paid to the other committed developments (i.e. those that have already commenced construction, referred to as 'future baseline' or those that have not commenced but have a valid planning permission or those that are reasonably foreseeable, i.e. as part of an approved Masterplan), where there are likely to be significant effects. Additional committed developments are set out in the Committed Developments List (Appendix 2.1).
- 7.95. For clarity the assessments were undertaken in line with the Committed Developments table (within Appendix 2.1). However we are mindful that with regard to Albert Bridge House, there is the 2022 minded to approve scheme (Ref: 135834/FO/2022) alongside an amended 2025 proposal (Ref: 143164/FO/2025) which is expected to go to Planning Committee in October 2025. It is considered that as the amended 2025 proposal is broadly of a similar scale to the 2022 scheme it is not considered to have a significant impact on the assessment presented within this Chapter and any Appendices.
- 7.96. Cumulative: upon assessment of the cumulative AVRs for the purposes of the Heritage Impact Assessment, it is evident the only developments of relevance to the assessment are 39 Deansgate (application reference 126328/FO/2020) and the Kendals' development (application reference 129251/FO/2021). It is not considered these schemes will result in any material change to the proposed situation and will incur no further / greater impact.

Construction

- 7.97. The identified impacts / significance of effect on built heritage in the construction phase will remain unchanged when considered in the cumulative context. It is not considered that in any of the cumulative developments will result in any material change to the conclusions set out above.

Operation

- 7.98. The identified impacts / significance of effect on built heritage in the operational phase will remain unchanged when considered in the cumulative context. It is not considered that in any of the cumulative developments will result in any material change to the conclusions set out above.

Mitigation Measures

Construction Phase

- 7.99. Prior to any demolition, a method statement by a suitably trained contractor should be submitted to the council. This should include relevant protection measures to avoid unnecessary dust, noise and debris impacting upon the surrounding built environment.
- 7.100. Recommended measures, to be included within a Construction Environmental Management Plan ('CEMP'), traditionally secured via condition, include:
- Use of high quality hoardings;
 - Dust management;
 - Regular cleaning of roads and the public realm surrounding the site;
 - Edge protection to be affixed whilst concreting operations are in place;
 - Implementation of a traffic management plan; and
 - Vibration monitoring.

Operational Phase

- 7.101. Mitigation for the impacts derived from the Proposed Development on heritage assets in the operational phase is embedded in the high-quality architecture and design of the building, and the regeneration of the Site. This includes the choice of high-quality materials and detailed design elements which respond and are complementary to the surrounding townscape, the provision of soft landscaping within the red line boundary, the activation of frontages across the Site, and enhanced connections with neighbouring developments. On balance, it is considered that the mitigation (embodied in the high-quality design of the replacement building) will have a limited impact on the identified likely significant effects on heritage assets, and thus the impacts remain the same pre-and-post mitigation.
- 7.102. The assessment methodology and approach to the relative impact on heritage assets during the operational phase has been assessed utilising the suite of application plans and drawings, the Design and Access Statement (DAS) by Squire and Partners, the AVRs prepared by Our Studio, and professional judgement. A summary of the operational effects on scoped-in heritage assets is provided at **Table 7.4** below.

Residual Effects

- 7.103. The residual impacts, i.e. the remaining impacts of the proposed development following implementation of proposed mitigation, are summarised in the Construction and Operational phases in **Table 7.4** below. The impacts that are considered to result in a significant effect, in EIA terms, are highlighted in bold (see paragraph 7.45 and Table 7.3).

Table 7.4 Residual Effects of the Proposed Development

Likely Significant Effect	Receptor	Mitigation Measure	Means of Mitigation Implementation	Post Mitigation Residual Effect – Significance and Duration (Temporary/Permanent)
Demolition and Construction Phase				
Moderate Adverse – Permanent	1 North Parade (NDHA)	CEMP	Ensure that CEMP is adhered to	Moderate Adverse – Permanent
Moderate Adverse – Permanent	5 Parsonage (NDHA)	CEMP	Ensure that CEMP is adhered to	Moderate Adverse – Permanent
Minor Adverse - Temporary	Arkwright House (Grade II LB)	CEMP	Ensure that CEMP is adhered to	Minor Adverse - Temporary
Minor Adverse - Temporary	National Buildings (Grade II LB)	CEMP	Ensure that CEMP is adhered to	Minor Adverse - Temporary
Minor-Moderate Adverse - Temporary	Parsonage Gardens Conservation Area	CEMP	Ensure that CEMP is adhered to	Minor-Moderate Adverse - Temporary
Operational Phase				
Neutral	Victoria Bridge (Grade II LB) (no.1 Fig 7.1)	N/A	N/A	Neutral
Neutral	3 St Mary's Parsonage (Grade II LB) (no. 5 Fig 7.1)	N/A	N/A	Neutral

Neutral	Blackfriars Bridge (Grade II LB) (no.31 Fig 7.1)	N/A	N/A	Neutral
Neutral	98-116 Deansgate (Grade II LB) (no. 33 Fig 7.1)	N/A	N/A	Neutral
Neutral	31-33 King St West (Grade II LB) (no. 53 Fig 7.1)	N/A	N/A	Neutral
Minor Adverse	National Buildings (Grade II LB) (no.9 Fig 7.1)	Embedded design quality	Execution of high-quality design	Minor Adverse
Minor Adverse	Arkwright House (Grade II LB) (no. 16 Fig 7.1)	Embedded design quality	Execution of high-quality design	Minor Adverse
Minor-Moderate Adverse	Parsonage Gardens Conservation Area	Embedded design quality	Execution of high-quality design	Minor-Moderate Adverse
Neutral	St Ann's Square Conservation Area	N/A	N/A	Neutral
Neutral	Flat Iron Conservation Area	N/A	N/A	Neutral

Amendments to Height

- 7.104. Since undertaking the original assessment, there has been a minor change to the overall height of the building, with the AOD increasing by 270mm. It is not considered that this change in height materially affects or changes the conclusions reached in this Chapter.

Monitoring

- 7.105. As stated above, a suitable CEMP should be produced in order to ensure appropriate monitoring during the construction stage.

Reference List

- DCMS's Principles of Selection for Listing Buildings (2018);
- Historic England's Conservation Principles, Policies and Guidance (2008);
- Historic England's Good Practice Advice Note 2: Managing Significance in Decision-Taking in the Historic Environment (March 2015);
- Historic England's Good Practice Advice Note 3: The Setting of Heritage Assets (2017);
- Historic England's Understanding Place: Conservation Area Designation, Appraisal and Management (2019).
- Historic England, Education Buildings Listing Selection Guide (December 2017)
- Historic England, Good Practice Advice Note 4: Tall Building Guidance (2022)
- Historic England, Local Heritage Listing: Identifying and Conserving Local Heritage (January 2021).

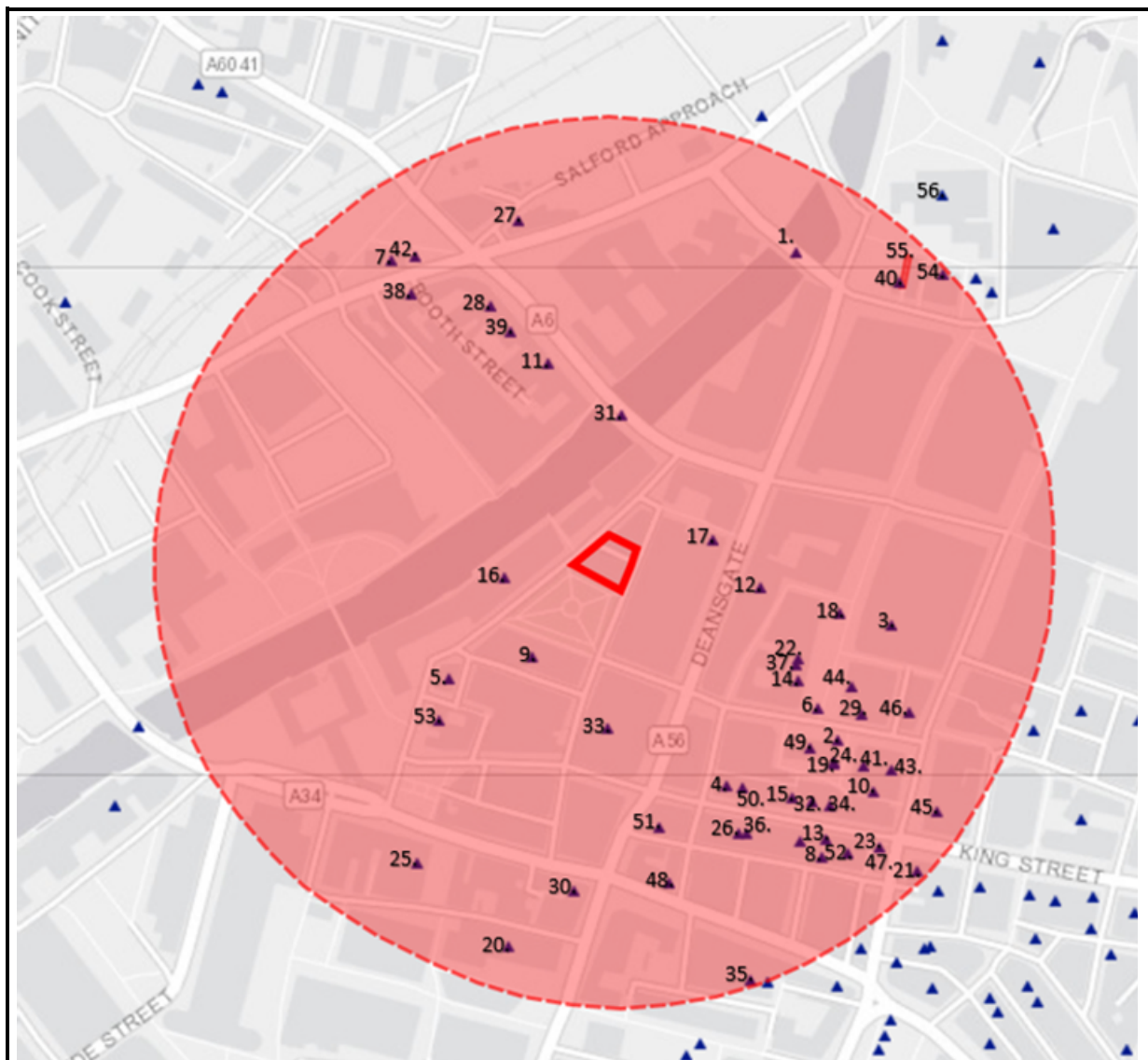


	Figure:	7.1		
	Title:	Listed Buildings Plan		
	Project:	1 North Parade, Manchester		
	Date:	July 2025	Scale:	Scale /NTS

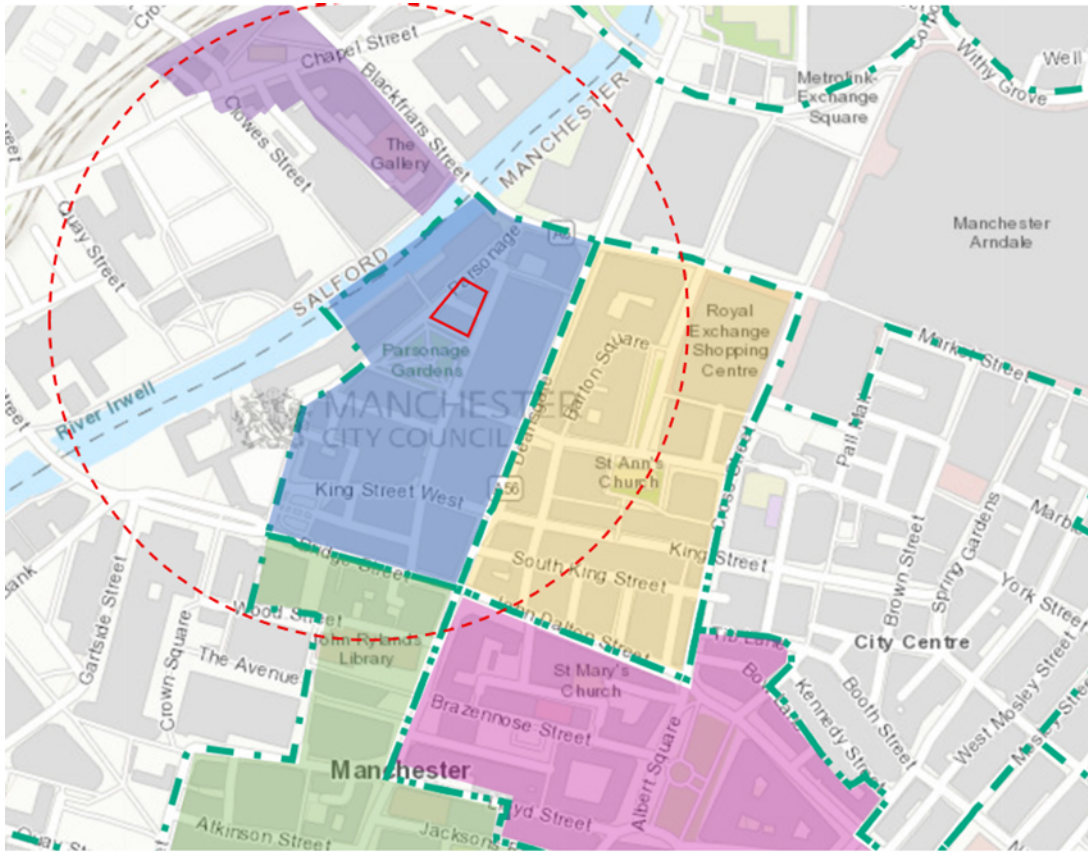
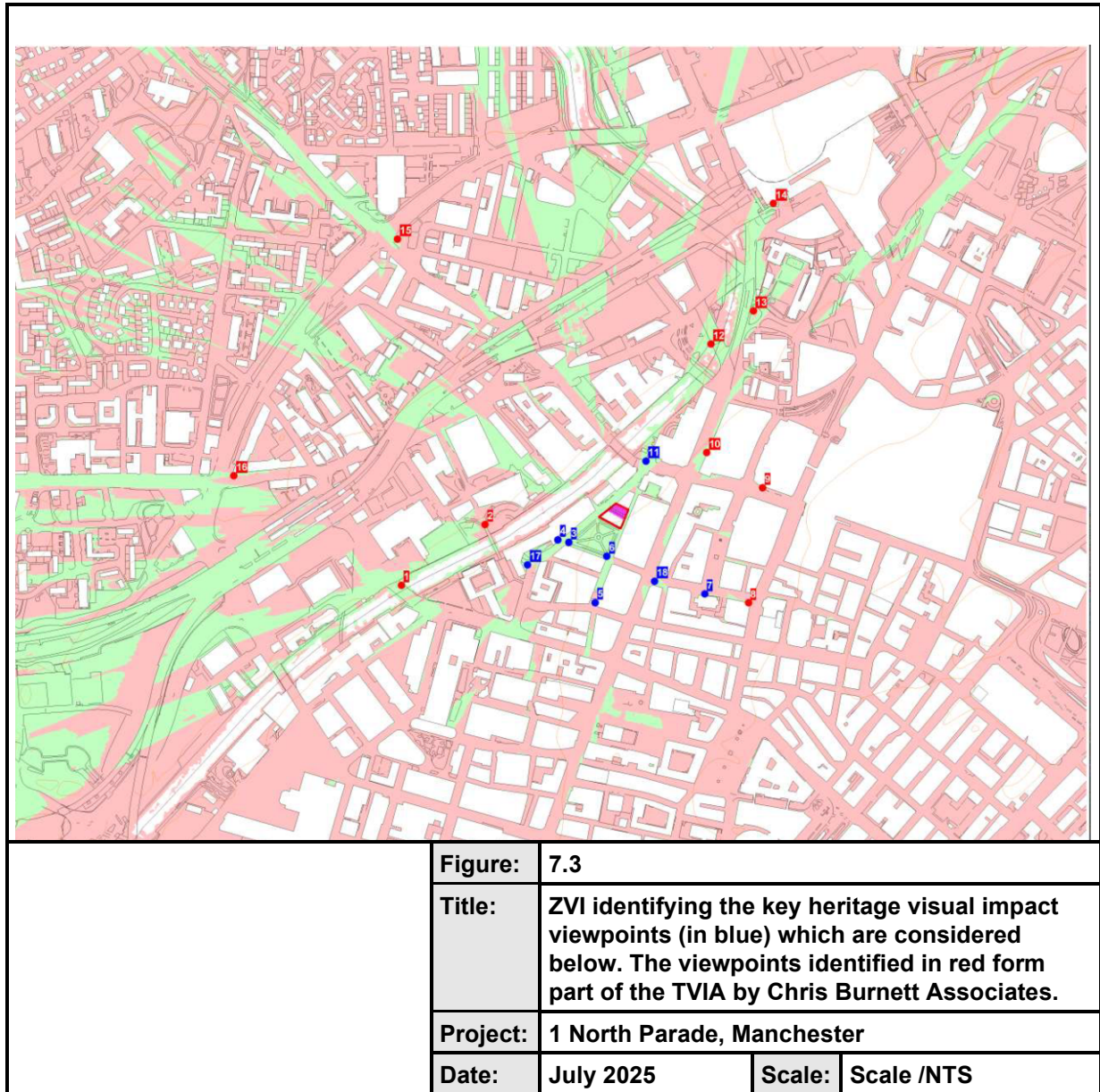


	Figure:	7.2	
	Title:	Conservation Areas Plan	
	Project:	1 North Parade, Manchester	
	Date:	July 2025	Scale: Scale /NTS



8. Daylight & Sunlight

Introduction

- 8.1. This Chapter of the ES has been prepared by GIA and assesses the likely significant daylight and sunlight effects of the Proposed Development. It describes the methods used to assess the effects; the baseline conditions against which the assessments have been undertaken; the mitigation measures required to prevent, reduce or offset any significant negative effects; and the likely residual effects after these measures have been adopted.
- 8.2. This Chapter is accompanied by the following technical appendices:-
- Appendix 8.1 – Drawings of the Baseline and Proposed Assessment Scenarios;
 - Appendix 8.2 – Daylight and Sunlight Results for Baseline v Proposed;
- 8.3. The authors of this Chapter have the following qualifications and experience

	Lead Author	Reviewer
Name	Nicola Hensey	Matthew Hensey
Company	GIA	GIA
Qualifications/Accreditations relevant to technical area incl. IEMA	LLB (Hons)	LLB (Hons)
Years technical experience (in technical area)	17	10
Number of EIA's delivered to date	35+	10+

Assumptions and Limitations

- 8.4. The following limitations and assumptions apply:
- Best estimates were made in determining building uses (residential or commercial). Generally, these were made from external observations and recourse to the Valuation Office Agency's (VOA) council tax records.
 - Where publicly available, room layouts have been included within the modelling of the sensitive receptors. Reasonable assumptions as to the floor levels within these modelled rooms, which dictate the level of the working plane relevant for the NSL assessments, have been based on external observations.
 - The Proposed Development has increased in height by 270mm since the modelling and analysis that has informed this Chapter was completed. Whilst this change to the Proposed Development may result in some very small changes to the technical data, the differences will be insufficient to alter the overall magnitudes of change, effect assessments and significance of effect conclusions reached.

Relevant Legislation, Policy and Guidance

Legislation

- 8.5. There is no legislation that governs daylight, sunlight and overshadowing. The criteria for assessment relating to daylight, sunlight and overshadowing is covered by national and local policy in addition to BRE guidance as set out below

Policy

National Planning Policy

National Planning Policy Framework (NPPF) (2025)ⁱ

- 8.6. The NPPF highlights the Government’s recognition that increased flexibility is required on daylight and sunlight in response to the requirement for higher density development by stating that *“when considering applications for housing, authorities should take a flexible approach in applying policies or guidance relating to daylight and sunlight, where they would otherwise inhibit making efficient use of a site (as long as the resulting scheme would provide acceptable living standards)”*

Planning Practice Guidance (PPG) (2019 and regularly updated as a ‘live’ resource)ⁱⁱ

- 8.7. Paragraph: 006 Reference ID: 66-006-20190722 – Effective use of land within the PPG states that *“All developments should maintain acceptable living standards. What this means in practice, in relation to assessing appropriate levels of sunlight and daylight, will depend to some extent on the context for the development as well as its detailed design. For example, in areas of high-density historic buildings, or city centre locations where tall modern buildings predominate, lower daylight and sunlight levels at some windows may be unavoidable if new developments are to be in keeping with the general form of their surroundings.”*

Local Planning Policy

Manchester Core Strategy (2012-2027)ⁱⁱⁱ

- 8.8. Policy DM1 – Development Management – States that all developments should have regard to the effects on amenity including privacy, light, noise, vibration, air quality and odours.
- 8.9. Policy EN2 – Tall Buildings – States that, by their very size, tall buildings can have a significant impact on the local environment and its micro-climate. It is therefore expected that this impact be modelled and that submissions for tall buildings also include appropriate measures to create an attractive, pedestrian friendly local environment.

Guidance

Building Research Establishment (BRE) ‘Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice’, Third Edition, 2022 (the BRE guidelines) ^{iv}

- 8.10. The BRE guidelines provides advice on site layout planning to achieve good sunlighting and daylighting within buildings, and in the open spaces between them. It is intended for use by building designers, developers, consultants and Local Planning Authorities (LPAs). The advice it gives is not mandatory and should not be used as an instrument of planning policy. On page 4 (Summary) it states that *“It is purely advisory and the numerical target values within it may be varied to meet the needs of the development and its location.”*
- 8.11. It also states at paragraph 1.6 that *“... the guide should not be seen as an instrument of planning policy; its aim is to help rather than constrain the designer. In special circumstances the developer or planning authority may wish to use different target values... in an area with modern high-rise buildings, a higher degree of obstruction maybe unavoidable if new developments are to match the height and proportions of existing building”*

Assessment Methodology and Significance Criteria

Scenarios Tested

- 8.12. The following scenarios have been assessed and are reported within this Chapter:
- Scenario 1: Existing site (Baseline); and
 - Scenario 2: Baseline + Proposed Development.
- 8.13. Scenario 3: Existing Baseline + Proposed Development + Cumulative has not be assessed as none of the committed developments are of sufficient proximity or massing to have an in combination daylight and sunlight effects on the identified sensitive receptors.

The Study Area

- 8.14. 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.

- 8.15. The following properties are defined as sensitive receptors and will be considered due to their residential use, their proximity to the Site and, therefore, the potential for their daylight and sunlight amenity to be affected by the Proposed Development use:
- Century Building
 - Edge Apartments
- 8.16. The locations of the above properties relative to the Site are identified in the drawings contained at Appendix 8.1.
- 8.17. The assessment has considered other residential properties which may have a view of the completed Proposed Development but, due to the distance and orientation from the Proposed Development, their daylight and sunlight amenity levels are unlikely to be adversely affected. They have not, therefore, been assessed in detail.

Surveys and Data Sources

- 8.18. The following data has informed the content of this Chapter:-
- Appendix 8.2 – Daylight and Sunlight Assessment Results.

Source of Effect

- 8.19. 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.
- 8.20. The Building Research Establishment (BRE) recommends the following assessment methodologies:
- Daylight
 - Vertical Sky Component (VSC); and
 - No Sky Line (NSL) Method.
 - Sunlight
 - Annual Probable Sunlight Hours (APSH).
- 8.21. The technical analyses carried out to inform the daylight and sunlight assessments have been undertaken by creating a digital three-dimensional (3D) model of the existing Site and Proposed Development.
- 8.22. The 3D model uses Waldram Diagrams to establish the VSC and 3D geometric calculations for daylight distribution. This model (which is orientated to north by the use of Ordnance Survey (OS) information) also enables the path of the sun to be tracked throughout the year.
- 8.23. In accordance with the BRE Guidance, only those surrounding properties which have windows facing towards the Site were included in the assessment. If a nearby property has no windows facing the Site, these properties would not be affected by the Proposed Development in terms of light.

Daylight

Vertical Sky Component (VSC) Skylight Method

- 8.24. The VSC method of assessment is defined in the BRE Guidelines as the *“ratio of that part of illuminance at a point on a given vertical plane that is received directly from a CIE standard overcast sky, to illuminate on a horizontal plane due to an unobstructed hemisphere of this sky”*.
- 8.25. This ratio is the percentage of the total unobstructed view that is available, once obstructions (e.g. the Proposed Development), are placed in front of the point of view.
- 8.26. The assessment is calculated from the centre of a window on the outward face and measures the amount of light available on a vertical wall or window following the introduction of visible barriers, such as buildings. The VSC has been calculated using a 'Waldram Diagram'.

- 8.27. The Waldram Diagram is effectively a snapshot taken from that point of the sky in front of the window, together with all relevant obstructions to it, i.e. the buildings. For calculation purposes, trees may be ignored unless they form dense continuous belts.
- 8.28. Due to the limitations of peripheral vision, the maximum VSC value is almost 40% for a completely unobstructed vertical wall or window. In terms of assessment criteria, the BRE Guidelines state that *"if the VSC, with the development in place, is both less than 27% and less than 0.8 times its former value, occupants of the existing building will notice the reduction in the amount of skylight"*.

No Sky Line (NSL) Skylight Method

- 8.29. The BRE Guidelines provide that where room layouts are known, the effect on the daylight distribution can be calculated by plotting the NSL.
- 8.30. The NSL method is a measure of the distribution of daylight at the 'working plane' within a room. The 'working plane' means a horizontal 'desktop' plane 0.85m in height for residential properties. The NSL divides those areas of the working plane which can receive direct sky light from those which cannot. If a significant area of the working plane lies beyond the NSL (i.e. it receives no direct sky light), then the distribution of daylight in the room will be poor and supplementary electric lighting may be required.
- 8.31. The potential effects of daylighting distribution in an existing building can be found by plotting the NSL in each of the main rooms. For houses, this will include living rooms, dining rooms and kitchens. Bedrooms should also be analysed, although the BRE state that they are less important. The BRE Guidelines identify that if the area of a room that does receive direct sky light is reduced to less than 0.8 times its baseline value, then this would be noticeable to its occupants. It is, therefore, implied that an NSL of at least 80% would be considered satisfactory.
- 8.32. In regard to deep rooms which are lit by windows on one side, the BRE Guidelines states *"If an existing building contains rooms lit from one side only and greater than 5m deep, then a greater movement of the no sky line may be unavoidable"* (paragraph 2.2.10).

Diffuse Daylight

- 8.33. Paragraph 2.2.23 of the BRE Guidelines states that *"...the diffuse daylighting of the existing building may be adversely affected...if either:*
- the VSC measured at the centre of an existing main window is less than 27%, and less than 0.80 times its former value
 - the area of the working plane in a room which can receive direct skylight is reduced to less than 0.80 times its former value."
- 8.34. This assessment process is summarised in Figure 20 of the BRE Guidelines, Decision Chart: diffuse daylight in existing buildings, which can be seen in Figure 8.1.

Sunlight

Annual Probable Sunlight Hours (APSH) Method

- 8.35. Sunlight is measured using a sun indicator which contains 100 spots, each representing 1% of APSH. Therefore, where no obstruction exists the total annual probable sunlight hours for Manchester would be 1392, and each spot equates to 13.92 hours of the total annual sunlight hours.
- 8.36. The number of spots is calculated for the Baseline and Proposed Development scenarios during the year and also during the winter period, and a comparison made between the two. This provides a percentage of APSH for each of the time periods for each window assessed.
- 8.37. Paragraph 3.2.3 of the BRE Guidelines states *"To assess loss of sunlight to an existing building, it is suggested that all main living rooms of dwellings, and conservatories, should be checked if they have a window facing within 90° of due south...Normally loss of sunlight need not be analysed to kitchens and bedrooms, except for bedrooms that also comprise a living space, for example a bed sitting room in an old people's home"*

- 8.38. Regarding existing surrounding receptors, the BRE Guidelines provide that a window may be adversely affected if a point at the centre of the window receives less than 25% of the APSH, including at least 5% of the APSH during the winter months (21 September to 21 March), or less than 0.8 times its baseline sunlight hours during either period, or if there is a reduction in total APSH which is greater than 4%.
- 8.39. As is often the case, it is not possible to determine the room uses within each of the neighbouring properties, nor is it clear which window should be considered as the 'main windows'. Therefore, unless the rooms use is known through plans, all the rooms with windows facing the Site and within 90 degrees of due south have been considered in the assessment. Windows that do not face within 90 degrees of due south do not have a realistic expectation of direct sunlight, due to their orientation and the sunlight path in the northern hemisphere.

Table 8.1 Summary of Daylight and Sunlight Assessment Criteria

Assessment Method	BRE Criteria
VSC	A window may be adversely affected if its VSC measured at the centre of the window is less than 27% and less than 0.8 times its former value.
NSL	A room may be adversely affected if the daylight distribution (NSL) is reduced beyond 0.8 times its existing area.
APSH	A window may be adversely affected if a point at the centre of the window received for the whole year, less than 25% of the APSH including at least 5% of the APSH during the winter months (21 September to 21 March) and less than 0.8 times its former sunlight hours during either period, and for existing neighbouring buildings, if there is a reduction in total APSH which is greater than 4%.

Significance Criteria

Sensitivity of Identified Daylight & Sunlight Receptors

- 8.40. It is important that the location and nature of the Site and surroundings are considered when determining the significance of any impacts identified. The BRE Guide is very clear that the targets provided are not mandatory. The location of the development could be deemed to be special circumstances in which the planning authority may wish to use different target values. This scope and view should also be followed through to the sensitivity of the surrounding receptors. There should be an expectation that a higher degree of obstruction is inevitable in an area with modern high-rise buildings. This point is also made in the NPPF and NPPG.
- 8.41. For these reasons, the surrounding receptors may have a lower sensitivity to change in an urban location than those located in suburban, less dense areas. Sensitivity classification is assigned on how the proposed receptor is able to accommodate or adapt to the effect of the development. These are summarised in Table 8.2

Table 8.2 Summary of Receptor Sensitivity levels

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

- 8.42. The existing residential receptors surrounding the Site are in a developing city centre location where there is an expectation for a higher density of development. All of the daylight and sunlight sensitive receptors are, therefore, considered to be of medium sensitivity.

Magnitude of Change

- 8.43. The initial numerical criteria for determining the magnitude of change are based on the percentage of baseline alterations shown in Table 80.3

Table 8.3 Daylight and Sunlight Magnitude of Change

Magnitude of Change	Percentage Alteration from Baseline
---------------------	-------------------------------------

Negligible	0-20%
Minor	20-29.9%
Moderate	30-39.9%
Major	40%+

Significance of Effect

- 8.44. The significance of any identified environmental effects is determined by the assessment of the magnitude of change against their sensitivity of the receptor. Table 8.4 illustrates how the sensitivity of the receptors and the magnitude of any change combine to indicate potential significance.

Table 8.4 Daylight, Sunlight and Overshadowing Significance of Effect

Magnitude of Change	Sensitivity of Receptor		
	High	Medium	Low
Major	Major Adverse / Beneficial*	Major Adverse / Beneficial*	Moderate-Minor Adverse / Beneficial
Moderate	Moderate Adverse / Beneficial*	Moderate Adverse / Beneficial*	Minor Adverse / Beneficial
Minor	Moderate-Minor Adverse / Beneficial	Minor Adverse / Beneficial	Minor-Negligible
Negligible	Negligible	Negligible	Negligible

* Significant in terms of EIA regulations

- 8.45. Appendix F of the BRE guidelines provides an alternate baseline VSC value for city centre regions of 18% rather than the 27% referenced through the body of the document which is the level of VSC to be expected in an environment where the neighbouring construction angle is around 25 degrees i.e. a more suburban location.
- 8.46. 18% is 67% of 27%. 67% of the BRE target value for NSL (80%) is 53.6%. Therefore, as the Proposed Development is in a more urban location, if the changes in VSC and/or NSL should breach the standard BRE guidelines beyond a minor extent, the magnitude of change is still considered to be of minor provided that the windows either experience no change or retain 18% VSC and the rooms retain at least 53.6% NSL.
- 8.47. When assigning significance criteria for daylight and sunlight effects, professional judgement has been used. Consideration has been given to the proportion of rooms/windows affected, as well as the percentage alterations, absolute changes, sensitivity of the receptor, and any other relevant factors. There may be mitigating factors such as location and nature of development, balconies, overhangs or design features which may also affect the determination of assigning the criteria.
- 8.48. In respect to significance of effect the BRE states the following within Appendix H:-

“Adverse impacts occur when there is a significant decrease in the amount of skylight and sunlight reaching an existing building where it is required...The assessment of impact will depend on a combination of factors, and there is no simple rule of thumb that can be applied.”

“Where the loss of skylight or sunlight fully meets the guidelines, the impact is assessed as negligible or minor adverse. Where the loss of light is well within the guidelines, or only a small number of windows or limited area of open space lose light (within the guidelines), a classification of negligible impact is more appropriate. Where the loss of light is only just within the guidelines and a larger number of windows or open space are affected, a minor adverse impact would be more appropriate, especially if there is a particularly strong requirement for daylight and sunlight in the affected building or open space.”

“Where the loss of skylight or sunlight does not meet the guidelines ..., the impact is assessed as minor, moderate or major adverse. Factors tending towards a minor adverse impact include:

- *Only a small number of windows are affected;*
- *The loss of light is only marginally outside the guidelines;*

- An affected room has other sources of skylight or sunlight;
- The affected building only has a low level of requirement for skylight or sunlight; and
- There are particular reasons why an alternative, less stringent, guideline should be applied...”

Factors tending towards a major adverse impact include:

- a large number of windows or large area of open space are affected;
- the loss of light is substantially outside the guidelines;
- all the windows in a particular property are affected; and
- the affected indoor or outdoor spaces have a particularly strong requirement for skylight or sunlight, e.g. a living room in a dwelling or a children’s playground.

Beneficial impacts occur when there is a significant increase in the amount of skylight and sunlight reaching an existing building. Beneficial impacts should be worked out on the same principles as adverse impacts.”

8.49. The BRE Guidelines do not provide any guidance on what constitutes a moderate effect.

Baseline Conditions

8.50. A total of 406 windows facing the Site serving 106 rooms (where floor plans have been located) were assessed for VSC and NSL (daylight) and 285 windows were assessed for APSH (sunlight) within 2 buildings.

8.51. The full Baseline daylight and sunlight results can be found in Appendix 8.2 and are summarised in Table 8.5 below.

Table 8.5 Baseline levels of VSC, NSL & APSH within the surrounding sensitive receptors

Address	Total No. Windows That Meet VSC Criteria		Total No. Rooms That Meet NSL Criteria		Total No. Windows That Meet APSH Criteria	
	Total	Pass	Total	Pass	Total	Pass
Century Building	244	80	106	95	132	104
Edge Apartments	162	36	n/a	n/a	153	86
Total	406	116	106	95	285	190

8.52. Out of the 406 windows assessed for VSC daylight, 116 (29%) meet or exceed the BRE recommended criteria. For NSL, 95 (90%) of the 106 rooms (where floor plans have been located) assessed meet the BRE recommended criteria. For sunlight, 190 (67%) of the 285 windows assessed meet the BRE criteria for both Winter and Total APSH.

8.53. Overall, there is a reasonable level of baseline daylight and sunlight compliance considering the city centre context of the Site and the height and density in the immediate locality. In respect to Centenary Building, this is primarily due to its locationally uncharacteristic outlook over a large area of green space.

Identification and Evaluation of Likely Significant Effects

Construction Phase

8.54. Owing to the evolving and changing nature of construction activities, the assessment of potential effects during construction of the Proposed Development on daylight and sunlight to surrounding properties have not been modelled.

8.55. Since the potential daylight and sunlight effects relating to construction works will vary throughout the construction programme and gradually increase to the potential effects identified for the completed Proposed Development, the interim construction effects will not be assessed quantitatively as it is considered that the completed Proposed Development represents the worst-case assessment outcome in terms of likely daylight and sunlight.

- 8.56. During the 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. For these reasons, the Construction Phase will not be discussed further in this report.

Operational Phase

Scenario 2: Baseline + Proposed Development

- 8.57. The output of the computer modelling for both daylight and sunlight is provided in full within Appendix 8.2, with the key metrics provided in Tables 8.6 to 8.9 below.

Table 8.6 Summary of VSC Daylight Results

Address	Total No. of windows	No. of windows that meet BRE Guidelines Negligible	Below BRE Guidelines - Magnitude of Change		
			Minor	Moderate	Major
Century Building	244	197	15	16	16
Edge Apartments	162	148	11	3	0
Total	406	345	26	19	16

Table 8.7 Summary of NSL Daylight Results

Address	Total No. of Rooms	No. of windows that meet BRE Guidelines Negligible	Below BRE Guidelines - Magnitude of Change		
			Minor	Moderate	Major
Century Building	106	105	1	0	0
Edge Apartments	n/a	n/a	n/a	n/a	n/a
Total	106	105	1	0	0

Table 8.8 Summary of Annual Sunlight Results

Address	Total No. of windows	No. of windows that meet BRE Guidelines Negligible	Below BRE Guidelines - Magnitude of Change		
			Minor	Moderate	Major
Century Building	132	126	0	0	6
Edge Apartments	153	153	0	0	0
Total	285	279	0	0	6

Table 8.9 Summary of Winter Sunlight Results

Address	Total No. of windows	No. of windows that meet BRE Guidelines Negligible	Below BRE Guidelines - Magnitude of Change		
			Minor	Moderate	Major
Century Building	132	127	0	0	5
Edge Apartments	153	153	0	0	0
Total	285	280	0	0	5

Century Building

- 8.58. A total of 244 windows serving 106 rooms were assessed for daylight within this building. The 132 Site facing windows orientated to within 90° of due south were assessed for sunlight.

Magnitude of VSC Skylight Change

- 8.59. 197 (81%) of the 244 windows assessed would meet the BRE's criteria and so experience a negligible magnitude of VSC Skylight change.
- 8.60. Based on the initial numerical criteria for determining the magnitude of change detailed in Table 8.3 the magnitude of VSC Skylight change to 15 (6%) windows is minor. The magnitude of VSC Skylight change to 16 (6.5%) windows is moderate. The magnitude of VSC Skylight change to the remaining 16 (6.5%) windows is major.
- 8.61. The majority of the windows that would experience a magnitude of VSC Skylight change that is greater than minor are recessed away from the main Site facing elevation on a side return of the building and so have a 'channelled/blinkered' view directly across the Site, which restricts their peripheral view of the sky. As a result, these windows also have low baseline levels of sky visibility and so even small changes in sky visibility can disproportionately represent themselves as more material magnitudes of VSC Skylight change.

Magnitude of NSL Skylight Change

- 8.62. Despite the above referenced changes in VSC Skylight to 19% of the windows in this building, 105 (99%) of the 106 rooms assessed would meet the BRE's NSL Skylight criteria and so experience a negligible magnitude of NSL Skylight change. This is because the rooms served by the above referenced windows are dual aspect and served by other windows too.
- 8.63. Based on the initial numerical criteria for determining the magnitude of change detailed in Table 8.3 the magnitude of NSL Skylight change to the remaining room (1%) is minor.

Magnitude of Diffuse Daylight Change

- 8.64. 77 (73%) of the 106 rooms assessed would meet the BRE's criteria shown in Figure 8.1 and so experience a negligible magnitude of Diffuse Daylight change.
- 8.65. In accordance with the significance criteria described above, 11 (10%) rooms will experience minor magnitudes of Diffuse Daylight change.
- 8.66. The remaining 18 rooms are comprised of 6 bedrooms and 12 living, kitchen dining rooms (LKDs).
- 8.67. By virtue of their location in a return elevation which restricts their peripheral view of the sky, the windows serving the 6 bedrooms all have baseline VSC levels which are below the BRE recommended 27%. The small 5.2% to 7.3% absolute changes in VSC as a result of the Proposed Development therefore disproportionately present themselves as being moderate to major magnitudes of change. The rooms served by these windows will, however, experience fully BRE compliant NSL changes and retain daylight distribution to between 74.6% and 100% of the room area.
- 8.68. Bedrooms have a lower requirement for daylight amenity by virtue of their usage. The overall magnitude of Diffuse Daylight change to these 6 rooms is, therefore considered to be minor.
- 8.69. One of the 12 remaining LKDs is served by 4 windows, of which 3 will experience fully BRE compliant VSC changes. The remaining window, which is located in the same return elevation as the windows serving the above referenced 6 bedrooms, has a low (8.9%) baseline VSC level. The small (2.8%) absolute change in VSC as a result of the Proposed Development therefore disproportionately presents itself as being a moderate magnitude of change. The room served by this window will, however, experience a fully BRE compliant NSL change and retain daylight distribution to 97.4% of the room area. The magnitude of Diffuse Daylight change within this room is therefore considered to be minor.
- 8.70. The remaining 11 LKD are all served by 2 or 3 windows of which at least one is also located in the above referenced return elevation. The windows serving 5 of the rooms are also located under balconies, which further restrict their view of the sky over the Site.

- 8.71. As a result of the Proposed Development, the magnitudes of VSC change range from minor to major. The average absolute VSC change is, however, less than 7% and, with the exception of 1 room which will experience a 25.1% NSL change, all of the other rooms will experience negligible magnitudes of NSL change and retain daylight distribution to between 78.2% and 98.9% of the room areas
- 8.72. The magnitude of Diffuse Daylight change within these 11 rooms is therefore considered to be no greater than moderate.

Daylight Effect

- 8.73. The sensitivity of this receptor is considered to be medium. The overall magnitude of daylight change is considered to be minor.
- 8.74. Considering the small number of windows/rooms which will experience a moderate magnitude of VSC change the overall effect of the Proposed Development upon the daylight within this property is considered to be **minor adverse (not significant)**.

Magnitude of APSH Sunlight Change

- 8.75. A total of 132 windows were assessed for sunlight within this property.
- 8.76. Any changes to the sunlight amenity within the 126 (95%) windows material for assessment will be fully BRE compliant. The magnitude of APSH change to these windows is, therefore, negligible.
- 8.77. The remaining 6 (5%) windows are all located underneath balconies on the above referenced return elevation which can only derive their light across the site due to their location. The Proposed Development will, therefore, cause major magnitudes of APSH change associated with 6 (5%) of windows.

Sunlight Effect

- 8.78. The sensitivity of this receptor is considered to be medium. Despite the small number of windows which will, as a result of their inherent architecture, experience major magnitudes of APSH change, the overall magnitude of APSH change is considered to be minor.
- 8.79. Considering the small number of windows which will experience major magnitudes of APSH change compared to the Existing Baseline, the overall effect of the Proposed Development upon the sunlight within this property is considered to be **minor adverse (not significant)**.

Edge Apartments

- 8.80. A total of 162 windows were assessed for daylight within this building. As there were no publicly available floorplans, NSL within the rooms served by these windows has not been assessed. The 153 windows orientated to within 90° of due south were assessed for sunlight.

Magnitude of VSC Skylight Change

- 8.81. 148 (91%) of the 162 windows assessed would meet the BRE's criteria and so experience negligible magnitudes of VSC Skylight change.
- 8.82. Based on the initial numerical criteria for determining the magnitude of change detailed in Table 8.3 the magnitude of VSC Skylight change to 11 (7%) windows is minor. The magnitude of VSC Skylight change to 3 (2%) windows is moderate.
- 8.83. The 3 windows that would experience moderate magnitudes of VSC Skylight change are all located underneath balconies. As a result, these windows have very low (2.3% to 3.3%) baseline levels of sky visibility and so the very small (no greater than 1%) changes in sky visibility caused by the Proposed Development disproportionately represent themselves as moderate magnitudes of change.
- 8.84. The overall magnitude of VSC Skylight change is considered to be minor.

Daylight Effect

- 8.85. The sensitivity of this receptor is considered to be medium. The overall magnitude of daylight change is considered to be minor.

- 8.86. The overall effect of the Proposed Development upon the daylight within this property is considered to be **minor adverse (not significant)**.

Magnitude of APSH Sunlight Change

- 8.87. Any changes to the sunlight amenity within all 153 (100%) windows material for assessment will be fully BRE compliant. The magnitude of APSH change to these windows is, therefore, negligible.

Sunlight Effect

- 8.88. The sensitivity of this receptor is considered to be medium. The magnitude of change is considered to be negligible.
- 8.89. The overall effect of the Proposed Development upon the sunlight within this property is considered to be **negligible (not significant)**.

Mitigation Measures

Operational Phase

- 8.90. Daylight and sunlight effects upon the surrounding properties are negligible to minor adverse.
- 8.91. Overall, this is considered to result in non-significant effects. No mitigation measures are, therefore, considered necessary.

Residual Effects

Operational Phase

Likely Significant Effect	Receptor	Mitigation Measure	Means of Mitigation Implementation	Scenario 2: Baseline + Proposed Development Post Mitigation Residual Effect – Significance and Duration (Temporary/Permanent)
Operational Phase				
Reduction in daylight	Century Building	None	n/a	Minor Adverse – Permanent (not significant)
	Edge Apartments	None	n/a	Minor Adverse – Permanent (not significant)
Reduction in sunlight	Century Building	None	n/a	Minor Adverse – Permanent (not significant)
	Edge Apartments	None	n/a	Negligible – Permanent

Monitoring

- 8.92. None required

Reference List

- 8.93. This ES Chapter has been prepared in reference to the following:
- National Planning Policy Framework (NPPF) (2025)
 - Planning Practice Guidance (PPG) (2019 and regularly updated as a ‘live’ resource)
 - Manchester Core Strategy (2012-2027)
 - Building Research Establishment (BRE) ‘Site Layout Planning for Daylight and Sunlight – A Guide to Good Practice’, Third Edition, 2022 (the BRE guidelines)

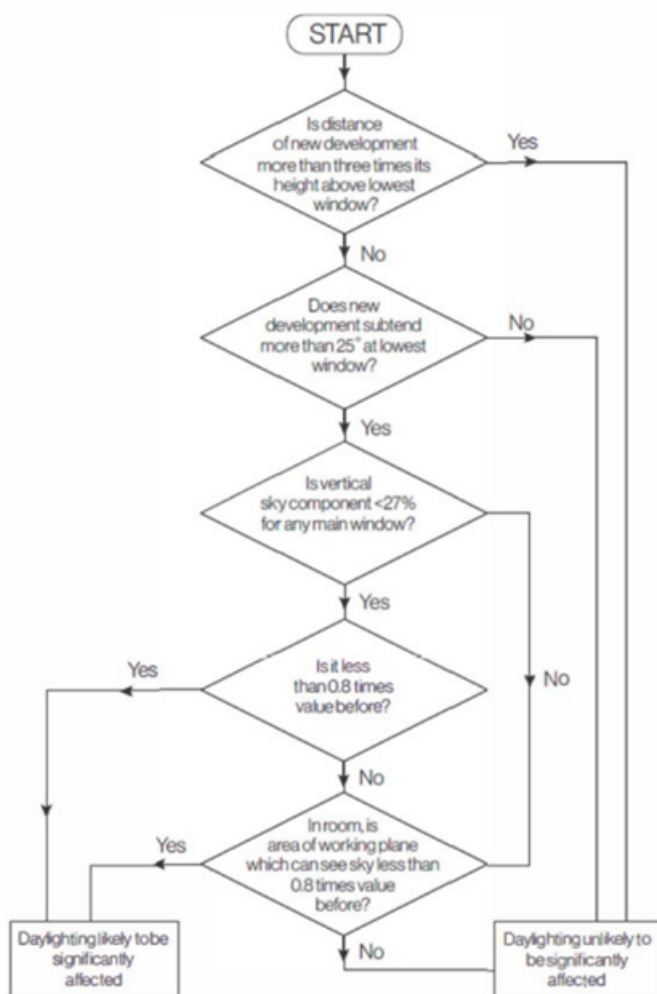


Figure:	8.1		
Title:	Figure 20 of the BRE Guidelines, Decision Chart: diffuse daylight		
Project:	North Parade, Manchester		
Date:	18 July 2025	Scale:	Scale /NTS

9. Wind Microclimate

Introduction

- 9.1. This Chapter of the ES has been prepared by GIA and assesses the likely Wind Microclimate impacts of the Proposed Development upon the Site and surrounding area. This Chapter also describes the methods used to assess these impacts, the existing baseline conditions, the proposed mitigation measures required to prevent, reduce or offset any significant negative impacts and the likely residual impacts after these methods have been adopted. This Chapter is accompanied by two technical appendices, a Detailed Wind Microclimate Methodology (Appendix 10.1) and an appendix which contains the Wind Microclimate CFD Results (Appendix 10.2).
- 9.2. It should be noted that, wherever figures are referenced in this chapter (Figures 9.1 to Figure 9.10) these can be found in Appendix 9.2.
- 9.3. The authors of this chapter are:

	Lead Author	Reviewer
Name	Jon Winchester	Chris Harley
Company	GIA	GIA
Qualifications/Accreditations relevant to technical area inc. IEMA	BSc (Hons), MSc, PhD	MEng, PhD
Years technical experience (in technical area)	13	12
Number of EIA's delivered to date	42	24

Assumptions and Limitations

- 9.4. The accuracy of the results is dependent upon the accuracy of the architectural CAD used to construct the model.
- The Proposed Development has been modelled based on the CAD model SISCO-AAM-ZZ-ZZ-ME-AR-00002.rvt, supplied by Allies and Morrison Architects on 05/03/25.
- 9.5. Subsequent to the assessment being undertaken, the design of the Proposed Development has been updated to increase the height by 270mm. This change is not sufficiently extensive to have a material impact on wind conditions, so the results reported herein are considered robust for the updated design.
- 9.6. There is an inherent assumption that on-Site wind speeds will scale linearly with the measured wind speeds at the airport (Manchester International).
- 9.7. It is assumed that, during the construction process, wind conditions will gradually change from the Baseline Conditions to the conditions for the Completed Proposed Development.
- 9.8. It is assumed that on-Site activity during construction will be able to withstand a higher category of pedestrian comfort level that for the Completed Proposed Development.
- 9.9. It is assumed that Site hoardings would be in place throughout the demolition and construction phase and would not be removed until the Proposed Development is operational and any necessary mitigation measures are installed.
- 9.10. The CFD testing has been undertaken using steady state analysis, with gust effects modelled indirectly based on empirical data. The empirical relationship used is chosen to give a conservative estimate of gust effects, so may mean

that gust wind speeds are over-estimated (i.e. windier than reality), especially at lower mean wind speeds where gust effects tend to be dominant.

Relevant Legislation, Policy and Guidance

Legislation

9.11. There are no legislative policies relating to the assessment of environmental wind flows in the built environment.

Policy

National

National Planning Policy Framework (2025)

9.12. The National Planning Policy Framework (NPPF) was revised February 2025 by the Ministry of Housing, Communities and Local Government (MHCLG). The relevant paragraphs are as follows:

Paragraph 135 of the National Planning Policy Framework states that:

“Planning policies and decisions should ensure that developments:

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- optimise the potential of the Site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

9.13. There is no specific planning policy guidance dealing with microclimate in terms of pedestrian comfort set out in the revised NPPF.

Regional

Places for Everyone Joint Development Plan (2024)

9.14. Places for Everyone (2024) Policy JP-P-1 “Sustainable Places” states that “all development [...] should be consistent with: [...] comfortable and inviting, with indoor and outdoor environments: [...] addressing microclimate issues such as sunlight, indoor air quality, overheating, shade, wind and shelter”.

Local

Manchester Core Strategy (2012 – 2027)

9.15. Manchester's Local Development Framework, Core Strategy Policy EN 2 relates to Tall Buildings. Policy EN2 – Tall Buildings, which states that, by their very size, tall buildings can have a significant impact on the local environment and its micro-climate. It is therefore expected that this impact be modelled and that submissions for tall buildings also include appropriate measures to create an attractive, pedestrian friendly local environment. This policy is still part of the Manchester Core Strategy following the adoption of the 2024 Addendum to the Manchester Core Strategy 2024.

9.16. Paragraph 12.4 supports this stating “Tall buildings by their very nature can dominate the street scene and be highly visible over long distances. They can also have an impact on the local micro-climatic conditions, for example, by

creating wind tunnels. It is for these reasons that it is considered particularly important that they are designed to the highest quality, both in terms of appearance and their impact on the functioning of surrounding space.”

Guidance

National Planning Practice Guidance (2021)

- 9.17. The NPPG identifies the potential for tall and large buildings to affect the wind microclimate, as part of the National Design Guide as set out below.
- 9.18. The National Design Guide (2021) states in Paragraph 41 that good design “enhances positive qualities and improves negative ones. Some features are physical, including:…environment – including landscape and visual impact, microclimate, orientation, flood risk, noise, air and water quality.”
- 9.19. The National Design Guide (2021) also states in Paragraph 71 that: “Proposals for tall buildings (and other buildings with a significantly larger scale or bulk than their surroundings) require special consideration. This includes their [...] environmental impacts, such as [...] wind. These need to be resolved satisfactorily”

Historic England Advice Note 4: Tall Buildings, 2022

- 9.20. The Historic England Advice Note 4: Tall Buildings (2022) states in Section 3.3 that:

“The following factors need to be considered to determine the impacts a tall building could have upon the historic environment[...] the influence on local micro-climates such as creation of wind tunnels, canyon effect, over-shadowing, glare, and air quality and effect on heritage assets in terms of the impact these micro-climatic changes could have upon their fabric, and how they are experienced.” A

Building Aerodynamics, T. Lawson, 2001

- 9.21. Building Aerodynamics by Tom Lawson sets out the Lawson Comfort Criteria for defining the suitability of wind conditions, as well as guidance on how to apply the criteria. The Lawson Comfort Criteria has been used to assess pedestrian comfort within the application Site and surrounding area, in line with industry standards.

Assessment Methodology and Significance Criteria

Scenarios Tested

- 9.22. Testing was undertaken using high-resolution Computational Fluid Dynamics (CFD), using a full-scale digital model of the Site and surrounding area.
- 9.23. The following EIA scenarios were assessed for wind microclimate:
- Scenario 1: Existing Baseline (existing Site as of February 2025 including any developments that are currently on site as per the committed development schedule)
 - Scenario 2: Existing Baseline + Proposed Development.
 - Scenario 3: Existing Baseline + Proposed Development + Cumulative.
- 9.24. The above scenarios were assessed directly in CFD, in the absence of hard or soft landscaping, to ensure conservative results.
- 9.25. All committed developments within 400m of the Site were considered. Those which were considered to be sufficiently advanced (i.e. with a status of "under construction" "or "complete" in the appended Committed Developments table) to be considered part of the existing baseline, were included within all scenarios. Those which were not considered sufficiently advanced (i.e. with a status of "consented" in the appended Committed Developments table) were only included as part of the cumulative surrounds for Scenario 3.
- 9.26. All committed developments over 400m from the Site were scoped out of the assessment on grounds of distance from the Site.

The Study Area

- 9.27. The study area for this assessment comprises 400 m radius from the centre of the Site. This is the industry standard value for the UK. This distance is considered sufficient to capture all wind effects on Site, as well as those effects on the surrounding area.

Surveys and Data Sources

- 9.28. No surveys were undertaken with regards to wind microclimate.
- 9.29. 30 years-worth of historical climate data were obtained from the UK Met Office for Manchester International Airport measurement station to create the underlying wind statistics for the assessment.

Source of Effect

- 9.30. The Proposed Development would have the potential to cause effects on sensitive receptors by creating unsuitable wind conditions due to a combination of downdrafts, corner accelerations and channelling between buildings.
- 9.31. In order to measure wind effects, 3D models of the Proposed Development, existing surroundings and nearby cumulative schemes, as appropriate, were created and tested in CFD.
- 9.32. CFD has been chosen as a method for this study as physical limitations on the number of probes associated with wind tunnel testing would restrict the potential coverage of the Site and surrounding area, and could cause significant wind effects to be missed. GIA's High resolution CFD is used to ensure that accurate and conservative results were obtained.
- 9.33. GIA's CFD methods have been extensively correlated to physical data to ensure accuracy, and also allows for a greater level of detail (such as terrain undulations and fine building details) to be captured by the model, as well as allowing the ability to test at full scale.
- 9.34. The testing was performed from 18 wind angles, representing all wind directions and spaced so that no individual wind angle is representative of more than 10% of annual winds. Mean wind speeds and turbulence levels (to allow the calculation of gust speeds) were measured at 1.5m above ground level and any raised areas which are accessible to pedestrians, for all wind directions.
- 9.35. The measured mean and gust-equivalent-mean wind speeds were combined with wind statistics, based upon 30 years of wind climate data from Manchester Airport and used to undertake a statistical analysis of the wind climate prevailing across the area.

Lawson Comfort Criteria

- 9.36. The CFD results were "graded" against the Lawson Comfort Criteria and the Lawson Safety Criteria. The commonly used London Docklands Development Corporation (LDDC) method of the Lawson Criteria is set out in Table 9.1 and Table 9.2 below.

Table 9.1: Lawson Comfort Criteria (LDDC Variant)

Comfort Category	Mean Wind Speed (5% exceedance)	Description
Sitting	4m/s	Acceptable for outdoor sitting use (e.g. cafes, benches, balconies)
Standing	6m/s	Acceptable for main building entrances, pick-up / drop-off points and bus stops
Walking (Leisure)	8m/s	Acceptable for strolling
Walking (Business)	10m/s	Acceptable for external pavements, walking purposefully without lingering
Uncomfortable	>10m/s	Not comfortable for regular pedestrian access

Table 9.2: Lawson Safety Criteria (LDDC Variant)

Safety Category	Mean Wind Speed (0.025% exceedance)	Description
No Safety Exceedance	<15m/s	No significant wind safety risks
S15 (Distress)	>15m/s	Unsafe for frail individuals or cyclists
S20 (Safety)	>20m/s	Wind conditions considered unsafe for all users

Target Conditions

- 9.37. The wind assessment takes into account seasonal variations in wind conditions and also seasonal variations of pedestrian activities. Amenity spaces (such as parks, terraces or balconies) would experience maximum usage during the summer (June, July and August), so the suitability of these spaces are based on the results in these months. For other receptors (such as thoroughfares, waiting areas such as bus stops, or building entrances) they can be expected to be used throughout the year, so the suitability of these spaces are based on the results for the windiest season (typically winter, consisting of December, January and February).
- 9.38. For a typical mixed-use urban area within which the Site is located, the desired wind microclimate would typically need to have areas acceptable for sitting, standing (including at entrances of buildings) and walking use.
- 9.39. The target conditions, in terms of pedestrian comfort and safety risks due to strong winds, for each type of receptor are set out below.

Pedestrian Comfort

- 9.40. The target is for the majority of thoroughfares to be suitable for leisure walking. Localised regions of business walking can be tolerated as a transitory pedestrian will pass through them relatively quickly, but an extensive region of business walking is not acceptable.
- 9.41. Within roadways, business walking is acceptable as these areas will only be used by people undertaking high energy activities such as cycling or brisk walking to cross the road. Uncomfortable conditions are not acceptable in pedestrianised areas.
- 9.42. The areas immediately outside any building entrances should be suitable for standing use during the windiest season to provide a “buffer” between the still conditions in interior spaces and the general thoroughfare.
- 9.43. Bus stops, tram stops or railway platforms would be targeted to be suitable for standing, as pedestrians would be expected to dwell in these spaces for a longer duration than a general thoroughfare. This applies to the bus stop on Deansgate to the east of the Site.
- 9.44. Amenity areas such as parks are targeted to be suitable for a mixture of standing and sitting in summer conditions. This applies to Parsonage Gardens, which is located directly to the south of the Site.
- 9.45. Specific seating areas are targeted to be suitable for sitting in summer conditions. This applies to spill-out bar/café/restaurant seating outside properties on Deansgate to the east of the Site, St Mary’s Street to the south of the Site and Parsonage to the north of the Site, as well as the proposed restaurant seating that will be introduced at the south west of the Site.

Strong Winds

- 9.46. Wind safety risk due to strong winds is based on the level of wind speed recorded for a “single instance” annually (defined as 0.025% of the year).
- 9.47. Any location which is accessible to pedestrians and cyclists would be considered to have an unacceptable level of wind safety risk due to strong winds if it falls within the S15 (distress) category or the S20 (safety) category as set out in Table 9.2.

- 9.48. For locations where access is restricted so that the only likely usage would be able bodied construction or maintenance workers (such as within the site hoardings during construction), an unacceptable wind risk would only be should conditions fall within the S20 (safety) category, as set out in Table 9.2.
- 9.49. Any areas which show up as subject to strong winds will require mitigation, unless they are in locations where pedestrian access can be controlled in the event of strong winds. This applies to all thoroughfares (for pedestrians) and roads (for cyclists) around the Proposed Development.

Identification of Sensitive Receptors

- 9.50. The following sensitive receptors have been identified and are shown in Figure 9.1:
- Throughfares on and around the Site (targeted to be suitable for leisure walking in winter);
 - Roadways around the Site (targeted to be suitable for business walking in winter);
 - Entrances to the Proposed Development (marked E, targeted to be suitable for standing in winter);
 - Existing off-Site entrances (marked O, targeted to be suitable for standing in winter);
 - Bus stop on London Road to the east of the Site (marked B, targeted to be suitable for standing in winter);
 - Existing amenity in the form of Parsonage Gardens directly south of the Site (targeted to be suitable for a mix of sitting and standing in summer); and
 - Existing spill-out seating outside properties on Deansgate to the east of the Site, St Mary's Street to the south of the Site and Parsonage to the north of the Site (marked S, targeted to be suitable for sitting in summer).
 - Introduced outdoor restaurant seating at the south west of the Proposed Development (marked R, targeted to be suitable for sitting in summer).

Significance Criteria

- 9.51. A significant effect is defined as any effect where:
- Conditions at an existing receptor which were suitable for the intended use (in accordance with the Lawson Comfort Criteria) in the baseline are made unsuitable by the inclusion of the Proposed Development;
 - Conditions at an introduced receptor are not suitable for the intended use (in accordance with the Lawson Comfort Criteria); or
 - The inclusion of the Proposed Development causes the introduction of a wind safety risk due to strong winds (in accordance with the Lawson Safety Criteria).
- 9.52. An increase in windiness relative to the baseline will be considered not significant if the wind speed is not expected to exceed the limit for the pedestrian activity being undertaken in that area.
- 9.53. Any significant adverse effects would require mitigation. Should mitigation measures be required to provide wind conditions within a particular area / space to be suitable for their intended use, or are required to mitigate against predicted strong winds, the areas identified requiring suitable mitigation measures will be developed in consultation with the Applicant and the Design Team. Where necessary, mitigation measures will be tested through additional rounds of CFD studies. Following mitigation, the scale of any residual effects will be identified.
- 9.54. The significance of effects are determined by the sensitivity of the receptors and the magnitude of the impacts. These are set out in Tables 9.3 and 9.4.

Table 9.3: Criteria for Sensitivity of Wind Receptors

Sensitivity	Examples of Receptor
High	All locations which are accessible to pedestrians or cyclists on and around the Site, plus any introduced private external amenity spaces.
Medium	Locations for which access is restricted to construction or maintenance workers (such as those within the site hoardings during construction).
Low	Locations which are not accessible at any time.

Table 9.4: Criteria for Magnitude of Wind Impacts

Magnitude of Impact	Criteria for Assessing Effect
Major	Wind conditions which are three categories windier/calmer than the target conditions (unless consistent with the baseline conditions)
Moderate	Wind conditions which are two categories windier/calmer than the target conditions (unless consistent with the baseline conditions)
Minor	Wind conditions which are one category windier/calmer than the target conditions (unless consistent with the baseline conditions)
Negligible	Wind conditions which are consistent with the target conditions or consistent with the baseline conditions.

- 9.55. Effect magnitude is defined by the severity of the deviation from the standards set out by the Lawson criteria. Exceedances of the safety criteria are deemed to be the most critical, given their potential effect on pedestrians' wellbeing, i.e. they may be unduly exposed to the potential for harm. Such effects are thus deemed to have a major impact magnitude. Where the comfort criteria are not met, i.e. where the conditions are too windy for a particular receptor to be sufficiently comfortable for existing or planned pedestrian uses and thus inconvenient but not unsafe, the magnitude of such effects is determined by the number of categories by which the target condition is exceeded (minor for one category up to major for three categories over the target). Effects where the comfort conditions are consistent with the target conditions are considered negligible.
- 9.56. Any adverse effects which make conditions one, two or three categories windier than the target, or introduce wind safety risks (i.e. minor, moderate or major adverse effects in Table 9.5 are considered to be significant in EIA terms and would require mitigation. Negligible or beneficial effects (of any magnitude) are not considered significant in EIA terms as they would not require mitigation.
- 9.57. All construction wind effects are temporary, and all operational effects are permanent.

Table 9.5: Criteria for Significance of Wind Effects

Significance of Impact	Criteria for Assessing Impact
Major Adverse	Wind conditions which are three categories windier than the target conditions (unless consistent with the baseline conditions) OR Wind safety risks due to strong winds are introduced by the inclusion of the Proposed Development
Moderate Adverse	Wind conditions which are two categories windier than the target conditions (unless consistent with the baseline conditions)
Minor Adverse	Wind conditions which are one category windier than the target conditions (unless consistent with the baseline conditions)
Negligible	Wind conditions which are consistent with the target conditions OR Wind conditions which are consistent with the baseline conditions
Minor Beneficial	Wind conditions which are one category calmer than the target conditions (unless consistent with the baseline conditions)
Moderate Beneficial	Wind conditions which are two categories calmer than the target conditions (unless consistent with the baseline conditions)
Major Beneficial	Wind conditions which are three categories calmer than the target conditions (unless consistent with the baseline conditions) OR Wind safety risks due to strong winds are eradicated by the inclusion of the Proposed Development

Baseline Conditions

Scenario 1: Baseline Conditions

- 9.58. To ascertain baseline conditions, a CFD scenario was tested incorporating the existing buildings on Site within the existing surrounds.
- 9.59. The existing surrounds incorporated the following committed developments which were considered sufficiently advanced (and in close enough proximity to the Site) to be included within the baseline:
- Kendals & Fraser (129251/FO/2021)
 - 39 Deansgate (131314/FO/2021 & 137578/NMC/2023); and
 - Alberton House (134287/FO/2022 & 141940/JO/2025)
- 9.60. The status of the above developments is as described in the list of committed developments which was submitted to, and agreed with, MCC in advance of the application submission.
- 9.61. The results for the existing baseline (Scenario 1) are presented graphically in Figures 9.2 to 9.4.
- Wind safety at ground level for Scenario 1 is shown in Figure 9.2
 - Winter Comfort at ground level for Scenario 1 is shown in Figure 9.3
 - Summer Comfort at ground level for Scenario 1 is shown in Figure 9.4

Strong Winds

- 9.62. All locations within the Site and immediate surrounds meet the safety criteria and there are not considered to be wind safety risks in these areas.

Pedestrian Comfort

- 9.63. Winter comfort conditions range between suitable for sitting, standing and leisure walking across the study area. Summer conditions range between suitable for sitting and standing across the study area.
- 9.64. Conditions are windier to the east and west of the Site, and calmer to the north and south.
- 9.65. The comfort criteria are entirely met at the following receptors:
- Conditions for thoroughfares are suitable for a mix of sitting, standing and leisure walking. This is suitable for the intended use.
 - Conditions for roadways are suitable for a mix of sitting, standing and leisure walking. This is suitable for the intended use.
 - Conditions for all existing off-Site entrances (marked O in results figures) are suitable for sitting or standing in winter. This ranges between one category calmer than the target condition and suitable for the intended use.
 - Conditions for the bus stop on Deansgate (marked B in results figures) are suitable for sitting in winter. This is one category calmer than the target condition.
 - Conditions for the amenity within Parsonage Gardens are suitable for sitting in summer. This ranges between one category calmer than the target condition and suitable for the intended use.
 - Conditions for the spill out seating outside properties on Deansgate to the east of the Site, St Mary's Street to the south of the Site and Parsonage to the north of the Site (marked S in results figures) are suitable for sitting in summer. This is suitable for the intended use.
- 9.66. For the baseline scenario, pedestrian comfort conditions are suitable for existing pedestrian uses, including the use of thoroughfares, roadways, building entrances, bus stops, amenity spaces and spill-out seating areas.

Identification and Evaluation of Likely Significant Effects

Construction Phase

- 9.67. For introduced receptors (proposed entrances) construction phase effects are not relevant as the receptors will only become operational once the relevant phases of the Proposed Development are operational.
- 9.68. During construction, conditions will gradually change from the baseline conditions to conditions for the completed and operational development. Therefore, construction effects can be inferred from the effects due to the completed and operational development.
- 9.69. Operational wind comfort effects (as described in the results of Scenario 2 in the next section) on thoroughfares, roadways, off-Site entrances, bus stops, off-site amenity and off-site spill out seating for the completed and operational development are negligible (not significant), so all demolition and construction wind effects will also be negligible (not significant).

Operational Phase

- 9.70. To ascertain operational effects, one scenario was assessed (as outlined below). Operational effects are set out for this scenario.

Scenario 2: Existing Baseline + Proposed Development

- 9.71. A scenario consisting of the Proposed Development, within the existing surrounds (baseline), was tested in CFD. The results for Scenario 2 are presented graphically within figures 9.5 - 9.7:
- Wind safety at ground level for Scenario 2 is shown in Figure 9.5.
 - Winter Comfort at ground level for Scenario 2 is shown in Figure 9.6.
 - Summer Comfort at ground level for Scenario 2 is shown in Figure 9.7.

Strong Winds (Scenario 2)

- 9.72. All locations within the Site and immediate surrounds meet the safety criteria and there are not considered to be wind safety risks in these areas. This is a negligible wind effect (not significant).

Pedestrian Comfort (Scenario 2)

- 9.73. Winter comfort conditions range between suitable for sitting, standing and leisure walking. Summer conditions range between suitable for sitting and standing.
- 9.74. Conditions for Scenario 2 show a similar overall level of wind conditions to the baseline.
- 9.75. Conditions for thoroughfares are suitable for a mix of sitting, standing and leisure walking. This is suitable for the intended use and represents a negligible wind effect (not significant).
- 9.76. Conditions for roadways are suitable for a mix of sitting, standing and leisure walking. This is suitable for the intended use and represents a negligible wind effect (not significant).
- 9.77. Conditions for the principal proposed entrances (marked E in results figures) are suitable for sitting in winter. This is one category calmer than the target condition and represents a minor beneficial wind effect (not significant).
- 9.78. Conditions for all existing off-Site entrances (marked O in results figures) are suitable for sitting or standing in winter. This ranges between one category calmer than the target condition and suitable for the intended use and is consistent with the baseline so represents a negligible wind effect (not significant).
- 9.79. Conditions for the bus stop on Deansgate (marked B in results figures) are suitable for sitting in winter. This is one category calmer than the target condition and is consistent with the baseline so represents a negligible wind effect (not significant).

- 9.80. Conditions for the amenity within Parsonage Gardens are suitable for sitting in summer. This ranges between one category calmer than the target condition and suitable for the intended use and is consistent with the baseline so represents a negligible wind effect (not significant).
- 9.81. Conditions for the spill out seating outside properties on Deansgate to the east of the Site, St Mary's Street to the south of the Site and Parsonage to the north of the Site (marked S in results figures) are suitable for sitting in summer. This is suitable for the intended use and represents a negligible wind effect (not significant).
- 9.82. Conditions for the introduced restaurant seating at the south west of the Site (marked R in results figures) are suitable for sitting in summer. This is suitable for the intended use and represents a negligible wind effect (not significant).
- 9.83. For the scenario for the Proposed Development within existing surrounds (Scenario 2), pedestrian comfort conditions are suitable for existing and intended pedestrian uses, including the use of thoroughfares, roadways, building entrances (existing and proposed), bus stops, amenity spaces and spill-out seating areas.

Cumulative Effects

- 9.84. The following committed developments have been considered in the assessment as cumulative developments that have been granted planning consent to assess cumulative effects:
- One Cathedral Square (132088/FO/2021, 132508/LO/2021 & 141175/JO/2024);
 - Premier House (134640/FO/2022);
 - The Equitable Building (141995/FO/2025);
 - Albert Bridge House (135834/FO/2022); and
 - Reedham House (135028/FO/2022)
- 9.85. For clarity the assessments were undertaken in line with the Committed Developments table (within Appendix 2.1). However we are mindful that with regard to Albert Bridge House, there is the 2022 minded to approve scheme (Ref: 135834/FO/2022) alongside an amended 2025 proposal (Ref: 143164/FO/2025) which is expected to go to Planning Committee in October 2025. It is considered that as the amended 2025 proposal is broadly of a similar scale to the 2022 scheme it is not considered to have a significant impact on the assessment presented within this Chapter and any Appendices.
- 9.86. All other committed developments (as listed in the appended committed developments table) have been scoped out of the assessment on grounds of distance from the Site.

Construction

- 9.87. For introduced receptors (proposed entrances) construction phase effects are not relevant as the receptors will only become operational once the relevant phases of the Proposed Development are operational.
- 9.88. Operational wind comfort effects (as described in the results of Scenario 3 in the next section) on thoroughfares, roadways, off-Site entrances, bus stops, off-site amenity and off-site spill out seating for the completed and operational development are negligible (not significant), so all demolition and construction wind effects will also be negligible (not significant).

Operation

- 9.89. The following scenario was assessed to determine cumulative effects. Cumulative operational effects are set out for this scenario.

Scenario 3: Existing Baseline + Proposed Development + Cumulative Schemes

- 9.90. A scenario consisting of the Proposed Development, within the cumulative surrounds, was tested in CFD. The results for Scenario 3 are presented graphically within figures 9.8 - 9.10:
- Wind safety at ground level for Scenario 3 is shown in Figure 9.8

- Winter Comfort at ground level for Scenario 3 is shown in Figure 9.9
- Summer Comfort at ground level for Scenario 3 is shown in Figure 9.10

Strong Winds (Scenario 3)

- 9.91. All locations within the Site and immediate surrounds meet the safety criteria and there are not considered to be wind safety risks in these areas. This is a negligible wind effect (not significant).

Pedestrian Comfort (Scenario 3)

- 9.92. Winter comfort conditions range between suitable for sitting, standing and leisure walking. Summer conditions range between suitable for sitting and standing.
- 9.93. The inclusion of cumulative schemes would have a slight calming impact on wind conditions around the Site (i.e. comparing the results of Scenario 2 to Scenario 3 shows a reduced extent of regions which experience windier conditions such as leisure walking).
- 9.94. Conditions for thoroughfares are suitable for a mix of sitting and standing. This is suitable for the intended use and represents a negligible wind effect (not significant).
- 9.95. Conditions for roadways are suitable for a mix of sitting, standing, leisure walking and business walking for all relevant scenarios. This is suitable for the intended use and represents a negligible wind effect (not significant).
- 9.96. Conditions for the principal proposed entrances (marked E in results figures) are suitable for sitting in winter. This is one category calmer than the target condition and represents a minor beneficial wind effect (not significant).
- 9.97. Conditions for all existing off-Site entrances (marked O in results figures) are suitable for sitting or standing in winter. This ranges between one category calmer than the target condition and suitable for the intended use and is consistent with the baseline so represents a negligible wind effect (not significant).
- 9.98. Conditions for the bus stop on Deansgate (marked B in results figures) are suitable for sitting in winter. This is one category calmer than the target condition and is consistent with the baseline so represents a negligible wind effect (not significant).
- 9.99. Conditions for the amenity within Parsonage Gardens are suitable for sitting in summer. This ranges between one category calmer than the target condition and suitable for the intended use and is consistent with the baseline so represents a negligible wind effect (not significant).
- 9.100. Conditions for the spill out seating outside properties on Deansgate to the east of the Site, St Mary's Street to the south of the Site and Parsonage to the north of the Site (marked S in results figures) are suitable for sitting in summer. This is suitable for the intended use and represents a negligible wind effect (not significant).
- 9.101. Conditions for the introduced restaurant seating at the south west of the Site (marked R in results figures) are suitable for sitting in summer. This is suitable for the intended use and represents a negligible wind effect (not significant).
- 9.102. For the scenario for the Proposed Development within cumulative surrounds (Scenario 3), pedestrian comfort conditions are suitable for existing and intended pedestrian uses, including the use of thoroughfares, roadways, building entrances (existing and proposed), bus stops, amenity spaces and spill-out seating areas.

Mitigation Measures

Construction Phase

- 9.103. No additional mitigation measures are proposed for the construction phase of the Proposed Development.

Operational Phase

- 9.104. No additional mitigation measures are proposed for the operational phase of the Proposed Development.

Residual Effects

Construction Phase

9.105. All residual construction effects would be negligible (not significant).

Operational Phase

9.106. Residual operational effects would range from minor beneficial (not significant) at proposed entrances, to negligible (not significant) at all other receptors.

Table 9.6: Residual Wind Effects (Operational Phase)

Likely Significant Effect	Receptor	Mitigation Measure	Means of Mitigation Implementation	Post Mitigation Residual Effect – Significance and Duration (Temporary/Permanent)
Demolition and Construction Phase				
Negligible effect	All	None	N/A	Negligible temporary effects (not significant)
Operational Phase				
Minor Beneficial effect on wind comfort	Introduced entrances to the Proposed Development	None	N/A	Minor Beneficial permanent effects on wind comfort (not significant)
Negligible effect	All thoroughfares, roadways, existing off-site entrances, bus stops, amenity and spill out seating	None	N/A	Negligible permanent effects (not significant)

Monitoring

9.107. No monitoring of the wind microclimate is recommended.

Reference List

9.108. This ES Chapter has been prepared in reference to the following:

- Ministry of Housing, Communities and Local Government (MHCLG), National Planning Policy Framework (NPPF). 2025
- Department for Levelling Up, Housing and Communities and Ministry of Housing, Communities & Local Government. Planning Practice Guidance. 2021.
- Greater Manchester Combined Authority Joint Development Plan “Places for Everyone”. 2024
- Manchester City Council, Manchester Core Strategy (2012 – 2027)
- Historic England Advice Note 4: Tall Buildings, 2022
- Lawson, T.V. Building Aerodynamics. Imperial College Press, 2001.

10. Climate Change

Introduction

- 10.1. This Chapter of the Environmental Statement (ES) has been prepared by Complete Sustainability and Crookes Walker Consulting (CWC) and assesses the likely effects of the Proposed Development with respect to climate change. This Chapter describes the methods used to assess these impacts, the existing baseline conditions, the proposed mitigation measures required to prevent, reduce or offset any significant adverse effects, and the likely residual effects after such measures have been implemented.
- 10.2. Since undertaking the original assessment, there has been a minor change to the overall height of the building, with the AOD increasing by 270mm. It is not considered that this change in height materially affects or changes the conclusions reached in this Chapter.
- 10.3. Climate change resilience has been assessed through a Climate Change Resilience Risk Assessment (CCRRA) which is reported in Part 1 of this report. The assessment of the likely effects of the Proposed Development on greenhouse gas (GHG) emissions is reported in Part 2 of this Chapter.
- 10.4. This Chapter is accompanied technical appendices (Appendix 10.0), which include the following documents;
- Stage 2 LCA Assessment by Complete Sustainability (February 2025)
 - BREEAM Pre-assessment (July 2025)
 - 3369 -CWC-XX-RP-N-7008 - BREEAM Ene 01 Energy & Carbon Reduction
 - 3369 -CWC-XX-RP-N-7009 - BREEAM Ene 04 Low Carbon Design
 - 3369-CWC-XX-RP-N-7011 - BREEAM Hea 01 Thermal Comfort
 - 3369-CWC-XX-RP-N-7007 - Operational Energy (March 2025)
 - 3369-CWC-XX-RP-N-7005 - Thermal Comfort Report (March 2025)
 - 3369-CWC-XX-RP-N-7016 - Environmental Sustainability Statement (March 2025)
 - 3369-CWC-XX-RP-N-7001 - Part L Compliance Report (March 2025)
- 10.5. The proposed development consists of a new high-quality 14-storey office building designed to provide modern, flexible workspace in the heart of the city. The scheme will offer a range of office spaces targeting a 5.5* NABERS rating.
- 10.6. The assessment has been undertaken by a suitably qualified professional with experience in assessing climate-related effects. Author credentials are provided in Table 10.1.

Table 10.1 – Qualifications & Experience of Authors

	Lead Author	Reviewer
Name	Ben Dibb-Fuller & Matt Holland	John Barnett
Company	Complete Sustainability Solutions Ltd	Crookes Walker Consulting
Qualifications/Accreditations relevant to technical area inc. IEMA	BEng (Hons) / MSc LCEA / LCC BRE Accredited Professional BRE BREEAM Assessors OCDEA Passive Haus Designer LCA Qualified	BEng (Hons) MIET
Years technical experience (in technical area)	20	19

	Lead Author	Reviewer
Number of EIA's delivered to date	0	0

Assumptions and Limitations

- 10.7. Key In undertaking this assessment, there are a number of assumptions and limitations affecting the outputs. These comprise:
- In line with the principles set out in BS EN 15978, a Reference Study Period (RSP) of 60 years after opening (the fully operational year) has been used. This approach is consistent with BREEAM Whole Life Carbon Assessment guidance and ensures comparability with standard industry practice.
 - It is assumed that embodied carbon from maintenance and replacement (lifecycle stage B4–B5) will occur from year 15 of operation, through to the end of the lifecycle. This reflects standard assumptions around replacement cycles and is consistent with BREEAM and UKGBC benchmarks.
 - Final design and construction specifications, including precise material quantities and system efficiencies, were not available at the time of writing. Benchmark data and typical assumptions have therefore been used to model both embodied and operational emissions.
 - Operational energy use has been modelled using CIBSE TM54, based on typical end-use profiles for commercial office buildings. These figures represent a best estimate of likely performance and will be refined as the design progresses.
 - The Proposed Development is assumed to operate as an all-electric scheme, in line with the emerging energy strategy. This excludes any use of fossil fuel-based systems and supports compliance with Manchester's decarbonisation targets.
 - Future climate projections have been based on UKCP18 RCP8.5 data, using the 50th percentile central estimate for the 2040s and 2050s. This represents a precautionary approach to resilience planning, in line with IEMA guidance.

Part 1: Climate Change Resilience

- 10.8. Climate change resilience has been assessed in the form of a Climate Change Resilience Risk Assessment (CCRRA), which is reported in full. Appendix 10 of the 'Environmental Sustainability Statement' (ESS) explains the methodology used within the CCRRA; the ESS is found within appendices of this report.
- 10.9. Climate change hazards 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. Mitigation measures have been identified for risks where required, and with the appropriate mitigation measures in place, as outlined within the 'Environmental Standards Statement' (Appendix 10). The risk rating for all climate change hazards relating to the Proposed Development has been reduced. The residual risk ratings are set out in Table 10.2.

Table 10.2 – Climate Change Resilience Risk Assessment

Hazard	Probability Rating (1-5)	Consequence Rating (1-7)	Overall Risk	Residual risk rating
Rainstorm	5	1	5	Low
Heavy snow	2	2	4	Low
Fog	5	1	5	Low
Hail	5	1	5	Low
Severe wind	4	2	8	Medium
Lightning	1	6	6	Low
Extreme winter conditions	4	3	12	Medium

Cold wave	4	3	12	Medium
Extreme hot days	4	4	16	Medium
Heat waves	4	5	20	Medium

- 10.10. It is considered that the residual risks are in line with typical expectations for urban developments of this nature in the UK. Nevertheless, due to the nature and scale of many climate hazards, some level of residual risk remains in some instances.
- 10.11. To help assess the risk of increasing summertime temperature CWC have undertaken an comfort assessment using dynamic thermal modelling, which is based on high emissions scenario weather data. Refer to report '3369-CWC-XX-RP-N-7005 - Thermal Comfort Report (March 2025)' within Appendix 10.0 for details. This report demonstrate the building achieve comfortable conditions.
- 10.12. While all of the above risks are permanent and unavoidable, they are also minor (not significant). Designs have considered the risks and this is demonstrated within the project documentation found within the appendices of this report and the referenced project documents.

Part 2: Greenhouse Gas Emissions

Relevant Legislation, Policy and Guidance

The following legislation, policy and guidance is of relevance to this assessment.

Legislation

- Future Paris Agreement (United Nations Framework Convention on Climate Change, 2015);
- The Special Report on Global Warming of 1.5°C, Intergovernmental Panel on Climate Change (IPCC), 2018;
- The Climate Change Act (2008) and The Climate Change Act 2008 (2050 Target Amendment) Order 2019;
- Planning and Energy Act (2008); and
- The Carbon Budgets Order (2021).

Policy

National Planning Policy

- National Planning Policy Framework (NPPF), Department for Levelling Up, Housing and Communities (DLUHC), 2025;
- National Planning Practice Guidance (NPPG), DLUHC, 2023;
- The Building Regulations Part L, Conservation of Fuel and Power (2021 Edition);
- The Carbon Plan: Delivering our Low Carbon Future (DECC, now DESNZ), 2011.

Regional

- The Places for Everyone (PfE) Joint Development Plan for Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan (2024).

Local

- Manchester City Council Core Strategy (2012) , including Policies EN4 (Reducing CO₂ Emissions), EN6 (Target Framework for CO₂ Reductions), and DM1 (Development Management, updated in 2024);
- Manchester Climate Change Framework (2020–2025), including the city's commitment to becoming zero carbon by 2038.

Guidance

- IEMA EIA Guide to Assessing Greenhouse Gas Emissions and Evaluating their Significance, 2nd Edition (Institute of Environmental Management and Assessment – IEMA, 2022);
- RIBA 2030 Climate Challenge (Royal Institute of British Architects – RIBA, 2021);
- BS EN 15978: Sustainability of Construction Works – Assessment of Environmental Performance of Buildings, Calculation Method (British Standards Institution – BSI, 2011);
- Whole Life Carbon Assessment for the Built Environment, 2nd Edition (Royal Institution of Chartered Surveyors – RICS, 2023);
- Embodied Carbon: Developing a Carbon Brief (UK Green Building Council – UKGBC, 2017);

- Cutting Embodied Carbon in Construction Projects (Waste and Resource Action Programme – WRAP, 2011a);
- WRAP Procurement Requirements for Carbon Efficiency (WRAP, 2011b);
- Construction Scope 3 (Embodied) GHG Reporting Guidance (Greater London Authority – GLA, 2013);
- Whole Life-Cycle Carbon Assessments Guidance (Mayor of London, GLA, 2022);
- LETI Embodied Carbon Primer (Low Energy Transformation Initiative – LETI, 2020); and
- LETI Climate Emergency Design Guide (2020).

Assessment Methodology and Significance Criteria

- 10.13. The metric for assessing the climate change impacts of GHG emissions in this assessment is Global Warming Potential (GWP). This is expressed in units of CO₂ equivalent (CO₂e) over a 100-year period (note this is a standardised period used by the ‘Intergovernmental Panel on Climate Change’ (IPCC)). The assessment includes the seven key GHGs: carbon dioxide (CO₂), methane (CH₄), nitrous oxide (N₂O), hydrofluorocarbons (HFCs), perfluorocarbons (PFCs), nitrogen trifluoride (NF₃) and sulphur hexafluoride (SF₆), all expressed in terms of their equivalent global warming potential in mass of CO₂e.
- 10.14. There is currently no standard methodology for quantifying GHG emissions within the EIA process. The IEMA GHG Guidance (2022) recommends a flexible and proportionate approach, tailored to the specific development being assessed.
- 10.15. A GHG emissions assessment typically considers the whole lifecycle of a development. This is broken down into ‘lifecycle stages’ or ‘modules’ of the Proposed Development, as defined in BS EN 15978: Sustainability of Construction Works – Assessment of Environmental Performance of Buildings – Calculation Method.
- 10.16. For this assessment, lifecycle stages A (product and construction), B (use) and C (end-of-life) have been included, subject to data availability. Activities that have been excluded are set out and justified in the ‘Sources of GHG emissions excluded from the assessment’ subsection of the methodology.
- 10.17. GHG emissions are also frequently classified under ‘scope 1’, ‘scope 2’ and ‘scope 3’, in accordance with the Greenhouse Gas Protocol developed by the World Resources Institute (WRI) and the World Business Council for Sustainable Development (WBCSD).
- 10.18. Although the assessment does not refer to scopes 1, 2 and 3 throughout, the table below sets out which lifecycle emissions broadly align with each category:
- 10.19. Scope 1 emissions include direct emissions from sources owned or controlled by the Applicant. For the Proposed Development, this may include:
- Emissions from fleet vehicles (e.g. delivery vans or HGVs) during construction.
- 10.20. Scope 2 emissions include indirect emissions from the generation of purchased energy consumed by the Applicant. For the Proposed Development, this generally include:
- Emissions associated with electricity used to power the offices, equipment, or temporary facilities during construction;
- 10.21. Scope 3 emissions cover indirect value chain emissions. For the Proposed Development, this may include:
- Embodied emissions in construction materials (e.g. steel, concrete);
 - Emissions from construction supply chains and sub-contractors;
 - Emissions associated with end-of-life demolition or deconstruction of the development.
- 10.22. For the purpose of this assessment, a Reference Study Period (RSP) of 60 years post-opening has been adopted in accordance with BS EN 15978. This covers the full operational lifespan of the development, as is typical for residential-led schemes of this type.

Methodology for Determining Impact Magnitude and Sensitivity of Receptors

- 10.23. The impacts and effects of GHG emissions are global in nature, with the global atmosphere acting as the sensitive receptor. The IEMA GHG Guidance notes that ‘the receptor has a high sensitivity, given the severe consequences of global climate change and the cumulative contributions of all GHG emission sources’. The volume of GHG emissions associated with the Proposed Development informs the assessment of impact magnitude.

In line with the methodology set out in the IEMA GHG Guidance, this Chapter does not explicitly quantify receptor sensitivity or magnitude of impact, as these are not required to determine the significance of effects. Therefore, no further reference is made to receptor sensitivity or magnitude of impact in this Chapter.

- 10.24. The assessment of significance for GHG emissions is based on whether the Proposed Development aligns with, or undermines, a trajectory toward net zero. This assessment is informed by relevant national, regional and local planning policy. The full assessment of significance is presented later in this Chapter.

Scenarios to be Tested

- 10.25. This assessment has considered two scenarios. These are:

- **Scenario 1: Existing site (baseline);**
- **Scenario 2: Baseline + Proposed Development;**

- 10.26. The following scenarios have not been assessed:

- **Scenario 3: Baseline + Proposed Development + Cumulative Developments;**

- 10.27. The assessment has focused on the ‘worst-case scenario’, which in this case is Scenario 2. Scenario 3 has not been assessed, because it includes cumulative schemes. The cumulative effects – meaning the total atmospheric concentration of GHGs and the resulting effects on climate – are influenced by all global GHG sources and sinks. Since GHG emissions and their effects are global rather than confined to one localised area, the assessment of cumulative effects for GHGs differs from other EIA topics where local study areas are more appropriate.

In line with IEMA Guidance, effects of GHG emissions from specific cumulative schemes are not considered in isolation, as they do not account for the full context of global emissions. Therefore, an inter-development cumulative assessment has not been undertaken. Instead, the GHG emissions from the Proposed Development have been assessed against the UK national carbon budgets and the Tyndall Centre carbon budget for Manchester City Council, both of which inherently account for cumulative global emissions.

The Study Area

- 10.28. GHG emissions impacts and resulting effects are global. As such, the spatial scope of the assessment is global.
- 10.29. In line with the advice provided in the IEMA GHG Guidance, the GHG emissions associated with the Proposed Development have been considered within the context of both the UK national carbon budgets and the Tyndall Centre’s recommended energy-only carbon budgets for Manchester City Council.

Surveys and Data Sources

- 10.30. The assessment presented in this chapter is based on project information provided in the following documents:
- Stage 2 LCA Assessment by Complete Sustainability (February 2025)
 - BREEAM Pre-assessment (July 2025)
 - 3369 -CWC-XX-RP-N-7008 - BREEAM Ene 01 Energy & Carbon Reduction
 - 3369 -CWC-XX-RP-N-7009 - BREEAM Ene 04 Low Carbon Design
 - 3369-CWC-XX-RP-N-7011 - BREEAM Hea 01 Thermal Comfort
 - 3369-CWC-XX-RP-N-7007 - Operational Energy (March 2025)
 - 3369-CWC-XX-RP-N-7005 - Thermal Comfort Report (March 2025)
 - 3369-CWC-XX-RP-N-7016 - Environmental Sustainability Statement (March 2025)

- 3369-CWC-XX-RP-N-7001 - Part L Compliance Report (March 2025)

Source of Effect

Construction Stage GHG Emissions

- 10.31. Based on the criteria set out in Section 10.10 of this chapter, the assessment of the construction stage includes the following sources of GHG emissions:
- **A1–A3 Product Stage:** GHG emissions associated with the material extraction, transportation, and manufacturing of construction products; and
 - **A4–A5 Construction Process Stage:** GHG emissions associated with the delivery of materials to the Site and the on-site installation process.
- 10.32. Embodied carbon associated with the construction stage of the Proposed Development has been estimated with information provided by the design team and developed in line with BREEAM methodology. These have been applied based on proposed floor areas and development typologies. Refer to appendix 10 for lifecycle assessment report.

Operational Stage GHG Emissions

- 10.33. The assessment of the operational stage takes into account the following sources of GHG emissions:
- **B1–B5 In-use stage:** This stage captures GHG emissions associated with the operation of the built asset over its period of use, from completion to end-of-life. This includes use, maintenance, repair, refurbishment, and eventual replacement. Embodied carbon for these activities has been estimated using appropriate benchmarks from the Greater London Authority (GLA, 2022) and BREEAM Guidance, with WLC factors applied in relation to floor area and building typology. It is assumed that embodied carbon from maintenance and replacement (stage B1–B5) will arise from year 15 of operation to the end of the 60-year assessment period, in line with project assumptions.
 - **B6 Operational energy:** GHG emissions associated with operational energy consumption have been estimated using CIBSE Guide F (2021) benchmarks for energy intensity per square metre. These have been applied to the total gross internal floor area of the Proposed Development. Emissions have been calculated using the Department for Energy Security and Net Zero (DESNZ) Greenhouse Gas Reporting: Conversion Factors 2024 for grid electricity.
 - **B7 Operational water:** GHG emissions associated with operational water use and treatment have been estimated using guidance from the Building Services Research and Information Association (BSRIA, 2011) and BREEAM UK New Construction 2018 (SD5078) Technical Manual. Foul water emissions are assumed to match consumption. GHG emissions have been quantified using the DESNZ 2024 Conversion Factors.

Decommissioning Stage GHG Emissions

- 10.34. Based on the BREEAM lifecycle assessment undertaken, the decommissioning stage takes into account the GHG emissions for 'C1–C4 End of Life stage'.

Sources of GHG emissions excluded from the assessment

- 10.35. The IEMA guidance states that 'certain life cycle modules (or stages) can be excluded if these exclusions are clearly highlighted and justified by the practitioner using professional judgement and in accordance with the materiality and cut-off guidance.' In line with this guidance, the following sources of GHG emissions have been excluded from the scope of this assessment.
- 10.36. **Operational Waste:** The opportunities for design and construction decisions to significantly influence the reduction of GHG emissions associated with operational waste are low, as this is highly dependent on occupant behaviour and waste processing systems at the city scale, under the control of the Local Authority. Emissions from operational waste are not expected to be material in scale or influence the significance of effects and have therefore been scoped out.
- **Carbon Sequestration from Green Infrastructure:** GHG emissions reductions associated with sequestration from proposed green infrastructure are considered to be low in magnitude when compared to the total emissions over the full lifecycle of the Proposed Development. On this basis, and as such sequestration would reduce rather than increase net emissions, these have been excluded to ensure a conservative and robust assessment.

- **Module D – Beyond Asset Life Cycle Stage:** Module D refers to emissions and potential savings associated with activities beyond the Site boundary and outside the life cycle of the Proposed Development. This includes the reuse or recycling of materials after demolition. As reliable information about how the building materials may be repurposed is currently not available, and because this stage sits outside the scope of A to C lifecycle modules, Module D has been excluded. This approach is considered conservative and appropriate given the available evidence and project boundaries.

Programme Assumptions

- 10.37. It is anticipated that site demolition works will commence Q3 of 2026, and construction works commence in Q1 of 2027. The construction period is anticipated to span circa 2 years and 8 months..
- 10.38. It is assumed that the building will be occupied the month following the completion of the respective construction works. The decommissioning (end of life) stage is assumed to begin 60 years after the start of operation for each phase, and to be completed within a one-year period, in line with the adopted 60-year Reference Study Period (RSP).

Consideration of Scope 3 emissions

- 10.39. As previously noted, this Climate Change Chapter has been prepared in line with the IEMA GHG Guidance and other recognised best practice industry guidance. Subject to a small number of exclusions outlined above, the assessment has included a review of Scope 1, 2 and 3 GHG emissions associated with all activities falling within lifecycle stages A, B and C of the Proposed Development. This is in accordance with the Whole Life Carbon Assessment for the Built Environment (RICS, 2023) (referred to as the “RICS 2023 Guidance”) and BS EN 15978 Sustainability of Construction Works – Assessment of Environmental Performance of Buildings – Calculation Method (“BS EN 15978”).
- 10.40. The Supreme Court judgment in the case of Finch (on behalf of the Weald Action Group) v Surrey County Council and others (judgment issued 20 June 2024) has introduced wider implications for the treatment of Scope 3 emissions within the EIA process. The Finch judgment expanded the legal expectation for EIA to include Scope 3 emissions, particularly indirect lifecycle impacts. In response, this report adopts the IEMA GHG Guidance to structure the significance assessment of GHGs, applies BS EN 15978 to define lifecycle stages (A–C), and uses RICS 2023 to quantify whole life carbon. Together, these ensure the assessment meets evolving legal standards and best practice for embodied and The judgment suggests that additional indirect emissions linked to development proposals may now warrant consideration in cases where such emissions would previously fall outside the scope of traditional EIA methodologies. The assessment presented in this Chapter has therefore been undertaken with full regard to the IEMA GHG Guidance, BS EN 15978 and the RICS 2023 Guidance in order to align with evolving case law. operational emissions.

Significance Criteria

- 10.41. Three overarching principles are established within the IEMA GHG Guidance for determining the significance of GHG emissions. These should be considered when assessing likely environmental effects. The principles are:
- ‘The GHG emissions from all projects will contribute to climate change, the largest interrelated cumulative environmental effect’;
 - ‘The consequences of a changing climate have the potential to lead to significant environmental effects on all topics in the EIA Directive (e.g. human health, biodiversity, water, land use, air quality)’; and
 - ‘GHG emissions have a combined environmental effect that is approaching a scientifically defined environmental limit; as such any GHG emissions or reductions from a project might be considered to be significant.’

IEMA expands upon these principles with the following guidance:

- ‘When evaluating significance, all new GHG emissions contribute to a negative environmental impact; however, some projects will replace existing development or baseline activity that has a higher GHG profile. The significance of a project’s emissions should therefore be based on its net impact over its lifetime, which may be positive, negative or negligible’;
- ‘Where GHG emissions cannot be avoided, the goal of the EIA process should be to reduce the project’s residual emissions at all stages’; and

- ‘Where GHG emissions remain significant, but cannot be further reduced, approaches to compensate the project’s remaining emissions should be considered.’

- 10.42. The Paris Agreement targets a global temperature rise limit of well below 2°C, with efforts to limit the increase to 1.5°C, compared to pre-industrial levels. The UK has committed to legally binding carbon reduction targets for 2050, with interim five-yearly carbon budgets introduced through the Climate Change Act. The Climate Change Committee (CCC) has confirmed that the UK’s carbon budgets and 2050 target align with the emissions reduction trajectory necessary to meet the Paris Agreement, thereby minimising severe climate-related impacts.
- 10.43. Urban development schemes, including the Proposed Development at One North Parade, must contribute to the UK’s transition to net zero. The IEMA GHG Guidance notes that:
‘EIA for any proposed project must therefore give proportionate consideration to whether and how that project will contribute to or jeopardise the achievement of these targets... the crux of significance therefore is not whether a project emits GHG emissions, nor even the magnitude of GHG emissions alone, but whether it contributes to reducing GHG emissions relative to a comparable baseline consistent with a trajectory towards net zero by 2050.’
- 10.44. On this basis, the IEMA GHG Guidance proposes a structured approach to assessing effect significance by examining the degree to which the Proposed Development is consistent with the UK’s legally binding net zero pathway, and the extent to which it incorporates measures to reduce and/or mitigate its GHG emissions.
- 10.45. Table 10.3 sets out the significance of effect criteria drawn from the IEMA GHG Guidance.
- 10.46. Criteria for determining significance of effect

Table 10.3 – Significance Criteria

Magnitude of Impact	Criteria for Assessing Effect
Major	The Proposed Development’s GHG impacts are not mitigated or are only compliant with do-minimum standards set through regulation, and do not provide further reductions required by existing local and national policy for projects of this type. A project with major adverse effects is locking in emissions and does not make a meaningful contribution to the UK’s trajectory towards net zero.
Moderate	The Proposed Development’s GHG impacts are partially mitigated and may partially meet the applicable existing and emerging policy requirements but would not fully contribute to decarbonisation in line with local and national policy goals for projects of this type. A project with moderate adverse effects falls short of fully contributing to the UK’s trajectory towards net zero.
Minor	The Proposed Development’s GHG impacts would be fully consistent with applicable existing and emerging policy requirements and good practice design standards for projects of this type. A project with neutral effects is fully in line with or exceeds measures necessary to achieve the UK’s trajectory towards net zero.
Negligible	The Proposed Development’s GHG impacts would be reduced through measures that go well beyond existing and emerging policy and design standards for projects of this type, such that radical decarbonisation or net zero is achieved well before 2050. A project with negligible effects provides GHG performance that is well ‘ahead of the curve’ for the trajectory towards net zero and has minimal residual emissions.
Beneficial	The Proposed Development’s net GHG impacts are below zero and it causes a reduction in atmospheric GHG concentration, whether directly or indirectly, compared to the without-project baseline. A project with major beneficial effects substantially exceeds net zero requirements with a positive climate impact.

- 10.47. In line with the IEMA GHG Guidance, major and moderate adverse and beneficial effects are considered significant. Effects can be described as:
- Beneficial or adverse;
 - Permanent or temporary;

- Reversible or irreversible; and
- Short, medium or long term.

- 10.48. The IEMA GHG Guidance advises that the approach to determining significance may require modification for very large-scale developments, which could generate GHG emissions that materially affect the UK's or a devolved administration's total carbon budget. In such cases, the effects of the Proposed Development are likely to be significant if, irrespective of mitigation, net GHG emissions exceed 5% of the relevant carbon budget.
- 10.49. The IEMA GHG Guidance also highlights that existing policy and regulation may lag behind the levels of GHG emissions reductions required to achieve a science-based trajectory compatible with limiting global temperature rise to 1.5°C. As such, meeting minimum policy standards alone should not be taken as evidence that significant effects are being avoided. Practitioners are advised to consider emerging policy developments and expert guidance, particularly for long-term or multi-phased projects, when evaluating significance. This assessment has therefore interpreted the significance criteria in light of both existing and emerging policy contexts.

Baseline Conditions

- 10.50. The baseline represents the reference point against which the GHG effects of the Proposed Development can be evaluated. In accordance with the IEMA GHG Guidance, *"the ultimate goal of establishing a baseline is being able to assess and report the net GHG impact of the proposed project."*
- 10.51. There are currently two existing office buildings on site that are in use.
- 10.52. Consequently, the current baseline will take into consideration the GHG associated with the operation of the existing site.

Identification and Evaluation of Likely Significant Effects

- 10.53. As outlined in paragraph 10.41, the determination of significance for greenhouse gas (GHG) emissions is based on whether the Proposed Development supports or undermines a trajectory towards net zero and is aligned with both national and local climate policy. The assessment draws upon the criteria set out in the IEMA GHG Guidance, taking into account whether the Proposed Development exceeds, meets, or falls short of relevant benchmarks for decarbonisation.
- 10.54. As noted within the following sections, the effects are minor but permanent. In accordance with the IEMA GHG Guidance, only major and moderate effects are considered significant in EIA terms. As the impact of the Proposed Development is assessed as 'minor' (noted below) it does not constitute a significant environmental effect under the EIA Regulations.

Construction & Operational Phases

- 10.55. Table 10.4 presents the estimated total greenhouse gas (GHG) emissions (expressed in tonnes of CO₂ equivalent, tCO₂e) associated with the Proposed Development across its full 60-year Reference Study Period (RSP), in line with BREEAM and the IEMA GHG Guidance.
- 10.56. As within clause 10.70 and 10.71 below, the impacts the development associated with the whole life carbon is minor but permanent, but as noted in 10.53 above, this is not significant in EIA terms.

Table 10.4 – Construction & Operational Phases from BREEAM LCA Assessment

Lifecycle Stage	Estimated Emissions (kg CO ₂ e)	Comment
A1-A5 (construction)	5,348,966	Based on materials
B1-B7 (operation)	569,987	Energy, Water
C1-4 (end-of-life)	746,291	Deconstruction
D (Recycling)	-184,020	Recycling

Total	6,481,224	-
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Cumulative Effects

- 10.57. The atmospheric concentration of greenhouse gases (GHGs) and the associated impacts on climate change are influenced by all global sources of emissions (including those from the Proposed Development), as well as natural and artificial sinks. GHG effects are not spatially constrained to a specific site or region, unlike other environmental topics assessed within the Environmental Impact Assessment (EIA) process that typically rely on geographically bounded study areas.
- 10.58. In line with the guidance set out in the IEMA Guidance (2022), the effects of GHG emissions from individual cumulative schemes are not required to be assessed in isolation. There is no defined scientific or policy basis for selecting one or more individual developments to be included in a cumulative GHG assessment, given the global nature of the impacts. Rather than adopting a scheme-by-scheme cumulative approach, the GHG emissions from the Proposed Development have been contextualised within appropriate national and local carbon reduction frameworks.
- 10.59. Accordingly, this assessment has not included a scheme-specific inter-development cumulative assessment. Instead, the Proposed Development's GHG emissions have been considered in the context of the UK's legally binding national carbon budgets and the Tyndall Centre's recommended local energy-only carbon budget for Manchester City, as the relevant receiving environment. These benchmarks represent the broader cumulative contribution of GHG sources and sinks at both national and city scale, and provide a scientifically robust framework for assessing the contribution of the Proposed Development.

Mitigation Measures

- 10.60. This section describes the mitigation measures “embedded” into the Proposed Development (or ‘primary mitigation’) (i.e. where commitments have been made), as well as additional supplementary mitigation measures (or ‘secondary mitigation’) that have been proposed, which are relevant to this Chapter.
- 10.61. For the purposes of this assessment, where information was not readily available due to being in the early stages of the design (such as construction material quantities), benchmark data has been used based on industry standard software in compliance with BREEAM guidance. It is likely that the proposed mitigation measures set out below would reduce beyond the benchmark good practice GHG emissions.

Lifecycle embodied carbon (lifecycle stage A1-A5, B1-B5 and C1-C4)

- 10.62. As noted in 10.54 above, the development is targeting a betterment to good practice benchmark standards by achieving a lifecycle embodied carbon target of < 970 kg/CO₂e/m²GIA, taken from the 2030 RIBA Climate Challenge for new build offices for 2025. Calculation undertaken to date indicate that this is achievable.
- In-use stage Operational Energy (lifecycle stage B6):
- 10.63. On-site air source heat pump technology will be maximised. The development will utilise heat pump technology for space heating and comfort cooling to all occupied office spaces.
- 10.64. Ventilation system will include high efficiency heat recovery and smart control system which will be capable of night time cooling, to pre-cool the buildings thermal mass during summer.
- 10.65. The buildings hot water generation shall be achieved via electric means (i.e. not gas) supplied from the grid, so that the gradual decarbonisation of the grid supply, will ensure the buildings operational carbon emissions will reduce towards net zero carbon as the grid supply decarbonises, in-line with the UK Green Building Councils ‘Net Zero Whole Life Carbon Roadmap’ (November 2021).

Operational Water consumption (lifecycle stage B7)

- 10.66. Water demand will be reduced in line with best practice targets by utilising low flow sanitaryware and white goods; the selections for these will consider BREEAM Guidance (Credit Wat 01). Water meters shall also be installed to each tenanted office space and to the landlords supplies and to any landlord supply that utilises more than 10% of the anticipated annual water demand (e.g. kitchen space), to ensure the ‘monitoring and targeting’ may occur for ongoing improvements to water consumption and to assist with the identification of leaks.

Product Stage (lifecycle stage A1-A3)

- 10.67. Water Materials from the existing building that are not suitable or selected for re-use will go through a careful demolition process with segregated waste streams that minimise the demolition waste sent to landfill.
- The procurement stage will prioritise specifications for materials that are reused or contain high recycled content wherever feasible or valuable
- 10.68. Material specifications with high recycled content have been considered and will be adopted subject to market availability, structural, programme and financial constraints. Optimisations under consideration include:
- Prioritise concrete with recycled aggregate;
 - Prioritise concrete with cement replacement;
 - Prioritise aluminium with recycled content, if possible with post-consumer recycled content;
 - Prioritise reused steel and/or new structural steel with high recycled content;
 - Prioritise low carbon steel reinforcement rebar with high rates of recycled content;
 - Aim to procure low carbon and/or reused raised access floor, subject to availability, warranty and fire risk.
- 10.69. A Sustainable Procurement Plan (SPP) is under coordination. This sets out the requirements for sustainable and ethical sourcing.
- The materials circular economy strategic approach targets waste reduction in line with MCC’s local plan ambitions’ and includes the following principles:
- 10.70. Target off-site pre-fabricated elements to minimise construction waste.
- Integration of reuse materials where technically, practically and financially feasible in an efficient manner to reduce the need of new materials and reduce demolition waste.
 - Target reuse of excavation waste in the landscape if feasible to reduce excavation and construction waste along with minimising new materials brought to site.
 - A careful management strategy will be developed with the soft-strip out and demolition contractors and potential manufacturers. This approach aims to ensure proper material segregation, minimise contamination, and support recycling initiatives that preserve the value of existing materials.
 - Several reuse opportunities have been considered. All options are subject to technical, practical and financial feasibility, requiring surveys and collaboration with appropriate contractors for confirmation and implementation.
 - Construction waste will be minimised through a lean design strategy that reduces material demand and avoids oversizing where feasible.
 - A BREEAM Life-cycle Carbon Assessment (LCA) will be conducted throughout the design stages to evaluate the carbon impact of the proposed design.
 - The proposed development is targeting a construction waste resource efficiency benchmark of <11.1 tones of waste generated per 100m² (GIA), in line with BREEAM requirements.

In-use stage embodied carbon (lifecycle stage B1-B6)

- The design prioritises accessibility, maintainability and disassembly of key components to support future replacement and recovery of materials. This approach allows for long-term adaptability without major structural intervention.
- The building services design facilitates the easy replacement of key plant systems. Where services are concealed, removable access panels are incorporated into walls and floors to support ongoing maintenance.

- A focus on modular and demountable plant is embedded into the design. This enables non-destructive, low-carbon interventions. Material choices prioritise self-finished, dry-fixed solutions that minimise the use of adhesives, sealants or other bonding agents that are typically carbon-intensive.
- Across the public realm, a sustainable gravity-based drainage system is proposed, designed to minimise long-term maintenance requirements and enhance surface water management in a changing climate.
- Materials selected for entrances and heavily trafficked areas are high-durability and climate-resilient, with hard-wearing finishes specified to reduce the frequency of repair or replacement over time.
- A disassembly guide will be developed during the detailed design stages to ensure layer independence and facilitate the future reuse of installed materials. It will focus on key elements that may require replacement during the building's lifespan, such as façades and internal partitions, excluding load-bearing walls.

Product Stage

- The design team will prioritise the specification of materials with recycled content and consider the use of recycled aggregates during the procurement process, in line with circular economy principles and reduction of embodied emissions from material sourcing.

Construction Process Stage (Lifecycle stage A1-A3)

- The Principal Contractor will be required to monitor and manage water use associated with construction activities, plant, and worker accommodation. This includes the implementation of water-saving measures and setting of targets to reduce potable water consumption during the construction phase.

In-use Stage Embodied Carbon (lifecycle stage B1-B5)

- The development has been designed to facilitate disassembly, maintenance, and the replaceability of building components. Elements such as access panels and modular services equipment will ensure ongoing maintainability without excessive material replacement, supporting a reduction in GHG emissions during the building's operational life.
- Durable and climate-resilient materials will be used in external areas and high-traffic zones, helping to extend lifespan and minimise the need for future material replacement.

Operational Energy (Lifecycle stage B6)

- The Proposed Development is designed to be “all-electric”, avoiding the use of gas or other fossil fuels for space heating or hot water. Heating and cooling will be delivered primarily via air-source heat pumps, benefiting from the decarbonisation of the national grid.
- An unconfirmed amount will be installed to support on-site renewable electricity generation.
- A high-performance building fabric has been adopted to reduce space heating and cooling demands, with U-values exceeding minimum requirements.
- Proposals include demand-controlled ventilation and LED lighting with daylight sensors to minimise energy waste.

Operational Transport

- The site will be car-free.

Operational Water Use (Lifecycle stage B7)

- Water demand will be reduced through the selection of low-flow fixtures and the use of point-of-use water heaters to minimise distribution losses, particularly in tenant office kitchens and WCs.

End-of-life Stage (Lifecycle stage C1-C4)

- The Proposed Development will be designed to support disassembly at end-of-life, with preference given to design for disassembly (DfD) principles to facilitate reuse or recycling of components, minimising GHG emissions associated with demolition and disposal.

Residual Effects

Comparison with UK and Benchmark Carbon Targets

10.71. Table 10.4 above demonstrates a minor adverse ‘magnitude of impact’ of the development’s lifecycle GHG. As the BREEAM LCA report (located within appendices) demonstrates “*the total embodied carbon for the building is.....544kgCO₂e/m²”* (calculated estimate), whereas the good practice benchmark noted within the ‘RIBA 2030 Climate Challenge’ 2021 guidance sets out a target of <970kgCO₂/m² for the year 2025 and <750kgCO₂/m² for t 2030. Hence calculations undertaken to-date indicate the development exceeds good practice benchmark targets.

- 10.72. The impact to the development associated with the residual and unavoidable effects are minor but permanent (not significant).
- 10.73. While it is likely that the proposed mitigation measures would reduce the Proposed Development's GHG emissions, given that the assessment has been based on benchmarks rather than full detailed scheme information (as explained in paragraph 10.6 in the assumptions and limitations section), it has not been possible to quantify reductions at this stage. The use of current good practice benchmarking is considered a conservative approach and presents a 'worst case' scenario for this development.

Monitoring

- 10.74. The development will implement a monitoring framework to track greenhouse gas emissions and the effectiveness of mitigation measures during the operation of the building utilising energy meters. All energy use will be metered, with each main source of energy consumption separately sub-metered (e.g. heating, hot water, lighting, small power, ventilation equipment, etc) throughout the operation of the building. Energy meter readings will take place against predicted energy consumption (which will be developed during the design phases of the project) and against other industry benchmark data to track expectation. Where inefficient operation is detected, the building manager will instigate and where suitable, take corrective action to maximise energy efficiency of the building.

This approach ensures transparency, supports continuous improvement, and aligns with best practice in environmental management and climate change resilience.

Reference List

Legislation

- Paris Agreement (UNFCCC, 2015)
- Climate Change Act (2008) and 2050 Target Amendment Order (2019)
- Planning and Energy Act (2008)
- The Carbon Budgets Order (2021)

National Policy

- National Planning Policy Framework (NPPF, 2025)
- National Planning Practice Guidance (NPPG, 2023)
- Building Regulations Part L (2021 Edition)
- The Carbon Plan: Delivering our Low Carbon Future (DECC, 2011)

Regional and Local Policy

- Places for Everyone Joint Development Plan (2024)
- Manchester City Council Core Strategy (2012, updated 2024)
- Manchester Climate Change Framework (2020–2025)

Guidance Documents

- IEMA EIA Guide to Assessing Greenhouse Gas Emissions and Evaluating their Significance (2nd Edition, 2022)
- RIBA 2030 Climate Challenge (2021)
- BS EN 15978: Sustainability of Construction Works – Assessment of Environmental Performance of Buildings (2011)
- Whole Life Carbon Assessment for the Built Environment (RICS, 2023)
- UKGBC: Embodied Carbon – Developing a Carbon Brief (2017)
- WRAP: Cutting Embodied Carbon in Construction Projects (2011a)
- WRAP: Procurement Requirements for Carbon Efficiency (2011b)
- GLA: Construction Scope 3 (Embodied) GHG Reporting Guidance (2013)
- GLA: Whole Life-Cycle Carbon Assessments Guidance (2022)
- LETI: Embodied Carbon Primer (2020)
- LETI: Climate Emergency Design Guide (2020)

Project-Specific Technical Reports (Appendix 10)

- Stage 2 LCA Assessment (Complete Sustainability, Feb 2025)
- BREEAM Pre-assessment (July 2025)
- BREEAM Ene 01 Energy & Carbon Reduction Report
- BREEAM Ene 04 Low Carbon Design Report
- BREEAM Hea 01 Thermal Comfort Report
- Operational Energy Report (March 2025)
- Thermal Comfort Report (March 2025)
- Environmental Sustainability Statement (March 2025)
- Part L Compliance Report (March 2025)

11. Human Health

Introduction

- 11.1 This Chapter of the ES has been prepared by Enfusion and assesses the likely impacts of the Proposed Development upon human health for the Site and surrounding area.
- 11.2 This Chapter is not accompanied by any appendices.
- 11.3 The author of this Chapter has the following qualifications and experience:

	Lead Author	Reviewer
Name	Barbara Carroll	
Company	Enfusion	
Qualifications/Accreditations relevant to technical area inc. IEMA	BSc MSc CEnv FIEMA	
Years technical experience (in technical area)	>25 years Co-author of The EIA Handbook (third edition, 2019) Environmental Impact Assessment Handbook - CIP Books (cip-books.com)	
Number of EIA's delivered to date	>50 (various inputs - specialist, review, coordination)	

Assumptions and Limitations

- 11.4 This Health Chapter considers the findings relevant to human health of each technical impact assessment scoped into the Environmental Statement – Townscape & Visual Impact (Chapter 6) & Heritage (Chapter 7); Daylight, Sunlight & Overshadowing (Chapter 8); Wind Microclimate (Chapter 9); and Climate Change (Chapter 10) – and, as such, any key assumptions or limitations associated with each technical impact assessment are addressed within the individual chapters. The overall approach for collating, assessing, and reporting impacts on human health and well-being is considered to be appropriate and proportionate such that there are no limitations. The assessment, set out in this ES Chapter, is desk-based and with professional judgment using published information.

Relevant Legislation, Policy and Guidance

Legislation

- 11.5 N/A

Policy

National

National Planning Policy Framework (revised 2023, updated 2025)

- 11.6 The NPPF acknowledges the importance of considering health impacts during the planning process and covers many issues that are directly related to the determinants of health. The NPPF identifies the three overarching objectives – economic, social, and environmental – that are *interdependent and need to be pursued in mutually supportive ways* in order to achieve sustainable development (paragraph 8). The social objective should support “*strong, vibrant and healthy communities... by creating a high quality built environment, with accessible local services that reflect the community’s needs and support its health, social and cultural well-being.*”

- 11.7 Chapter 8 covers promoting healthy and safe communities, acknowledging that planning policies and decisions should aim to achieve healthy, inclusive, and safe places which:

“a) promote social interaction, including opportunities for meetings between people who might not otherwise come into contact with each other – for example through mixed-use developments, strong neighbourhood centres, street layouts that allow for easy pedestrian and cycle connections within and between neighbourhoods, and active street frontages.

“b) are safe and accessible, so that crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion – for example through the use of clear and legible pedestrian routes, and high quality public space, which encourage the active and continual use of public areas; and

“c) enable and support healthy lifestyles, especially where this would address identified local health and well-being needs – for example through the provision of safe and accessible green infrastructure, sports facilities, local shops, access to healthier food, allotments and layouts that encourage walking and cycling.” (paragraph 96).

- 11.8 Social, recreational, and cultural facilities and services should ‘support the delivery of local strategies to improve health, social and cultural wellbeing for all sections of the community (paragraph 97). It is important that sufficient choice of school places is available to meet the needs of existing and new communities (paragraph 99). Public safety should be promoted and “take into account wider security and defence requirements” (paragraph 101).

- 11.9 “Access to a network of high quality open spaces and opportunities for sport and physical activity is important for the health and wellbeing of communities” (paragraph 102). Sustainable transport should be promoted and this “can help improve air quality and public health” (paragraph 109). “An effective use of land should be promoted in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions” (paragraph 123). “Developments should create places that are safe, inclusive, and accessible and which promote health and wellbeing...” (paragraph 135). “New development must be appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health...” (paragraph 191).

Public Health England (PHE, now OHID) Strategy (2020-2025)

- 11.10 This document sets out how PHE intends to protect and improve the public’s health and reduce inequalities during 2020 to 2025. The Strategy recognises that the longer term, societal drivers of change represent the principal challenge facing the public’s health. However, there are opportunities now, including “place-based approaches”. The ten priorities include healthier diets, healthier weight; cleaner air; and better mental health” with the aim to incorporate the reduction of health inequalities into each of the ten priorities. The purpose of PHE is to protect and improve the nation’s health and reduce health inequalities. This is guided by aims – “to keep people safe; to prevent poor health; to narrow the health gap; and the support a strong economy”.

Fair Society, Healthy Lives (Marmot Review 2010, and 2020)

- 11.11 The review sets out a framework for action under two policy goals: to create an enabling society that maximises individual and community potential; and to ensure social justice, health and sustainability are at the heart of all policies. There are six policy objectives:

- giving every child the best start in life
- enabling all children, young people and adults to maximize their capabilities and have control over their lives
- creating fair employment and good work for all
- ensuring a healthy standard of living for all
creating and developing sustainable places and communities
- strengthening the role and impact of ill-health prevention

- 11.12 The Marmot Review 10 Years On found that over the last decade health inequalities have widened overall. The more deprived the area, the shorter the life expectancy.

Sub-Regional Planning Policy

Greater Manchester Joint Development Plan (JDP) (adopted March 2024)

- 11.13 The Vision for Greater Manchester (GM) includes to make Greater Manchester as “a place where people live healthy lives”; and Strategic Objectives include No 10 “Promote the health and wellbeing of communities:

- Ensure new development is properly served by health care services that meet the needs of communities
 - Improve access to healthy food options for all communities
 - Reduce the health impacts of air pollution through accessibility of sustainable travel such as public transport, cycling and walking
 - Maximise the health benefits of access to the natural environment and green spaces;
 - Coordinate with and support the delivery of local and Greater Manchester wide health strategies
- 11.14 The overall Strategy and many of the policies in the plan support improvements in health and wellbeing, and reductions in health inequalities, such as by *“promoting a successful economy; increasing supply of high quality and affordable homes; enabling people to adopt healthier lifestyles; and reducing risks to human health”*. The JDP recognises that addressing health inequalities will require a diverse range of coordinated measures. The JDP supports improvements in health and wellbeing including through promoting a successful economy, enabling people to adopt healthier lifestyles, and reducing the risks to human health
- 11.15 **Policy JP-P6 Health** – *To help tackle health inequality new development will be required, as far as practicable, to:*
- A. Maximise its positive contribution to health and wellbeing, whilst avoiding any potential negative impacts of new development;*
- B. Support healthy lifestyles, including through the use of active design principles making physical activity an easy, practical and attractive choice; and*
- C. Be supported by a Health Impact Assessment for all developments which require to be screened for an Environmental Impact Assessment...*
- 11.16 The Policy supporting text advises that as well as being of great importance in its own right, *“health also has a significant impact on the ability of people to enjoy the immense range of opportunities across Greater Manchester and to make a positive economic contribution”*. The text recognises that improvements in health require a range of coordinated measures, many of which are beyond the scope of the GMJDP. The JDP supports improvements in health and wellbeing, and reductions in health inequalities throughout its policies and proposals, such as by:
- Promoting a successful economy.
 - Increasing the supply of high quality and affordable homes.
 - Enabling people to adopt healthier lifestyles, including through development of a high-quality green infrastructure; encouraging provision of wide range of recreation and sports facilities; food growing opportunities; and increasing the proportion of trips made by walking and cycling.
 - Reducing the risks to human health, including flood risk; reducing air pollution; providing cooling and shading to combat high temperatures; promoting high levels of fire safety; and designing places to minimise opportunities for crime, terrorism, and anti-social behaviour.
- 11.17 The policy supporting text does not suggest any particular kind of HIA but rather advises that HIAs *“should aim to enhance the positive aspects of a proposal while avoiding or minimising any negative impacts, with particular emphasis on disadvantaged sections of communities that may be affected”*.
- 11.18 Policy supporting text does not suggest any particular kind of HIA but rather advises that HIAs *“should aim to enhance the positive aspects of a proposal while avoiding or minimising any negative impacts, with particular emphasis on disadvantaged sections of communities that may be affected.”*

Local Planning Policy

Manchester City Council (MCC) Core Strategy 2012-2027 (adopted 2012)

- 11.19 MCC’s Core Strategy is the key document in Manchester’s Local Development Plan. It is founded on a Vision to 2027 that includes *“an increased and sustainable healthy population...”*. Policies relevant to health are as follows:
- Policy SP1 Spatial Principles includes requirement that development should make a positive contribution to neighbourhoods including *“making a positive contribution to the health, safety and wellbeing of residents’*

- Policy EC1 Employment and Economic Growth in Manchester requires development proposals to make the best possible use of a site in terms of efficient use of space and including application of best practice in security design.
- Policy EN4 seeks to reduce CO₂ emission and reduce fuel poverty by enabling low and zero carbon development.
- Policy EN8 Adaptation to Climate Change includes requirements to minimise flood risk and reduce urban overheating.
- Policy EN9 Green Infrastructure provides guidance on provision of new, and improvements to, the quality and accessibility of existing green infrastructure assets.
- Policies EN10 and EN11 safeguard and create new open space, sport and recreation facilities.
- Health is further protected through Policies EN14 Flood Risk, EN16 Air Quality, EN17 Water Quality, and EN18 Contaminated Land & Ground Stability
- Policy T1 Sustainable Transport requires *“delivery of a sustainable, high quality, integrated transport system to encourage modal shift away from car travel... and to prepare for carbon free modes of transport”*.
- Policy T2 will actively manage the pattern of development to ensure that there are accessible areas of opportunity and need.
- Policy T3 supports proposals that contribute to an economically and environmentally sustainable transport network through strategic integration of strategic transport projects. Progression towards sustainable transport will promote healthier living and well-being.
- Policy DM1 Development Management requires that all development should have regard to specific issues including *“Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation”*; Accessibility: *buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes*; *“Community safety & crime prevention”*; and *“Design for Health.*

Our Manchester Strategy 2025-35

11.18 The Strategy sets out the future envisaged for the city and the priorities were reset following wide consultation: Our People; Our Neighbourhoods; Our City. Theme One Our People comprises five priorities including *“to support people to be happy, healthy and active from childhood and throughout their lives.”*

Manchester’s Building Back Fairer (Marmot) Framework (2022-2027)

11.19 The Framework sets out the interactivities between the eight identified themes and the four ways that community groups and trusted organisations need to be involved. The eight themes are:

- Communities & power
- Early years, children & young people
- Poverty, income & debt
- Work & employment
- Prevention of ill health & preventable deaths
- Homes & housing
- Places, transport & climate change
- Systematic & structural racism & discrimination

Making Manchester Fairer - Tackling Health Inequalities in Manchester 2022-2027

11.20 This plan recognises that poor quality health is harmful to physical and mental inequalities and widens health inequalities. Unaffordable housing contributes to poverty and can lead to homelessness. It further recognises that homelessness often results from a combination of events. Eight themes are identified and include *“Improving housing and creating safe, warm and affordable homes.”*

Other Relevant Policy & Strategy

Manchester City Council Population Health Plan (2018-2027)

11.21 The plan focuses on getting results in five crucial aspects of life:

- The first 1,000 days of a child's life
- Work and its positive impact on health
- Making social connections and changes that matter
- An age-friendly Manchester
- Action on preventable early deaths

11.22 An 11-point plan covers key factors – including “addressing key wider determinants of health such as work”. The aim of the Live Well theme is to support adults to be healthier, empowered and more resilient – including connecting people to the opportunities created by economic growth. the impact of housing. The plan recognises that the strong evidence that unemployment is generally harmful to health, linked to factors such as poorer general health, higher mortality and lower rates of physical activity. Being in work and having a purpose in life can have a positive effect on wellbeing. It also recognises the harm that social isolation can have on mental health and wellbeing.

Guidance

Public Health England (PHE) Spatial Planning for Health (2017)

11.23 This report provides evidence of links between spatial planning and health, focusing on five key built environment topics – neighbourhood design, housing, healthier food, natural and sustainable environment, and transport.

Public Health England (PHE) Health Impact Assessment in Spatial Planning (2020)

11.24 This document provides a guide for local authority public health and planning teams setting out process and practice with regard to the wider determinants of health and wellbeing for plan-making and the planning application process. It identifies eight categories of health and wellbeing outcomes in planning: reduce health inequalities; improve mental health and wellbeing; improve diet and weight; improve musculoskeletal health; improve respiratory health; improve cardiovascular health; protect environmental health; and provide access to health and care infrastructure and services. The guide is mostly associated with the plan-making and associated strategic environmental assessment processes. It does include an annex on integrating HIA in EIA and this does confirm the importance of a *proportionate and justified approach*.”

Institute of Environmental Management and Assessment (IEMA) Effective Scoping of Human Health in EIA; Determining Significance for Human Health in EIA (November 2022)

11.25 Provides a framework that supports a proportionate approach that can apply to all scales and sectors of EIA. It confirms that a wider determinants approach should be taken by EIA scoping. An EIA health chapter is required when other EIA technical topics have been scoped in to assess likely significant effects on human receptors, or there is a likely significant change for the health of a group of individuals due to the proposed project and in a wider determinant of health not covered by other technical EIA topics

Assessment Methodology and Significance Criteria

Scenarios Tested

- Scenario 1: Existing Baseline (existing Site as of February 2025 including any developments that are currently on site as per the committed development schedule)
- Scenario 2: Existing Baseline + Proposed Development
- Scenario 3: Existing Baseline + Proposed Development + Cumulative

The Study Area

11.26 The geographical scope is determined by receptor groups that are likely to be significantly affected by the proposed development. The scope of the Human Health Chapter is in part dependent upon the study areas and potential receptors identified in the other technical assessments (townscape & visual impact, heritage, daylight/sunlight/overshadowing, wind microclimate, and climate change). Thus, the study area comprises the Proposed Development Site with local surrounds in the City Centre and the wider study area of Manchester City and Greater Manchester – as applicable to

each of the factors relevant to human health and wellbeing for the proposed project. The Site is located within the Deansgate Ward.

Surveys and Data Sources

- 11.27 Data sources informing the assessment draws upon local health and wellbeing information and priorities, such as those set out in the Manchester Intelligence Hub, and as reported through Public Health England and the Office for National Statistics (ONS). The key baseline from relevant technical studies undertaken for the EIA, and other planning support studies, is considered, including risks to health/wellbeing such as from climate change, daylight/sunlight/overshadowing, and the wind microclimate.
- 11.28 Further information on environmental sensitivity that might affect human health, and wellbeing has been taken from Defra Magic Mapping. It has not been necessary for this assessment to undertake primary research or surveys and this desk-based approach using published information and professional judgment provides an appropriate level of detail to demonstrate that the requirements of The EIA Regulations – and Policy JP-P6 Health have been addressed.

Source of Effect

- 11.26 Health Impact Assessment (HIA) and health in EIA are separate processes, and there is no standard methodology for assessing health in EIA. The coverage of health in EIA need not be so comprehensive as the HIA that is used to inform detailed project design, but guidance documents for good practice in HIA can inform EIA practice in relation to human health and well-being. It is important that health in EIA is proportionate, balanced, and relevant. The approach here is proportionate - based on consultation responses, professional experience, and assessment of impacts against relevant baseline information. This is a Human Health assessment as part of an EIA; it is not a HIA.
- 11.27 *Shaping Neighbourhoods: For Local Health and Global Sustainability* (2003, 2010 & 2021) sets out the complexities of planning for health due to the multiple determinants and the need for cross-sectoral understanding and collaboration. This guide established a health map demonstrating the linkages between the global ecosystem, the natural and built environments, the local economy with communities, people, and their lifestyles. It explains the likely interactions between different sectors and seeks a common language for spatial planning and public health practitioners.
- 11.28 The complexities of investigating health impacts are recognised by Public Health England (PHE) and the Wider Determinants of Health tool is an ongoing project that provides resources for categories of factors that affect health, as follows: built and natural environment; work and the labour market; vulnerability; income; crime; education.
- 11.29 The London Healthy Urban Development Unit (HUDU) '*Healthy Urban Planning Checklist*' (2017) provides a useful checklist that was developed for London but is applicable to development proposals in urban city centres elsewhere in the UK. The checklist aims to promote healthy urban planning by ensuring that the health and wellbeing implications of local plans and major planning applications are consistently taken into account, through providing a set of themes and planning issues that can be used to assess development proposals. It can be used to help screen possible health impacts for a health impact assessment. Changes in certain determinants caused by development projects may affect the health and wellbeing of existing and new residents. The checklist is divided into four themes – healthy housing; active travel; healthy environment; and vibrant neighbourhoods. This HUDU checklist recognises that health and wellbeing can be affected by multiple determinants as shown in Figure 11.1.
- 11.30 The HUDU has further developed the checklist into a rapid HIA tool (London HUDU, 2019) that uses existing evidence to quickly assess the impacts of a development plan or proposal and recommend measures to address any negative impacts and maximise benefits. The tool is based on eleven topics or broad determinants of health and wellbeing focused on the built environment and issues influenced by planning decisions.
- 11.31 For the purposes of this Human Health (HH) assessment, we have applied the HUDU checklist and eleven topics to the Proposed Development in order to help determine the scope of the assessment by identifying the relevant topics. Applicable criteria/questions for each of the scoped topics were considered at the assessment stage in order to assess potential health impacts and the need for any mitigation or enhancement. Existing information and evidence were used, and impact assessment undertaken using professional judgment.
- 11.32 **Housing/Building design and affordability** are key factors – provision of good quality residential development is known to have positive effects on health and wellbeing. However, the Proposed Development comprises principally office

floorspace with restaurant/bar such that housing is not relevant. This HH does consider the findings from the EIA chapter on Townscape & Visual Impact (TVIA). The interaction with heritage and the historic environment can be a positive factor in supporting individual and community wellbeing – summary findings of studies will be considered with regard to human wellbeing.

- 11.33 **Access to health and social care services and other social infrastructure** is directly important for health. The Proposed Development does not include any residential space and it is assumed that workers and visitors will be registered with and access health and social care services in proximity to their homes. This health assessment does consider the proximity and accessibility of gyms, leisure centres, sports/recreational and cultural facilities nearby since such activities are important contributors to health and wellbeing. Searches were made through web-based sources and using Google Maps to measure approximate distances by walking and/or public transport from the centre of the development area to the facility. The walkable zone was defined as a distance of about 1 mile from the site and equivalent to about 10-20 minutes' walk.
- 11.34 **Access to open space and nature** is a key factor. The proximity of open spaces and walking/cycling routes is investigated since access to open space and healthy modes of transport strongly contributes to healthier lifestyles and wellbeing. Factors such as: 'Does the proposal provide links between open and natural spaces and the public realm?'; 'Are the open spaces safe and accessible?'; and, 'Does the proposal set out how any new space will be managed and maintained?' are key considerations.
- 11.35 **Air quality, noise and neighbourhood amenity** are important factors for health and wellbeing. It was identified at the EIA scoping stage that these topics would not have significant likely effects from the Proposed Development and, therefore, are not considered in this HH chapter.
- 11.36 **Accessibility and active travel** is well established as a major factor in health and wellbeing. Likely effects from traffic and transport were not considered to be significant enough for these topics to be scoped into the EIA. The Proposed Development is located in the Manchester City Centre and richly served by a range of sustainable transport modes.
- 11.37 **Crime reduction and community safety** is a key factor in health and wellbeing for communities and this HH considers those elements of the development proposals that contribute to safety.
- 11.38 **Access to healthy food** is another direct factor in health, such as accessibility to a range of retail and smaller food shops, including for affordability. Provision of allotments and encouragement of community gardens for food is not often within the scope or viability of proposed development projects.
- 11.39 **Access to work and training** is known to affect health and wellbeing. Whilst provision of training is beyond the scope of the Proposed Development, the provision of new office space is considered within this HH chapter.
- 11.40 **Social cohesion and inclusive design** are key factors for health and wellbeing. This HH chapter considers the implications of the design and project proposals in this respect for the new communities; it also considers connectivity with the nearby existing residents, workers, communities and visitors.
- 11.41 **Minimising use of resources** – does the proposal make best use of existing land? Does the proposal encourage recycling, including building materials? Does the proposal incorporate sustainable design and construction techniques?
- 11.42 **Climate change** is an increasingly vital factor in considering environmental sustainability and a healthy environment – and consequently, health and wellbeing for people and communities. Does the proposal ensure that buildings and public spaces are designed to respond to winter and summer temperatures. This is a concern for tall buildings and city centre locations - such risks were considered to be of likely significance and scoped into the supporting EIA. This HH considers the findings from the EIA chapters on climate change; daylight, sunlight & overshadowing; and wind microclimate. Risks associated with flooding and ground contamination were identified as not significant for the EIA and these findings are noted within this HH.
- 11.43 Overall, the HH chapter aims to consider impacts associated with the demolition/construction and the occupational phases. It considers embedded mitigation provided through the design of the project – such as layout, together with specific mitigation for potential negative effects – such as the commitment to a Construction Environmental Management Plan (CEMP) to control and minimise any effects associated with nuisance noise and dust.

- 11.44 The HH chapter aims to identify any sensitive receptors, such as nearby schools and care homes. However, it is noted that traffic, noise and air quality effects are not considered to be significant and were not scoped into the EIA. The complexities of investigating health impacts are appreciated, including the multifunctionalities and interconnectedness of factors. Therefore, the key findings are then considered within the relevant aspects of the HUDU four themes for healthy urban living - Healthy Building; Active Travel; Healthy Environment; and Vibrant Neighbourhoods.

Significance Criteria

- 11.45 The recent IEMA guidance (November 2022) suggests categories and wider determinants of health, and those relevant to the Proposed Development were identified, as follows:

Table 11.1 EIA Wider Determinants of Health

Category	Wider Determinants of Health
Health related behaviours	Physical activity; diet & nutrition
Social environment	Buildings; relocation; open space, leisure & play; transport modes & access; community safety; community identity & resilience; social participation, interaction & support
Economic environment	Employment & income
Bio-physical environment	Climate change mitigation & adaptation; air quality ; land quality ; noise & vibration; radiation
Institutional & built environment	Health & social care facilities; built environment; wider societal infrastructure & resources

- 11.46 The guide also sets out a generic human health magnitude criteria and significance criteria, as follows:

Table 11.2 Human Health Magnitude Criteria

Category	Indicative Criteria (narrative based on professional judgment for magnitude change of population or sub-population)
High	high exposure or scale; long-term duration; continuous frequency; severity predominantly related to mortality or changes in morbidity (physical or mental health) for very severe illness/ injury outcomes; majority of population affected; permanent change; substantial service quality implications
Medium	low exposure or medium scale; medium-term duration; frequent events; severity predominantly related to moderate changes in morbidity or major change in quality-of-life; large minority of population affected; gradual reversal; small service quality implications
Low	very low exposure or small scale; short-term duration; occasional events; severity predominantly related to minor change in morbidity or moderate change in quality-of-life; small minority of population affected; rapid reversal; slight service quality implications
Negligible	negligible exposure or scale; very short-term duration; one-off frequency; severity predominantly relates to a minor change in quality-of-life; very few people affected; immediate reversal once activity complete; no service quality implication

Table 11.3 Human Health Significance Matrix

Magnitude	Sensitivity				
		High	Medium	Low	Very Low
	High	Major	Major/Moderate	Moderate/Minor	Minor/Negligible
	Medium	Major/Moderate	Moderate	Minor	Minor/Negligible
	Low	Moderate/Minor	Minor	Minor	Negligible
	Negligible	Minor /Negligible	Minor/Negligible	Negligible	Negligible

11.47 Therefore, a significant effect is reported in this assessment where, based on professional judgment, the Proposed Development is likely to contribute to a material change in health outcomes associated with the health issue being assessed and, in determining this, the following questions have been considered:

- Have significant effects been identified in other assessments undertaken as part of the EIA that are linked to human health (i.e. are environmental or health standards threatened)?
- Are vulnerable groups affected?
- Is the effect reversible or irreversible?
- Does the effect occur over the short (less than one year), medium (one to five years) or long (over five years) term?
- Is the effect permanent or temporary?
- Does it increase or decrease with time?
- Is the effect at an individual, community or population level?
- Are mitigating measures available and is it reasonable to require these?

11.48 Effects that are described as ‘minor’ or ‘negligible’ are determined to be ‘Not Significant’ and effects that are described as ‘moderate’ or ‘major’ are determined to be ‘Significant’. This takes into account the sensitivities of receptors (high, moderate, low) and as set out previously in Table 2.3 in the EIA Methodology (Chapter 2). The criteria and categories of significance applied in this human health impact assessment are, as follows:

- Major Adverse/Beneficial – important considerations at local or district scale; if adverse, are potential concerns to the project and may become key factors in the decision-making process; changes due to the project have a substantial effect on ability to deliver current health policy and/or ability to narrow health inequalities; changes due to the project could result in a regulatory or statutory threshold being crossed.
- Moderate Adverse/Beneficial – modest important local effects that, if adverse, may be key issues for decision-making; changes due to the project have an influential effect on ability to deliver current health policy and/or ability to narrow health inequalities; changes due to the project could result in a regulatory or statutory threshold being approached.
- Minor Adverse/Beneficial – Slight, short, or highly localised effects that, if adverse, are unlikely to be important in the decision-making process; changes due to the project have a marginal effect on ability to deliver current health policy and/or ability to narrow health inequalities
- Negligible – no appreciable effects on health factors

- 11.49 Standardised sectoral thresholds and significance criteria have been used for each of the relevant technical factors that contribute to health and well-being, according to recognised guidance, standards, and assessment methods for townscape & visual impact; heritage; daylight, sunlight, & overshadowing; wind microclimate; and climate change. Then, the overall likely significant effects on human health have been determined in a qualitative way using professional judgment, and taking into account the relevant elements of the IEMA themes for healthy urban living – social environment and health-related behaviour; economic environment; bio-physical environment; and institutional and built environment.

Baseline Conditions

- 11.50 The Proposed Development is located within the Deansgate Ward in Manchester City Centre. The Site is bounded by Parsonage Chambers to the north, College Land to the east, Parsonage to the west and Back College Land to the south. It extends to 0.1 ha.
- 11.51 **Population & Life Expectancies:** According to OHID local authority profiles for Manchester and the 3 year period 2021-2023, life expectancy at birth for males is 75.2 years and 79.6 years for females. This compares for males with 77.5 (NW Region) and 79.1 (England); and for females with 81.6 (NW Region) and 83.1 (England). Under 75 mortality rate from all causes (2022) is 510.4 per 100,000 people, and this compares to 408.1 (North West Region) and 341.6 (England). For these life factors, Manchester residents remain in the worst 25th percentile for the range in English authorities, with no significant change in trend in recent years.
- 11.52 For behavioural risk factors, the percentage of physically active adults in Manchester is 64.7% which compares with 65.5% (North West Region) and 67.4% (England). Adults (aged 18 plus) classified as overweight or obese is 60.5% compared with 66.7% (North West Region) and 64.5% (England with a range of 42.6-77.2%). As regards child health, Year 6 prevalence of obesity (10-11 years) for period 2022-23 is 27.0%, compared to 23.3% (North West Region) and 22.1 (England with a range from 13.3% best to 31.0% worst). Hip fractures in people aged 65 and over is in the worst to 25th percentile at 648 for Manchester, compared with 578 (North West Region) and 547 (England with range 370 to 744). Inequality in life expectancy at birth (2021-2023) for males is 8.8 and for females is 6.8 years. This compares with 12.6 (NW Region) and 10.5 (England) for males, and 10.2 (NW Region) and 8.3 (England for females; this is above average with Manchester data being in the 50-75th percentile towards best. With regard to wider determinants of health, homelessness in Manchester is in the worst quartile (2023-24 data) at 26.6 and compares with 14.9 for the North West and 13.4 (range 12.0-170.5) for England.
- 11.53 There are some 16, 876 people living in Deansgate Ward according to the ONS Census population estimates (2022) and as reported in the Manchester Intelligence Hub. The working age population is 16,412 with only 184 people aged 65+ and only 280 children under 16 years. The working age population of 97.3% is similar to the adjacent Piccadilly Ward with 95.9% and reflects the demographic of city centre living and working.
- 11.54 **Health & Inequalities:** The Manchester State of the City Report (2023) reports on progress with various matters including reducing health inequalities and self-reported wellbeing. It reports that people with higher levels of wellbeing have lower rates of illness, recover more quickly (and for longer), and generally have better physical and mental health. Individuals in Manchester have overall poorer scores on self-reported life satisfaction than England as a whole. In 2019/20, 5.4% of adults in Manchester had a low life-satisfaction score compared with 4.7% of adults across England as a whole – a difference of 0.7 percentage points. In 2022-23, the self-reported wellbeing was 7.2% for Manchester compared with 5.6% for England.
- 11.55 In 2021, 13.3% of respondents in Manchester said they had a long-term mental health problem compared with 11% of respondents across England as a whole. Infant deaths (deaths to children aged under one year of age) are an indicator of the general health of the entire population. They reflect the relationship between causes of infant mortality and other determinants of population health, such as economic, social, and environmental conditions. The infant mortality rate in Manchester has improved substantially in recent years. Between the periods 2001–03 and 2011–13, the rate fell by 87%.
- 11.56 Physical inactivity is the fourth-leading risk factor for global mortality. Data from the Sport England Active Lives Adult Survey for 2022/3 shows that the proportion of adults aged 19 and over in Manchester classed as ‘inactive’ has fallen slightly from 26.5% in 2019/20 to 25.7% in 2022-23. The proportion of adults across England as a whole classed as ‘inactive’ has changed over the same time period (from 27.1% in 2019/20 to 26.0% in 2022-23).
- 11.57 The English Index of Multiple Deprivation (IMD) is a measure of relative deprivation for small areas or neighbourhoods (Lower-layer Super Output Areas LSOAs based on the 2011 Census) where 1 is the most deprived area and 32,844 is the

least deprived. The IMD is compiled from 7 domains of deprivation – income; employment; education, skills, training; health & disability; crime; barriers to housing & services; living environment. According to OHID, the IMD score (2019) for Manchester is 40.0 which compares to 28.1 (North West Region) and 21.7 (England with a range from 5.8 to the worst at 45.0), and is in the worst to 25th percentile. The IMD Score (2019) for the Cheetham Ward is 42,269 which is in the middle of the range for Wards in Manchester – from 62.7 (most deprived) to 15.5 (least deprived).

- 11.58 The Manchester State of the City Report (2024) recognises that the health of Manchester has been amongst the poorest in England with noticeable differences between the most and least disadvantaged areas, and reducing health inequalities is a key objective for the City.
- 11.59 **Health Services & Other Social Infrastructure:** There is a range of services and community facilities within close proximity (10-20 minute walk, a 1 mile radius) of the site. There are various medical centres and dental practices; however, it is assumed that people working or visiting the Proposed Development will be registered near their homes and there are no significant effects likely on health services. Hospitals are located to the south-east and around 2 miles distance – with good sustainable transport possibilities. There are no care/retirement/nursing homes within the vicinity. There are several community centres within 1 mile of the Site.
- 11.60 The Site is located within the Manchester City Centre where there is a rich variety of cultural, health & wellbeing services and facilities available. This includes museums and art galleries, theatres and cinemas, cafes/bars and restaurants. There are various gyms/sports centres within a 1 mile radius of the Site, including some with swimming pools.
- 11.61 **Crime:** The total reported street crimes for 2018 in the Deansgate Ward was 14,172, similar to adjacent Wards, and at the highest end of the range from 1,343 – 16,552 reported within Manchester.
- 11.62 **Employment & Economy:** Total number of people in employment within the Deansgate Ward was 102,000 (2022), the highest in the city with adjacent Piccadilly Ward at 85,000, and reflecting the city centre employment focus. ONS data indicates that in 2023, total employment within Manchester City Centre stood at just over 200,000, with more than half of this within the Deansgate ward. Within the local area, the composition of the employment structure is weighted heavily towards office-based, professional service economy sectors.
- 11.63 **Open Space & Nature:** There a number of open/amenity spaces in proximity to the Site (less than 1 mile) including Parsonage Gardens, Cathedral Gardens, Piccadilly Gardens, Sackville Gardens, Mayfield Park, and Castlefield Park. Within 1 mile, there is walking and cycling access to wider networks of open/green space, for example, the River Irwell, the Rochdale Canal and Ashton Canal towpaths, and beyond – such as the Beeway cycle and walking routes, the Manchester Green Trail, the Bridgewater Way, and the GM Ringway.
- 11.64 **Townscape & Visual Impact; Built Heritage:** The Site is located within the Deansgate area of the Manchester City Centre and the study area comprised approximately 1 km in radius taking into account the prevailing topography, urban grain, and number of intervening tall buildings. The assessment of the Proposed Development on Townscape Character was based on three Townscape Character Zones – Medieval Quarter, Retail; Quarter, and Chapel Street. The area of the Medieval Quarter is an important regional and local gateway and transport hub; the main retail streets constitute this area of the city centre; and the Chapel Street area is a key part of the city centre, in general with a dense urban fabric with few open spaces and limited opportunities for panoramic views out. Visual effects were assessed through a Zone of Theoretical Visibility (ZTV) established through 3D modelling. For built heritage, the Site evolved from a rural bankside of the River Irwell into a dense residential area and later a distinct commercial area dominated by warehouses and offices. Seven Listed Buildings as likely to be seen within the setting of the Site were scoped into the assessment. The Site is within the Parsonage Gardens Conservation Area(CA) boundary and 2 other nearby CAs were scoped into the assessment, together with a number of non-designated heritage assets.
- 11.65 **Daylight & Sunlight:** The Site is located in a city centre, dense urban location. The baseline conditions were established through studies of 406 windows facing the Site serving 106 rooms for Vertical Sky Component (VSC) and No Sky Line (NSL daylight) and 285 windows were assessed for Annual Probable Sunlight Hours (APSH sunlight) within 2 buildings. Overall, the studies concluded that there is a reasonable level of baseline daylight and sunlight compliance with recommended criteria considering the city centre context of the Site and the height and density in the immediate locality.
- 11.66 **Wind Microclimate:** The microclimate of any development is the distinctive climate of a small-scale area. The weather variables in a microclimate, such as wind, may be different to the conditions prevailing over the area as a whole. The baseline studies identified that all locations within the Site and immediate surrounds meet the wind safety criteria, and

pedestrian comfort conditions are suitable for existing pedestrian uses, including the use of thoroughfares, roadways, building entrances, bus stops, amenity spaces and spill-out seating areas.

- 11.67 **Climate Change:** Greenhouse gas (GHG) emissions occur constantly and widely as a result of human and natural activity. There are currently two existing office buildings that are in use and therefore, the current baseline takes into consideration the greenhouse gas (GHG) emissions from the operation of the existing site.

Identification and Evaluation of Likely Significant Effects

Demolition & Construction Phase

- 11.68 **Employment & Economy:** During the construction phase a variety of jobs would be supported – on and off Site – temporary, short term and **Minor Beneficial (Not Significant)**.
- 11.69 **Townscape & Visual Impact; Built Heritage:** During the construction phase, sources of townscape and visual effects include site set up and compound, boundary fencing, site clearance, groundworks, access, and contractor parking, plant and equipment – and the effects of demolition and clearance will be visible on viewpoints. Measures to control construction impacts will be incorporated into a Construction Environmental Management Plan (CEMP). Construction phase townscape temporary impacts are predicted to be **Minor Adverse**) which are **Not Significant**. Temporary effects on the Built Heritage were found to range from **Moderate Adverse Significant** (2 buildings) to **Minor Adverse Not Significant** (2 buildings), and **Minor-Moderate Adverse Not Significant** on the Parsonage Gardens CA with mitigation through implementation of the CEMP.
- 11.70 **Daylight & Sunlight:** Daylight and sunlight effects will gradually change from negligible to that described in the operation phase.
- 11.71 **Wind Microclimate:** During demolition and construction, conditions will gradually change from the baseline conditions to conditions for the completed and operational development and, therefore, effects may be considered to be **Negligible Not Significant**.
- 11.72 **Climate Change:** There are GHG emissions associated with the material extraction, transportation and manufacturing of construction products; also, GHG emissions associated with delivery of materials to the Site and the on-site installation process.

Operational Phase

- 11.73 **Employment & Economy:** The Proposed Development could generate a higher level of employment than the existing office and commercial uses and the magnitude of change represented by this level of employment generation is likely to be **Negligible-Minor Beneficial** which is **Not Significant**. The Proposed Development will support in the order of 650 FTE direct jobs in the operational phase.
- 11.74 **Crime:** There is likely to be some less risk of crime since there will be a new occupied building with security measures, including secure cycle parking – **Minor Beneficial (Not Significant)**.
- 11.75 **Open Space, Recreation & Amenity:** An uplift in the office population may increase demand and usage of nearby open space and recreation facilities. However, it is assessed that the magnitude of change associated with the Proposed Development will give rise to a **Negligible** effect which is **Not Significant**.
- 11.76 **Townscape & Visual Impact & Built Heritage:** During the operational phase, the Proposed Development will not be widely visible as the Site is well contained and the building is only 14 storeys in height. The effects on character and views were found to be **Moderate Beneficial Significant** for 4 viewpoints (Nos. 3, 4, 6, 17); **Moderate Significant - Minor Not Significant Beneficial** for 2 viewpoints (Nos. 5, 11); **Minor Beneficial Not Significant** for 3 viewpoints (Nos. 10, 12, 14); and **No Impact/Negligible** for 9 viewpoints (Nos. 7, 8, 9, 18, 13, 1, 2, 15, 16). For the 7 Listed Buildings(LBs) assessed, effects on the built heritage were found to be **Neutral** for 5 LBs and **Minor Adverse Not Significant** for 2 LBs. Effects on Parsonage Gardens CA were found to be **Minor Adverse** whilst effects on the nearby other two CAs found to be **Neutral**.
- 11.77 **Daylight & Sunlight:** Daylight and sunlight effects upon the surrounding properties are Negligible to Minor Adverse – and overall are considered to be **Not Significant**.

- 11.78 **Wind Microclimate:** The Proposed Development does not introduce any wind safety risks, and wind conditions would be suitable existing and intended pedestrian uses, including the use of thoroughfares, roadways, building entrances, bus stops, amenity spaces and spill-out seating areas.
- 11.79 **Climate Change:** There will be some greenhouse gas emissions associated with embodied carbon and operational energy emissions. These have been reduced through embedded design, including on-site solar PV to be maximised and the Site will be car-free. Whilst the proposed mitigation measures will reduce the Proposed Development's GHG emissions, it has not been possible to quantify these reductions at this stage. 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. Therefore, in line with the IEMA GHG Guidance, **Minor Adverse** effects are anticipated. These effects are considered to be **Not Significant**.

Cumulative Effects

- 11.80 **Townscape & Visual Impact & Built Heritage:** During the operational stage, the studies considered the relevant cumulative schemes into the ZTV assessment and conclude that the net effect overall would be a general lowering of beneficial significance for cumulative effects; there were **no significant** adverse effects.

Residual Effects

- 11.81 Post-mitigation residual effects are summarised in the table 11.4, as follows:

Likely Significant Effect	Receptor	Mitigation Measure	Means of Mitigation Implementation	Post Mitigation Residual Effect – Significance and Duration (Temporary/Permanent)
Demolition and Construction Phase				
Employment	Workers	None	N/A	Temporary Negligible
TVIA – Character & Views		Screening by high quality hoardings	CEMP	Temporary
Built Heritage	Listed Buildings & Conservation Areas	CEMP	CEMP	Temporary Moderate Adverse (4 LBs) Moderate Permanent Adverse (2 NDHA), & Minor-Moderate Adverse (1 CA)
Wind Microclimate	All	None	N/A	Temporary Negligible
Operational Phase				
Employment	Workers	None	N/A	Negligible-Minor Beneficial Not Significant
Open Space & Amenity	Workers	None	N/A	Negligible
TVIA- Character & Views		None needed – embedded in design	N/A	Negligible – Moderate Beneficial
Built Heritage	Listed Buildings & Conservation Areas	N/A	N/A	Neutral (5 LBs), Minor Adverse (2 LBs); Neutral (2 CAs), Minor-Moderate Adverse (1 CA)
Daylight & Sunlight	Nearby buildings	N/A	N/A	Negligible-Minor Adverse Not Significant
Wind – pedestrian comfort	All thoroughfares, entrances, bus stops, amenity & spill out seating	None	N/A	Minor Beneficial Not Significant
Climate Change		Solar PV, reduced water & waste, etc	Detailed design	Minor Adverse Not Significant

11.81

Monitoring

11.82 None needed.

Amendments to Height

11.83 Since undertaking the original assessment, there has been a minor change to the overall height of the building, with the AOD increasing by 270mm. It is not considered that this change in height materially affects or changes the conclusions reached in this Chapter.

Reference List

National Planning Policy Framework (revised 2023, updated 2025)

<https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Public Health England Strategy 2020 to 2025 <https://www.gov.uk/government/publications/phe-strategy-2020-to-2025>

The Marmot Review (2010 & 2020)

<https://www.gov.uk/research-for-development-outputs/fair-society-healthy-lives-the-marmot-review-strategic-review-of-health-inequalities-in-england-post-2010>

Greater Manchester Joint Development Plan (JDP) Places for Everyone (adopted March 2024)

<https://www.greatermanchester-ca.gov.uk/what-we-do/planning-and-housing/strategic-planning/places-for-everyone/>

Manchester City Council (MCC) Core Strategy 2012-2027

https://www.manchester.gov.uk/info/200074/planning/6573/core_strategy_2012-2027

Our Manchester Strategy, 2025–35

https://www.manchester.gov.uk/info/500313/our_manchester_strategy/8935/our_manchester_strategy_2025-35

Manchester's Building Back Fairer (Marmot) Framework (2022-2027)

https://democracy.manchester.gov.uk/documents/s34506/104318%20Marmot%20Report_Building%20Back%20Fairer%20in%20Manchester_V8.pdf

Making Manchester Fairer - Tackling Health Inequalities in Manchester 2022-2027

https://www.manchester.gov.uk/info/500288/public_health/8477/making_manchester_fairer

Manchester City Council Population Health Plan (2018-2027)

https://www.manchester.gov.uk/downloads/download/6926/manchester_population_health_plan_2018-2027_-_summary_version

Public Health England (PHE, now part of UK Health Security Agency) Spatial Planning for Health (2017)

https://assets.publishing.service.gov.uk/media/5b59b090e5274a3ff828c70c/spatial_planning_for_health.pdf

Public Health England (PHE) Health Impact Assessment in Spatial Planning (2020)

<https://www.gov.uk/government/publications/health-impact-assessment-in-spatial-planning>

Institute of Environmental Management and Assessment (IEMA) Effective Scoping of Human Health in EIA; Determining Significance for Human Health in EIA (November 2022)

<https://www.iema.net/media/s35fughe/iema-eia-guide-to-effective-scoping-of-human-health-nov-2022.pdf>

<https://www.iema.net/media/ylib2nbs/iema-eia-guide-to-determining-significance-for-human-health-nov-2022.pdf>

Manchester City Council Intelligence Hub

https://www.manchester.gov.uk/info/200088/statistics_and_intelligence/7611/intelligence_hub

Shaping Neighbourhoods: For Local Health and Global Sustainability (2003, 2010 & 2021)

London Healthy Urban Development Unit (HUDU) 'Healthy Urban Planning Checklist' & Rapid HIA Tool (2017 & 2019)

<https://www.healthyurbandevelopment.nhs.uk/wp-content/uploads/2019/10/HUDU-Rapid-HIA-Tool-October-2019.pdf>

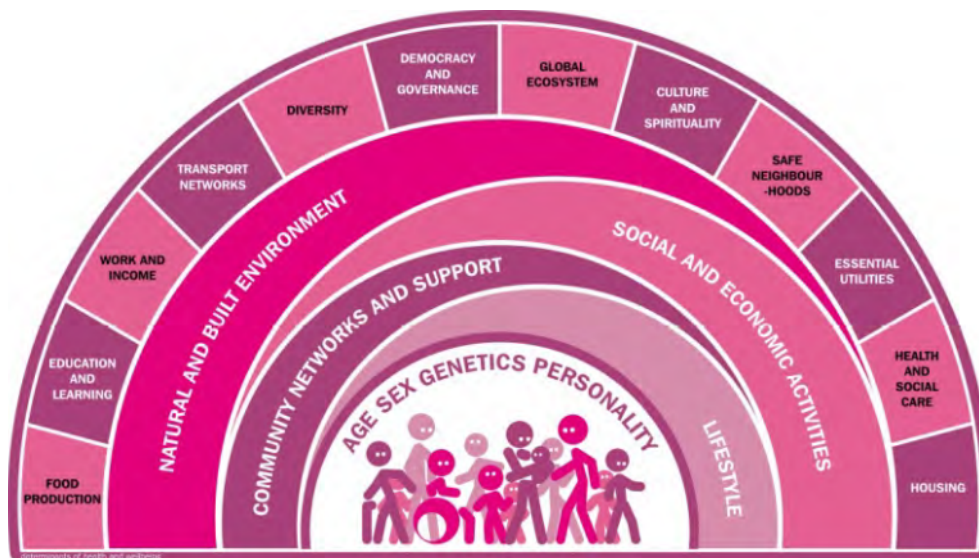


Figure:	11.1		
Title:	The Determinants of Health and Wellbeing (London HUDU, developed from Barton & Grant 2007)		
Project:	One North Parade, Manchester		
Date:	July 2025	Scale:	NTS

12. Socio-Economic

Introduction

- 12.1. This Chapter of the ES has been prepared by GC Insight and assesses the likely Socio-Economic impacts of the Proposed Development upon the EIA Site and surrounding area during the construction and operational phases. This Chapter also describes the methods used to assess these impacts, the existing baseline conditions, the proposed mitigation measures required to prevent, reduce or offset any significant negative impacts and the likely residual impacts after these methods have been adopted.

	Lead Author	Reviewer
Name	Will Christiansen	Kirsten Powell
Company	GC Insight	GC Insight
Qualifications/Accreditations relevant to technical area incl. IEMA	BSc (Hons) Geography, MSc Real Estate, Member of the Institute of Economic Development	BA (Hons) Geography, Member of the Institute of Economic Development
Years technical experience (in technical area)	8	25
Number of EIA's delivered to date	25+	25+

Assumptions and Limitations

- 12.2. There are no specific significance criteria relating to the assessment of socio-economic effects. Therefore, the assessment is made against a benchmark of current socio-economic baseline conditions prevailing at and within relevant study areas, using professional judgement and experience of working in the technical area. Wherever possible socio-economic impacts are quantified through the application of industry best practice; however, where the quantification impacts is not possible then impacts are assessed in qualitative manner, using professional judgement and experience of working in the technical area.
- 12.3. The assessment of effects is carried out against the socio-economic baseline conditions as defined by the most recent official published data sources that, as with any data set, are subject to change.
- 12.4. The assessment of effects assumes that the Proposed Development would be constructed in accordance with the planning permission applied for.

Relevant Legislation, Policy and Guidance

Legislation

- 12.5. There is no relevant legislation in relation to the assessment of socio-economic effects.

Policy

National

- 12.6. The **National Planning Policy Framework** (NPPF) provides a summary of the Government's planning policies for England and how they should be applied.
- 12.7. In 2024, the Government launched a reformed NPPF, which among other things, included an increased emphasis on proactive support for sustainable economic growth, encouraging development of modern industries and infrastructure such as laboratories, gigafactories and digital infrastructure. Ultimately, improved digital infrastructure will help to support the growth of knowledge, creative and technology driven sectors.

- 12.8. Paragraph 8 states that achieving sustainable development means that the planning system has 3 objectives, which are interdependent and need to be pursued in mutually supportive ways:
- An economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
 - A social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
 - An environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.
- 12.9. Chapter 6 "Building a strong, competitive economy" provides insight into the expectations of developments. In paragraph 85, it states that areas should build on their strengths, counter any weaknesses and address the challenges of the future, particularly where Britain can be a global leader in driving innovation.

Sub-Regional

- 12.10. **Places for Everyone** is the long-term plan of nine Greater Manchester districts¹ for jobs, new homes and sustainable growth. The Places for Everyone Plan took effect and became part of the statutory development plan for each of the nine districts in March 2024. The plan sets out a strategic policy framework for the districts, helping them to meet their local housing and employment needs by identifying land and infrastructure. The plan outlines the role of the city centre as the most significant economic location in the country outside of London and the need for it to be strengthened significantly.
- 12.11. There is a strong focus in this plan on economic prosperity and the need to create new employment locations across the region so that all communities can contribute to, and benefit from, growth. Furthermore, it determines that Greater Manchester will need to continue to invest in the sites and critical infrastructure that will make it an even more attractive place for businesses to invest, bringing high-value, well paid jobs, to the city region.
- 12.12. Policy JP-Strat2 (City Centre) of the plan identifies Manchester city centre as the most significant economic location in the country outside of London. It determines that the city centre will continue to be the primary focus for business, retail and leisure activity in GM. Policy JP-J1 (Core Growth Area) supports long-term growth, identifying the importance of health innovation and life sciences clusters to support growth and allow GM to make the most of its high concentration of research assets and graduate pools. This policy also indicates that the city centre will provide land to accommodate c.1.7 million sqm of office floor space over the period 2022-2039.
- 12.13. The plan also emphasises maximising the use of brownfield land and urban spaces to support sustainable growth. This approach is intended to make efficient use of previously developed land and reduce the need for new greenfield development.
- 12.14. Published by the Greater Manchester Combined Authority (GMCA) in June 2025, the **Greater Manchester Strategy 2025–2035** sets out a bold ten-year vision for the city region. The strategy recognises Manchester city centre as a vibrant economic hub and a key driver of regional prosperity. The strategy supports the growth of high-value sectors such as digital, data, and advanced manufacturing and highlights the need for modern, sustainable commercial spaces to attract investment and create high-quality jobs.
- 12.15. The strategy identifies six ‘growth locations’ across the city region within which the GMCA will target and seek to attract investment. The Proposed Development is in the Central Growth Cluster which will build on the continuing high performance of the city centre growth engine – powered by Greater Manchester’s large business, financial and professional services community, the science and tech cluster on the Oxford Road Corridor and creative industries . This area will provide 58,000 new homes on brownfield land and new spaces for businesses.

¹ Bolton, Bury, Manchester, Oldham, Rochdale, Salford, Tameside, Trafford and Wigan

Local

- 12.16. The **Manchester Core Strategy (2012)** outlines the overall strategic direction for planning for Manchester over the plan period from 2012 to 2027 and aligns with national policies. The policies of the Core Strategy establish where major development and other forms of investment should be located to be sustainable, meet local needs and take full advantage of opportunities. A key spatial principle of the Core Strategy is that the regional centre of Manchester will be the focus for economic and commercial development, retail, leisure and cultural activity, alongside high-quality city living.
- 12.17. The 2024 addendum partially replaces some of the key Employment Land targets and locations previously determined in the Manchester Core Strategy by Places for Everyone policies. As noted above, the role of the city centre as a key employment location is highlighted.
- 12.18. The **Manchester Local Plan** guides development within Manchester and is currently under review. Issues with the Local Plan, as identified in the review’s consultation, included meeting net-zero targets, the future of movement around the city, design that prioritises health, creating jobs for a healthy and equal city, building on the strength of the universities, hospitals, digital and creative sectors, managing the growth of the city, protecting waterways and green spaces.
- 12.19. The **Our Manchester Strategy 2025–2035** outlines the city’s long-term priorities. Developed through extensive engagement with residents and stakeholders, the strategy focuses on creating a fairer, greener, and more prosperous Manchester. It places sustainability, inclusive economic growth, and infrastructure improvements at the heart of the city’s future development and positions the city centre as a key driver of economic growth. It also highlights the city centre’s importance in maintaining Manchester’s role as a major UK city with a vibrant, well-connected, and inclusive centre that supports business, culture, and innovation.
- 12.20. Furthermore, in 2023 MCC published the **Investing in Success: Economic Strategy**, a ten-year plan designed to grow Manchester’s economy while making it more inclusive and sustainable. This sets out five key priorities for the area including targets around inclusive growth and economic opportunity, which focuses on creating high-quality jobs and in nurturing productive and innovative sectors such as digital, creative, and professional services. This strategy also acknowledges the city centre’s role as a key driver of economic growth.

Guidance

- 12.21. The Proposed Development is located within the **Parsonage Gardens Strategic Regeneration Framework (SRF) area**. The SRF (adopted by Manchester City Council (MCC) in 2020) identifies an opportunity for the area to maximise its potential and offer wider improvements for the benefit of residents, businesses, employees and visitors. The vision is to establish Parsonage Gardens as a definable and important part of the City Centre, as a commercially led mixed use neighbourhood embracing Manchester’s zero carbon ambitions and encouraging an ecosystem of high-quality employment. The aim is to ensure the “full economic potential” of the area is realised.
- 12.22. The **Guide to Development in Manchester – Supplementary Planning Document and Planning Guidance (2007)** sets out key design principles for the city. It sets the City Centre as a region of national and international importance and identifies Central Manchester as an ‘Area of change’. These being areas of regeneration activity where there is an aim to broaden the mix of uses to accommodate new shopping and employment areas, provide jobs, services and local facilities and to improve sustainability by providing a mix of activities, buildings and facilities.

Assessment Methodology and Significance Criteria

Scenarios Tested

- 12.23. This Chapter considers the following scenarios:
- Scenario 1: Existing Baseline
 - Scenario 2: Existing Baseline + One North Parade
 - Scenario 3: Baseline + One North Parade + Cumulative

- 12.24. Scenario 1 represents the existing baseline and so this is addressed in 'Baseline Conditions' helping to inform the sensitivity of socio-economic receptors. For the purposes of clarity, all baseline developments identified in Appendix 2.1 are considered relevant in the assessment of socio-economic effects and are considered when assessing the sensitivity of socio-economic receptors.
- 12.25. Scenario 2 is addressed within the 'Identification and Evaluation of Likely Significant Effects' section. Scenario 3 is addressed within the 'Cumulative Effects' section. Scenario 3 considers the cumulative effects of the identified cumulative developments (see Appendix 2.1), all of which are considered relevant in the assessment of socio-economic effects.

The Study Area

- 12.26. The anticipated effects of the Proposed Development and relevant receptors are set out in more detail in Table 13.1. The likely effects influence the geography over which the study area is considered. The effects of the Proposed Development are considered across the following geographies:
- Local level – the definition of the local study area/impact area can vary depending on the effect being assessed and any associated need to use bespoke catchments and/ or administrative spatial scales as set out within relevant local and regional policies. The Proposed Development is located within Manchester city centre which for the purposes of this assessment is defined loosely in terms of the Piccadilly and Deansgate wards. The city centre is a centre of significant economic importance to the wider city region.
 - District – Manchester City Council (MCC) is identified as the administrative area in which the Proposed Development is located and the area in which housing and employment targets are set. For some receptors, the appropriate study area is the district level.
 - Sub-regional – Greater Manchester is predominantly considered when assessing the temporary construction employment effects of the Proposed Development. For some receptors, the appropriate study area is the sub-regional level.
- 12.27. The geography applied to the assessment of each receptor is outlined in Figure 12.1 and Table 12.1.

Table 12.1: Geographical study areas

Effect	Receptor	Study Area(s)	Justification
Change in temporary employment during the construction stage	Individuals seeking construction employment	Sub-regional (Greater Manchester)	Construction labour is likely to be drawn from a wide geography across Greater Manchester.
Change in direct operational employment	Individuals seeking employment	LIA District (MCC)	The area comprising the city centre is a significant contributor to both jobs and economic output within the context of Manchester. Employment/economy targets are set at district level.
Change in economic performance (GVA)	The local economy	District (MCC)	The area comprising the city centre is a significant contributor to both jobs and economic output within the context of Manchester and the wider city region. Employment/economy targets are set at district level.
Change in annual fiscal contributions in the form of business rates contributions	Manchester City Council total business rates	District (MCC)	Business rates revenue is collected nationally with a proportion retained by the local authority.

Effect	Receptor	Study Area(s)	Justification
Change in demand for the use of the existing open / amenity space within close proximity to the Site	Open space and recreational facilities and their users	LIA	Potential for the Proposed Development to impact upon the provision of open space and public realm locally and contribution towards regeneration objectives.

12.28. In addition, national level data is also included within the baseline assessment, where relevant, to provide additional context and to help determine the sensitivity of baseline conditions in other geographies.

Surveys and Data Sources

12.29. This assessment relies on data provided by publicly available data sources, including:

- ONS Business Register and Employment Survey
- ONS Regional gross value added (balanced) by industry: local authorities by ITL1 region
- ONS Annual Business Survey
- Valuation Office Agency Non-Domestic Rating Lists
- Census 2021

Source of Effect

12.30. Table 12.2 sets out the assessment methodology for each of the identified effects.

Table 12.2: Assessment Methodology for Effects

Effect	Assessment Methodology
Change in temporary employment during the construction stage	To estimate the impact of temporary employment supported as a result of the construction activity, the turnover per employee within the construction industry at the regional (North West) level is applied to forecast costs associated with the construction works for the Proposed Development and then divided by the expected duration of the construction works (in number of years) to provide the average number of construction workers per annum. It is acknowledged that whilst some construction workers may live locally, and their expenditure on household goods and services would also support employment in local businesses, it is also likely that construction workers will be drawn from within the wider region, depending on the roles available and contractors selected. On this basis, an estimate of the induced effects supported by the construction activity cannot be accurately quantified and therefore is not assessed.
Change in direct operational employment	Direct employment impacts are calculated based on the proposed schedule of commercial and employment supporting floorspace. Employment density benchmarks from the Homes and Communities Agency (HCA) are used to estimate the overall (gross) number of full-time equivalent (FTE) jobs that will be supported by each type of floorspace and are applied to the Net Internal Area (NIA) for the uses proposed on site. A series of additional adjustments are then applied to the direct job numbers to calculate the net additional jobs that can be supported on-site and more widely. These adjustments are based on best practice from the HCA in addition to professional experience, and include adjustments for displacement, leakage and deadweight. In addition, allowances for indirect and induced multipliers are also applied to measure the off-site jobs supported by the direct (i.e. on-site) jobs created as a result of the Proposed Development. These include indirect (supply chain) impacts generated through spend by the

Effect	Assessment Methodology
	on-site activities on the purchase of goods and/ or services for their day-to-day operations; and induced impacts associated with local expenditure as a result of those who derive income from the direct (i.e. on-site) and/ or supply chain (i.e. off-site) impacts generated by the Proposed Development. Multiplier assumptions applied are also based on guidance set out within the HCA Additionality Guide.
Change in economic performance (GVA)	Economic impact will be generated as a result of the direct, indirect and induced jobs support by the Proposed Development in the form of Gross Value Added (GVA). This is calculated by applying GVA per FTE job benchmarks for Manchester to the estimated employment impacts and relevant job sectors generated by the Proposed Development.
Change in annual fiscal contributions in the form of business rates contributions	The revenue to the local authority generated by proposed commercial uses is estimated having regard to average rateable value per square metre benchmarks (down to Lower Super Output Area level), published by the Valuation Office Agency (VOA). Benchmarks are applied to the level of floorspace (NIA) before a business rates multiplier (0.555) is applied to estimate the total business rates bill. Deadweight is estimated by applying the rateable value of the existing buildings on Site which are assumed to still be liable to pay business rates.
Change in provision of public realm / open space	The potential for the Proposed Development to affect the provision of open space / public realm and its contribution towards local and district wide regeneration objectives is assessed qualitatively, using professional judgment.

Significance Criteria

- 12.31. The sensitivity of each receptor, outlined in Table 13.3, is evaluated as being high, medium, low, or negligible based on a review of the baseline position of each receptor, and where relevant, its performance against other benchmark areas. Where relevant, the importance of the receptor in local and regional policy terms is also considered in defining its sensitivity.

Table 12.3: Receptor sensitivity

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

- 12.32. The magnitude of impact experienced by each receptor is determined by considering the change from (future) baseline conditions, both before and (if required) after mitigation. The criteria used for the assessment of the magnitude of socio-economic impacts (both beneficial and adverse) are outlined in Table 13.4.

Table 12.4: Significance matrix

Magnitude of Impact	Criteria for Assessing Effect
Major	Total loss or major/substantial alteration to key elements/features of the baseline conditions such that the post development character/composition/attributes will be fundamentally changed.
Moderate	Loss or alteration to one or more key elements/features of the baseline conditions such that post development character/composition/attributes of the baseline will be materially changed.
Minor	A minor shift away from baseline conditions. Change arising from the loss/alteration will be discernible/detectable but not material. The underlying character / composition / attributes of the baseline condition will be similar to the pre-development circumstances/situation.

Negligible

Very little change from baseline conditions. Change barely distinguishable, approximating to a 'no change' situation.

12.33. The nature of the effect is defined as either:

- Beneficial – an advantageous effect on the impact area; or
- Adverse – detrimental effects on the impact area; or
- Neutral – neither beneficial nor adverse.

12.34. The significance of the effect is based on the matrix set out in Table 13.5. Effects assessed as moderate or major are considered significant in EIA terms (and are shown in bold in Table 13.5). The matrix provides flexibility in assessing the significance of effects and allows for the application of professional judgment, where necessary, to determine whether an effect that straddles the minor-moderate threshold is assessed as being significant or not significant.

Table 12.5: Impact Significance Matrix

	High	Medium	Low
Major	Major Adverse/Beneficial	Major - Moderate Adverse/Beneficial	Moderate - Minor Adverse/Beneficial
Moderate	Major - Moderate Adverse/Beneficial	Moderate – Minor Adverse/Beneficial	Minor Adverse/Beneficial
Minor	Moderate - Minor Adverse/Beneficial	Minor Adverse/Beneficial	Minor Adverse/Beneficial - Negligible
Negligible	Negligible	Negligible	Negligible

Baseline Conditions

Population and Labour Market

12.35. According to the 2021 Census, there were c.25,500 people living across the LIA. If, as worst-case scenario, it is assumed that the residents of all baseline developments are not included in this figure, then the baseline developments could increase the LIA resident population by a further c.250 (c.25,750). Of these 2021 residents, 95% were working age (16 – 64 years), a proportion significantly higher than across Manchester (70%), the North West (63%) and England (63%).

12.36. According to the 2021 Census, of the residents aged 16 – 64 in the LIA, approximately 39% were economically inactive, below the benchmark areas of Manchester (41%), the North West (41%) and England (39%). As of August 2025, 2.2% of working age residents across the LIA (550 residents) were claiming Universal Credit or Jobseekers Allowance, which is a rate significantly lower than across Manchester (6.2%), the North West (4.2%) and England (4.1%). For Greater Manchester as a whole, there were 94,400 claimants in August 2025, representing 5.0% of the total working age population.

Employment

12.37. According to the latest data (2023) from the Business Register and Employment Survey, approximately 205,000 jobs were located within the LIA, equivalent to 45% of all jobs across Manchester. If it is assumed that the employment generated by all baseline developments are not included in this figure (as a worst-case scenario), then the baseline developments could increase LIA employment by a further c.6,700 jobs (to c.211,700 in total). Across Manchester, there were approximately 457,000 jobs.

12.38. Almost a quarter (24%, 50,000) of all employment within the LIA was within the Professional, Scientific and Technical sector, 15% (30,000) within the Business Administration and Support Services sector and 22% (44,500) across the Information & communication and Financial & insurance sectors combined.

12.39. Across the LIA, approximately 1.2% of employment was within the Construction sector, this was equivalent to around 2,500 jobs. The proportion of employment within the Construction sector was higher across Manchester (2.3%),

Greater Manchester (4.6%) the North West (5.3%) and England (5.1%). At a Greater Manchester level, the construction sector supports around 70,000 jobs.

- 12.40. A Location Quotient (LQ) measures the relative specialisation of a sector by comparing the share of employment in a sector to the national benchmark. A LQ above 1 suggests relatively high levels of specialisation, and a LQ level below 1 suggests relatively low levels of specialisation. The LIA has high levels of specialisation in the Financial & insurance sector (3.3), Professional, scientific and technical (2.5), Information & communication (2.3), and Business administration & support services (1.7).
- 12.41. Employment growth between 2018 and 2023 across the LIA (17%) was significantly higher than the benchmark areas (Manchester, 15%; North West, 6%; England, 5%). Growth was driven by the Professional, scientific & technical activities (+15,000) and the Information and communication sector (+14,000 jobs). By contrast, the LIA saw a decline in employment in the Retail sector (-3,500), reflecting a trend witnessed across all benchmark areas. This illustrates the role of office-based service sectors in driving recent growth and specialisation within the LIA.
- 12.42. Between 2018 and 2023, construction sector employment across the LIA increased by 350 (+16%). In comparison, employment in the sector grew by 15% across Greater Manchester over the same period.

Economic Output (GVA)

- 12.43. As of 2021², Gross Value Added (GVA) across the LIA stood at approximately £13.0bn, equivalent to 49% of Manchester's overall output. Furthermore, output grew by 37% between 2016 and 2021, a growth rate which was significantly higher than across benchmark areas (Manchester, 28%; North West, 16%; England, 14%).
- 12.44. Productivity, calculated as GVA per full-time equivalent (FTE) worker, in the LIA stood at c.£82,000 in 2021, a 45% increase from 2016. Productivity was also higher than comparator areas, standing at c.£73,000 for Manchester, c.£66,000 for the North West and c.£76,000 across England.
- 12.45. Sectoral analysis of GVA output in 2023 can be undertaken at local authority level, where 43% of GVA was generated by office-based service sector jobs, including those in the Information and Communication (£2.6bn), Financial and Insurance (£5.3bn), Professional, Scientific and Technical (£5.1bn) and Administrative and Support Service activities (£2.5bn) sectors. GVA per FTE figures for office-based service sector roles across Manchester were significantly higher than the all-sector productivity average (c.£105,000 vs c.£94,000).
- 12.46. As of 2023, GVA output for the construction sector across Greater Manchester (reflecting the assessment geography considered for this sector) stood at £5.4 bn and GVA per FTE worker in the construction sector stood at c.£93,000 – above the all-sector productivity average of c.£83,000.

Business Rates

- 12.47. Given current macroeconomic conditions, cost of living challenges and the local authority funding landscape, the delivery of essential Council services nationwide are under increasing strain. In this context, local authority revenue plays an important role in the delivery of essential local services.
- 12.48. Since 2017, the Greater Manchester authorities have been part of a 100% business rates retention pilot scheme (renewed for 10 years from April 2024 as part of the Trailblazer Devolution Deal) meaning that Manchester City Council (MCC) retains all growth in its business rates base. As of 2024/25, MCC collected c.£407 million in business rates.
- 12.49. Non-domestic business rates collected by the Valuation Office Agency (VOA) in 2023 showed an average rateable value per square metre of £102 for all sectors across Manchester, rising to £135 for office uses and £165 for retail uses.

Table 12.6 Business Rates: average rateable value (£) per square metre

All	Retail	Office	Other
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² Small area GVA estimates only available to 2021.

Manchester	102	165	135	112
Manchester 054C	-	249	165	263

Source: Valuation Office Agency, 2023

Open Space / Public Realm

- 12.50. There are a number of open / amenity spaces within 1 mile of the Site, including Parsonage Gardens (0.24 ha), Hardman Square (0.1ha), St. John's Gardens (0.5ha), Piccadilly Gardens (0.5ha), Castlefield Urban Heritage Park (0.81ha) and Trinity Park (0.81ha).
- 12.51. Besides areas formally identified as 'green space', there is a broad range of public amenity spaces within close proximity to the Site that enhance the experience of living and working within the area. To the Site's south / south west, recent developments within the St. John's and Spinningfields areas have brought forward new public spaces such as pocket parks, pedestrianisation projects and public squares). Further south, developments within the First Street and Great Jackson Street regeneration areas feature new public spaces that enhance provision for residents as well as improving the connectivity between public spaces within this portion of the city centre. Although further away, the 6.5 acre Mayfield Park has also provided new public park provision for the city centre as a whole, at scale. Another notable project located close to the Site is the conversion of the Grade II-listed Castlefield Viaduct to create a 330 metre 'park in the sky'.
- 12.52. The current Manchester Blue and Green Infrastructure Strategy (2022) is in place to respond to commitments made in the City's Local Plan and Climate Change Action Plan. It demonstrates the Council's commitment to Green Spaces. Initial work has begun on the review of the Blue and Green Infrastructure Implementation Plan, including evidence gathering and public consultation in order to the steer development of a new ten year implementation plan from 2026. Alongside this, the CyanLines initiative was launched in September 2025 with the ambition to develop a network of over 100 miles of 'CyanLines' routes connecting new and existing blue and green infrastructure over ten years, starting with the city centres of Manchester and Salford, delivering a greener, healthier and more climate-resilient city.

Receptor Sensitivity

- 12.53. Table 12.7 summarises the sensitivity of each of the receptors identified in the baseline.

Table 12.7 Receptor sensitivity

Receptor	Sensitivity	Study Area	Justification
Individuals seeking construction employment	Medium	Sub-regional (Greater Manchester)	A proportion of the temporary construction employment created as a result of construction activity could be expected to be filled by unemployed people (both skilled and unskilled) from across Greater Manchester. The claimant rate for Greater Manchester is higher than the regional and national averages.
Individuals seeking employment	Medium	LIA District (MCC)	Local employment growth will contribute to the overall economic growth and prosperity of the city centre which is a strategic priority at a MCC level. In Manchester, the claimant rate is higher than regional and national rates.
Local economy	Medium	LIA District (MCC)	Local economic growth will contribute to the overall economic growth and prosperity of the city centre which is a strategic priority at both a MCC and Greater Manchester level. Direct employment will result in GVA effects across the local economy.

Receptor	Sensitivity	Study Area	Justification
Contribution to local authority fiscal income	High	District (MCC)	Local authority revenue is essential in the delivery of local services and has experienced lower collection rates in recent years due to the impact of the COVID-19 pandemic. Business rates collection will help to deliver increased local authority revenue.
Open space / public realm and its users	Medium	LIA	There is a reasonable range of public realm and amenity areas in close proximity to the Site. The adopted SRF places emphasis on the regeneration of the area and in making improvements in the public realm to ensure the area's amenity and general liveability.

Identification and Evaluation of Likely Significant Effects

Construction Phase

- 12.54. The construction of the Proposed Development will support a number of on-site and off-site employment opportunities within the construction sector. The level of investment over the construction period would directly support an average labour requirement of approximately 85 FTEs per annum. This has been estimated having regard to the average construction industry turnover per FTE using data from the Business Register and Employment Survey and Annual Business Survey at the regional (North West) level.
- 12.55. The construction of the Proposed Development is expected to support a broad range of job types and occupations, both on-site and off-site (including both direct and indirect / supply chain employment). On-site roles may include highly skilled professions (such as site surveyors) as well as lower skilled supply chain jobs (such as labourers). Off-site, activity could support various jobs within the supply chain, such as suppliers of building materials and architects.
- 12.56. The construction sector is relatively geographically mobile which suggests that while some construction workers may be local residents, whose spending on household goods and services would benefit local businesses, it is also likely that construction workers could be drawn from within the wider region, depending on the roles available and contractors selected. Due to this uncertainty, it is not possible to accurately estimate the indirect and induced effects on the Greater Manchester economy resulting from the construction activity, and therefore the induced effects are not assessed.
- 12.57. Applying a regional composite multiplier (in accordance with the HCA Additionality Guidance) the number of indirect construction jobs created by direct employment could be in the region of 125 FTEs. Combined with the direct employment, it is estimated that construction will support in the order of 210 FTEs in total per annum.
- 12.58. It is likely that a local labour agreement will be secured, if approved, via a planning condition prior to the commencement of development. This will provide a mechanism by which local residents will be prioritised for job opportunities both at the construction and operational stages.
- 12.59. The construction sector currently supports around 67,000 FTE jobs across Greater Manchester. The estimated annual construction jobs supported during the period of works (including application of a multiplier) represents 0.3% of all sub-regional employment in the construction sector. Given the small percentage, construction activity is not expected to result in a noticeable change in the baseline conditions at the sub-regional level, and as such, the magnitude of the impact is assessed to be **negligible**.
- 12.60. With the sensitivity of the receptor assessed as medium, this would give rise to a direct, temporary, short term and **negligible (not significant)** effect.

Operational Phase

Employment

- 12.61. The Proposed Development will make a positive contribution to the LIA and district employment levels as a result of the proposed on-site commercial floorspace. The predominant use to be delivered on the Site will be office, targeting occupiers within the knowledge-based service sector economy. One of the key features of the proposed office space is to provide adaptability and flexibility for tenants. The Proposed Development is not targeting any one type or sector of office end user, and the proposed design facilitates flexibility in internal layout to accommodate a variety of tenant needs over time.
- 12.62. The occupancy of the existing buildings is understood to be unviable in the long term. If a financially sustainable rental level was demanded, the building would be expected to return to being largely vacant, as has historically been the case. On the basis that the current scenario is unsustainable, it is assumed that employment generated by the proposed 14-storey office building would be additional to the Site. The Proposed Development comprises:
- Office space: 10,015 sqm Gross Internal Area (GIA) (7,120 sqm Net Internal Area (NIA))
 - Restaurant / bar space: 635 sqm GIA (594 sqm (NIA)).
- 12.63. Applying an employment density approach (in accordance with the Homes and Communities Agency Employment Density Guide), it is estimated that the Proposed Development could accommodate:
- c.615 FTE (full-time equivalent) jobs associated with the office space; and
 - c.30 FTE jobs associated with the restaurant / bar space.
- 12.64. In total, the Proposed Development could support in the order of 650 FTE direct jobs (gross). Different additionality factors are applied to each of the proposed commercial uses:
- **Office (knowledge-based service sector uses):** it is anticipated that levels of leakage are likely to be high (50%, in accordance with HCA Additionality Guidance) to reflect a large proportion of the benefits going to residents living outside of the target area (i.e. Manchester). This is supported by Census travel to work data which suggests that only 13% of people working within the City Centre North and Collyhurst area (a rough approximation for the Site) are also residents in this same area. A medium level of displacement is assumed (50%, as per HCA Guidance ready reckoners), where around half of the activity is expected to be displaced. This reflects the broad nature of the proposed office uses which could, in theory, be in alternative locations within the local impact area and wider district. In line with HCA Guidance, a composite multiplier for office interventions is applied (1.44). This captures the effects of indirect (supply chain) and induced (influenced through employee wage spending) employment supported by direct jobs.
 - **Flexible commercial (retail/leisure/hospitality uses):** it is anticipated that levels of leakage are likely to be high (50%, in accordance with HCA Additionality Guidance) to reflect a large proportion of the benefits going to residents living outside of the target area (i.e. Manchester). Despite the foundational nature of the uses proposed and the fact that employees are unlikely to travel further to access job opportunities, this is considered appropriate given the Site's location close to the boundary with Salford City Council. A medium level of displacement is assumed (50%, as per HCA Guidance ready reckoners, where around half of activity is expected to be displaced). This reflects the fact that the proposed foundational sector uses are not closely linked to the specific location of the Site and could theoretically be located elsewhere. This is moderated by the fact that high unemployment and claimant rates across Manchester suggest that additional foundational sector job opportunities could be more readily taken up by the labour market. In line with HCA Guidance, a composite multiplier for retailing interventions is applied (1.38). This captures the effects of indirect (supply chain) and induced (influenced through employee wage spending) employment supported by direct jobs.
- 12.65. Assuming that the floorspace is fully operational and occupied, the Proposed Development could support **231 FTE jobs (net)** (see Table 12.8). This level of employment generation represents 0.11% of the total employment levels in the LIA (c.205k) and 0.05% of jobs across Manchester (457k).

Table 12.8 Employment estimates

Use	Office	Restaurant / bar	Total
Floorspace sqm (NIA)	7,120	594	7,714
Employment density (sqm per FTE)	11.6 (high density office average)	20 (Retail and food & beverage)	

Use	Office	Restaurant / bar	Total
FTE jobs (gross)	615	30	645
Displacement factor	0.50 (medium)	0.50 (medium)	
Leakage factor	0.50 (high)	0.50 (high)	
Multiplier	1.44	1.38	
FTE jobs (net)	221	10	231

12.66. The magnitude of change is assessed as negligible at the LIA level and negligible at the district level. With the sensitivity of the receptor assessed as medium, the significance of effect is assessed as direct, permanent, beneficial and **negligible (not significant)** at the LIA level and district level.

Local Economy

12.67. The on-site employment has the potential to support the LIA and district economy through GVA effects. The following GVA per FTE benchmarks are applied:

- Office: c.£105k GVA per FTE – applied to all direct employment associated with office floorspace;
- Restaurant/bar: c.£69k GVA per FTE – applied to all direct employment associated with restaurant/bar floorspace;
- All sector average: c.£94k GVA per FTE – applied to all indirect and induced employment.

12.68. The direct employment has the potential to generate £16.6 million per annum in net additional GVA. When multiplier effects are considered, this rises to £23.3 million per annum. This represents an increase of 0.18% compared to the total LIA economy and 0.09% of the total Manchester economy. On the basis of increases in GVA, the magnitude of change is assessed as **negligible** at the LIA level and district level.

12.69. With the sensitivity of the receptor identified as medium, the significance of effect is assessed as direct, permanent, beneficial and **negligible (not significant)** at the LIA level and at the district level.

Local Authority Revenue

12.70. The proposed occupiers will be liable to pay business rates, potentially leading to an uplift in business rates revenue accruing to Manchester City Council. The level of potential increased revenue from business rates as a result of delivering on-site commercial floorspace is estimated based upon benchmarks in the rateable value per square metre for office and retail properties at the district level (using data from the Valuation Office Agency).

12.71. Based upon a review of Valuation Office Agency (VOA) records, it is estimated that the current buildings have a combined total rateable value of c.£280,000. Applying VOA benchmarks for the average rateable value per square metre to the proposed floorspace, suggests that the Proposed Development could support a rateable value of over £1.3 million. Subtracting the estimated existing rateable value and applying the current (2025/26) standard multiplier (0.555) suggests a potential uplift in business rates revenue of £580,000 per annum.

Table 12.9 Proposed Development – business rates estimates

Use	Office	Restaurant/bar
Proposed floorspace (sqm NIA)	7,120	594
Average rateable value / sqm (£)	165	249
Business rates multiplier	0.555	
Estimated business rates (£m)	£0.73	
Total (less deadweight) (£m)	£0.58	

12.72. The estimated business rates uplift represents 0.1% of the total rateable value for all office and retail properties across Manchester. On this basis, and applying professional judgment, it is assessed that the potential increase in local authority revenue represents a negligible magnitude of change. With the sensitivity of the receptor identified as high, this gives rise to a direct, long term and **negligible (not significant)** effect.

Effect on Public Realm / Amenity Space

- 12.73. The Proposed Development will deliver active ground floor uses and frontages within its boundary that will support the long-term regeneration of the Parsonage Gardens area.
- 12.74. Amenity improvements for local residents through a well-designed, managed and animated building will support a reduction in issues currently associated with vacancy, underuse and unmanaged space, enhancing the environment for those living in nearby properties, such as the Century Buildings.
- 12.75. The Proposed Development's active frontage will draw people into the area throughout the day, supporting the vitality of and footfall to adjacent commercial uses. The inclusion of flexible commercial units at ground floor provides potential for retail, café or leisure uses, adding to the social and functional mix in the area. The introduction of active ground floor uses and visible, publicly accessible frontages will increase passive surveillance, helping to deter anti-social behaviour in and around Parsonage Gardens. This can lead to people feeling safer.
- 12.76. Furthermore, by addressing the disconnection caused by the current underutilised and inactive frontage, the Proposed Development will support a more coherent and navigable local streetscape.
- 12.77. The effect of these public realm considerations on local residents / employees can be assessed qualitatively, using professional judgement. Since these benefits will mostly be felt by future site users rather than the existing resident population then this is assessed as being a minor magnitude of impact.
- 12.78. Overall, it is judged that the Proposed Development's contribution to public realm / amenity space would be minor in magnitude. With the sensitivity of the receptor identified as medium, and through the application of professional judgement, this gives rise to a direct, long term and **minor beneficial (not significant)** effect at the LIA level.

Cumulative Effects**Scenario 3 (Baseline + ONP + Cumulative)**

- 12.79. Within the discipline of Socio-Economics, all cumulative developments identified have the potential to interact with the Proposed Development and are considered here.
- 12.80. Collectively, the cumulative developments have the potential to deliver:
- c.3,250 new homes;
 - c.66,000 sqm office floorspace;
 - c.6,000 sqm of flexible commercial and retail floorspace.
- 12.81. The assessment of cumulative effects (Scenario 3) adopts a similar approach to the main assessment presented above. Given the breadth of cumulative developments identified, it is considered that a proportionate approach is to adopt a consistent approach to assessment across different socio-economic effects. The assessment is necessarily approximate to provide a sense of the scale of impact relative to the baseline position alongside the Proposed Development.
- 12.82. Table 12.10 considers the cumulative effects of the Proposed Development.

Table 12.10 Cumulative Assessment

Effect	Comment	Receptor sensitivity	Magnitude of change	Assessment of Significance
Change in temporary employment during the construction stage	Given the scale of development across all cumulative developments identified alongside the Proposed Development, although not quantified, it is reasonable to assume that this would lead to a substantial increase in the requirement for construction labour at the sub-regional (Greater Manchester) level. This has the potential to generate increased demand for labour as well as	Medium	Moderate	Direct, short term, Moderate Beneficial (significant)

Effect	Comment	Receptor sensitivity	Magnitude of change	Assessment of Significance
	substantial levels of opportunity within the construction sector. A recent publication by RICS UK suggests that the construction sector is improving in terms of activity and that looking forward, indicators are upbeat. Given the anticipated scale of construction activity across the cumulative developments in comparison with the overall level of construction activity across Greater Manchester, the magnitude of impact is assessed as moderate.			
Change in direct operational employment	Through the application of the same methodology and assumptions as applied in the main assessment, it is estimated that alongside the Proposed Development, cumulative developments could generate in the order of 3,800 net additional jobs. This level of employment creation would represent c.1.8% of employment at the LIA level and 0.8% at the district level. This is considered to represent a minor magnitude of change.	Medium	Minor	Direct, long term, Minor Beneficial (not significant)
Change in economic performance (GVA)	Through the application of the same methodology and assumptions as applied in the main assessment, it is estimated that alongside the Proposed Development, cumulative developments could generate in the order of £375 million GVA. This level of economic output would represent c.2.9% of LIA GVA and 1.4% of district GVA. This is considered to represent a minor magnitude of change.	Medium	Minor	Direct, long term, Minor Beneficial (not significant)
Change in annual fiscal contributions in the form of business rates contributions	The local authority revenue generated by all cumulative developments cannot be estimated accurately and in a proportionate way. However, given the quantum of new commercial floorspace and new homes to be delivered through cumulative developments, it is likely that this would lead to a sizeable uplift in local authority revenue through business rates and council tax income. This is likely to represent a moderate magnitude of change.	High	Moderate	Direct, long term, Moderate Beneficial (significant)
Effect on open space / public realm provision	The extent of potential additional public realm and amenity space provision under all cumulative developments is not quantified but most if not all schemes will provide internal and external amenity space in addition to new areas of public realm that will enhance liveability and the connectivity between public spaces within this part of the city centre. In so doing, the schemes will contribute towards an improvement of the public realm, making the area safer through	Medium	Minor	Direct, long term, Minor Beneficial (not significant)

Effect	Comment	Receptor sensitivity	Magnitude of change	Assessment of Significance
	greater levels of activation and natural surveillance and deter opportunities for crime. Applying professional judgement, it is assessed that the magnitude of change would be minor.			

Mitigation Measures

Construction Phase

12.83. No significant adverse effects are identified during the construction phase.

Operational Phase

12.84. No significant adverse effects are identified during the operational phase.

Residual Effects

Construction Phase

Likely Significant Effect	Receptor(s)	Mitigation Measure	Means of Implementation of Mitigation	Post Mitigation Residual Effect – Significance and Duration (Temporary/Permanent)
Change in temporary employment during the construction stage	Individuals seeking construction employment	N/A	N/A	Temporary, short term and negligible (not significant)

Operational Phase

Likely Significant Effect	Receptor(s)	Mitigation Measure	Means of Implementation of Mitigation	Post Mitigation Residual Effect – Significance and Duration (Temporary/Permanent)
Change in direct operational employment	Individuals seeking employment	N/A	N/A	Permanent, negligible (not significant) at both the LIA and district levels.
Change in economic performance (GVA)	Local economy	N/A	N/A	Permanent, negligible (not significant) at both the LIA and district levels.
Change in annual fiscal contributions in the form of business rates contributions	Contribution to local authority fiscal income	N/A	N/A	Permanent, negligible (not significant) at the district level.
Effect on public realm / amenity space	Open space / public realm and its users	N/A	N/A	Permanent, minor beneficial (not significant) at the LIA level.

Monitoring

12.85. No monitoring is recommended during the construction or operational phase.

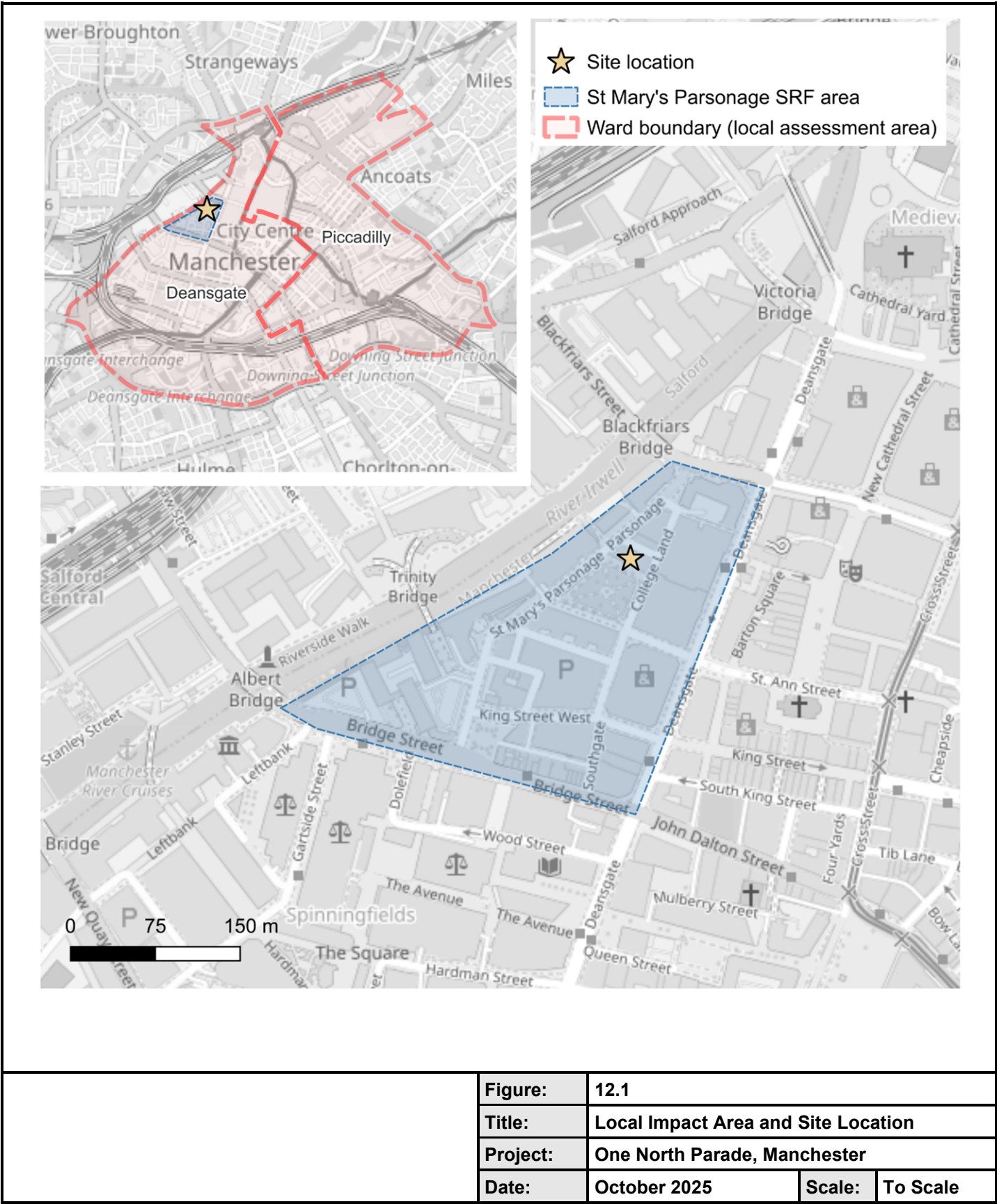
Reference List

12.86. This ES Chapter has been prepared in reference to the following:

1. GMCA (2025) Greater Manchester Strategy 2025–2035
2. Homes and Communities Agency (2015) Employment Density Guide
3. Homes and Communities Agency (2014) Additionality Guide
4. Manchester City Council (2022) Manchester Blue and Green Infrastructure Strategy
5. Manchester Core Strategy (2012)
6. 'Investing In Success' Manchester Economic Strategy (2023)
7. National Planning Policy Framework (2024)
8. Office for National Statistics (2023) Business Register and Employment Survey
9. ONS Regional gross value added (balanced) by industry: local authorities by ITL1 region (2023)
10. ONS Annual Business Survey (2022)
11. ONS Census 2021
12. Places for Everyone Plan, GMCA, (2023)
13. Royal Institute of Chartered Surveyors (2023) RICS, Q1 2023, UK Construction Monitor
14. Valuation Office Agency (2023) Non-domestic Rating Lists

Figures

Figure 12.1



13. Summary of Residual Effects

Introduction

- 13.1. This Chapter contains a summary of the residual effects of the Proposed Development and should be read in conjunction with the preceding chapters where further detail is required.

Townscape and Visual Impact

- 13.2. It should be noted that where townscape (T) and visual receptor (VR) significance of effect values are the same, one shared value is provided. Where they are different, a value is provided for both categories. Abbreviations: Mod = Moderate; Neg = Negligible.

Table 13.1 TVIA Summary of Receptors, Likely Significant Effects, Mitigation Measures, and Residual Effects (Construction and Demolition Phase)

Likely Significant Effect	Receptor	Mitigation Measure	Means of Mitigation Implementation	Post Mitigation Residual Effect – Significance and Duration (Temporary/Permanent)
Demolition and Construction Phase				
Minor adverse	Townscape Character Zones – Retail Core	N/A	N/A	Minor adverse (temporary)
Minor adverse	Views: Viewpoint 3 Parsonage Gardens	N/A	N/A	Minor adverse (temporary)
Minor adverse	Views: Viewpoint 4 St Mary's Parsonage	N/A	N/A	Minor adverse (temporary)
Minor adverse	Views: Viewpoint 5 Southgate Street	N/A	N/A	Minor adverse (temporary)
Minor adverse	Views: Viewpoint 6 Parsonage Gardens	N/A	N/A	Minor adverse (temporary)
Minor adverse	Views: Viewpoint 7 St Ann's Square	N/A	N/A	Minor adverse (temporary)
Minor adverse	Views:	N/A	N/A	Minor adverse (temporary)

	Viewpoint 8 St Anne Street			
Minor adverse	Views: Viewpoint 9 Market Street	N/A	N/A	Minor adverse (temporary)
Minor adverse	Views: Viewpoint 10 Deansgate	N/A	N/A	Minor adverse (temporary)
Minor adverse	Views: Viewpoint 11 Blackfriars Bridge	N/A	N/A	Minor adverse (temporary)
Minor adverse	Views: Viewpoint 12 Cathedral Approach	N/A	N/A	Minor adverse (temporary)
Minor adverse	Views: Viewpoint 13 Manchester Cathedral	N/A	N/A	Minor adverse (temporary)
Minor adverse	Views: Viewpoint 17 St Amrys Parsonage	N/A	N/A	Minor adverse (temporary)
Minor adverse	Views: Viewpoint 3 Parsonage Gardens	N/A	N/A	Minor adverse (temporary)
Minor adverse	Views: Viewpoint 18 St Ann Street	N/A	N/A	Minor adverse (temporary)

Table 13.2 TVIA Summary of Viewpoints, Residual Effects, Significance, Relevant Cumulative Scheme, and Cumulative Effect (Operational Phase)

Viewpoint	Proposed Development Only (included Residual Impact)	EA Significance	Relevant Cumulative Scheme	Cumulative Effect
1 Bridge Street		Not significant	6. Gordon Street 12. Albert Bridge House	Neg beneficial

Viewpoint	Proposed Development Only (included Residual Impact)	EA Significance	Relevant Cumulative Scheme	Cumulative Effect
Sensitivity (VR)	Low		7. One Cathedral square	
Sensitivity (T)	Medium/Low			
Magnitude (VR)	Neg Beneficial			
Magnitude (T)	Neg Beneficial			
Significance of effect	Neg Beneficial			
2 Trinity Bridge				None (Obscured)
Sensitivity (VR)	Low	None (Obscured)	None (Obscured)	
Sensitivity (T)	Medium			
Magnitude (VR)				
Magnitude (T)				
Significance of effect	No impact / negligible			
3 Parsonage Gardens				
Sensitivity (VR)	Medium	Significant	2. 39 Deansgate	Mod beneficial
Sensitivity (T)	Medium			
Magnitude (VR)	Mod Beneficial			
Magnitude (T)	Mod Beneficial			
Significance of effect	Mod Beneficial			
4 St Mary's Parsonage				
Sensitivity (VR)	Medium	Significant	2. 39 Deansgate	Mod beneficial

Viewpoint	Proposed Development Only (included Residual Impact)	EA Significance	Relevant Cumulative Scheme	Cumulative Effect
Sensitivity (T)	Medium			
Magnitude (VR)	Major Beneficial			
Magnitude (T)	Major Beneficial			
Significance of effect	Mod beneficial			
5 Southgate Street				
Sensitivity (VR)	Low	Significant	1. Kendals and Fraser	Min beneficial
Sensitivity (T)	Low			
Magnitude (VR)	Minor Beneficial			
Magnitude (T)	Mod Beneficial			
Significance of effect(T)	Mod Beneficial			
Significance of effect(VR)	Min Beneficial			
6 Parsonage Gardens				
Sensitivity (VR)	Medium	Significant	5. Parkside	Mod beneficial
Sensitivity (T)	Medium			
Magnitude (VR)	Maj Beneficial			
Magnitude (T)	Maj Beneficial			
Significance of effect	Mod beneficial			
7 St Ann's Square				
Sensitivity (VR)	High	None (Obscured)	None (Obscured)	None (Obscured)
Sensitivity (T)	High			

Viewpoint	Proposed Development Only (included Residual Impact)	EA Significance	Relevant Cumulative Scheme	Cumulative Effect
Magnitude (VR)				
Magnitude (T)				
Significance of effect	No impact / negligible			
8 St Ann Street				
Sensitivity (VR)	High	None	None	None
Sensitivity (T)	High			
Magnitude (VR)				
Magnitude (T)				
Significance of effect	No impact / negligible			
9 Market Street				
Sensitivity (VR)	Medium	None	None	None
Sensitivity (T)	Medium			
Magnitude (VR)				
Magnitude (T)				
Significance of effect	No impact / negligible			
10 Deansgate				
Sensitivity (VR)	Low	Not significant	7. One Cathedral square	None
Sensitivity (T)	Low			
Magnitude (VR)	Minor beneficial		2. 39, Deansgate	

Viewpoint	Proposed Development Only (included Residual Impact)	EA Significance	Relevant Cumulative Scheme	Cumulative Effect
Magnitude (T)	Minor beneficial			
Significance of effect	Minor beneficial			
11 Blackfriars Bridge				
Sensitivity (VR)	Low	Not significant	1. Kendals and Fraser 3. Alberton House	Mod beneficial
Sensitivity (T)	Medium			
Magnitude (VR)	Mod Beneficial			
Magnitude (T)	Mod Beneficial			
Significance of effect (T)	Mod Beneficial			
Significance of effect (V)	Minor Beneficial			
12 Cathedral Approach				
Sensitivity (VR)	Medium	Significant	7. One Cathedral Square	Neg beneficial
Sensitivity (T)	Medium			
Magnitude (VR)	Min Beneficial			
Magnitude (T)	Min Beneficial			
Significance of effect	Min Beneficial			
13 Manchester Cathedral				
Sensitivity (VR)	High	Not significant	3. Alberton House 7. One Cathedral Square	Neg beneficial
Sensitivity (T)	High			
Magnitude (VR)	Neg Beneficial			
Magnitude (T)	Neg Beneficial			

Viewpoint	Proposed Development Only (included Residual Impact)	EA Significance	Relevant Cumulative Scheme	Cumulative Effect
Significance of effect	Minor Beneficial			
14 Manchester Arena				
Sensitivity (VR)	Low	Not significant	7. One Cathedral Square	Neg beneficial
Sensitivity (T)	Low			
Magnitude (VR)	Minor Beneficial		2. 39 Deansgate	
Magnitude (T)	Minor Beneficial			
Significance of effect	Negligible Beneficial			
15 Blackfriars Street				
Sensitivity (VR)	Low	None	None	None
Sensitivity (T)	Low			
Magnitude (VR)				
Magnitude (T)				
Significance of effect	No impact / negligible			
16 Chapel Street				
Sensitivity (VR)	Low	None	None	None
Sensitivity (T)	Low			
Magnitude (VR)				
Magnitude (T)				
Significance of effect	No impact / negligible			

Viewpoint	Proposed Development Only (included Residual Impact)	EA Significance	Relevant Cumulative Scheme	Cumulative Effect
17 St Mary's Parsonage				
Sensitivity (VR)	Low	Significant	1. Kendals and Fraser	Mod beneficial
Sensitivity (T)	Medium			
Magnitude (VR)	Mod Beneficial			
Magnitude (T)	Mod Beneficial			
Significance of effect	Mod Beneficial			
18 St Ann Street				
Sensitivity (VR)	Medium	None	None	None
Sensitivity (T)	Medium			
Magnitude (VR)	No impact / negligible			
Magnitude (T)				
Significance of effect				

Residual Effects

- 13.3. The visual impact assessment has been carried out based on the assumption that all the necessary mitigation measures have been accounted for in the design process, most specifically in relation to the design of the Proposed EIA Development. The images for selected viewpoints illustrated in **Appendix 6.1** accurately represent the siting, layout and scale of the component parts of the Proposed EIA Development.

Heritage

- 13.4. The residual impacts, i.e. the remaining impacts of the proposed development following implementation of proposed mitigation, are summarised in the Construction and Operational phases in Table 13.3 below. The impacts that are considered to result in a significant effect, in EIA terms, are in **bold**.

Table 13.3 Heritage Summary of Receptors, Likely Significant Effects, Mitigation Measures, and Residual Effects

Likely Significant Effect	Receptor	Mitigation Measure	Means of Mitigation Implementation	Post Mitigation Residual Effect – Significance and Duration (Temporary/Permanent)
Demolition and Construction Phase				
Moderate Adverse – Permanent	1 North Parade (NDHA)	CEMP	Ensure that CEMP is adhered to	Moderate Adverse – Permanent
Moderate Adverse – Permanent	5 Parsonage (NDHA)	CEMP	Ensure that CEMP is adhered to	Moderate Adverse – Permanent
Minor Adverse - Temporary	Arkwright House (Grade II LB)	CEMP	Ensure that CEMP is adhered to	Minor Adverse - Temporary
Minor Adverse - Temporary	National Buildings (Grade II LB)	CEMP	Ensure that CEMP is adhered to	Minor Adverse - Temporary
Minor-Moderate Adverse - Temporary	Parsonage Gardens Conservation Area	CEMP	Ensure that CEMP is adhered to	Minor-Moderate Adverse - Temporary
Operational Phase				
Neutral	Victoria Bridge (Grade II LB) (no.1 Fig 7.1)	N/A	N/A	Neutral
Neutral	3 St Mary's Parsonage (Grade II LB) (no. 5 Fig 7.1)	N/A	N/A	Neutral
Neutral	Blackfriars Bridge (Grade II LB) (no.31 Fig 7.1)	N/A	N/A	Neutral
Neutral	98-116 Deansgate (Grade II LB) (no. 33 Fig 7.1)	N/A	N/A	Neutral
Neutral	31-33 King St West (Grade II LB) (no. 53 Fig 7.1)	N/A	N/A	Neutral
Minor Adverse	National Buildings (Grade	Embedded design quality	Execution of high-quality design	Minor Adverse

Likely Significant Effect	Receptor	Mitigation Measure	Means of Mitigation Implementation	Post Mitigation Residual Effect – Significance and Duration (Temporary/Permanent)
	II LB) (no.9 Fig 7.1)			
Minor Adverse	Arkwright House (Grade II LB) (no. 16 Fig 7.1)	Embedded design quality	Execution of high-quality design	Minor Adverse
Minor-Moderate Adverse	Parsonage Gardens Conservation Area	Embedded design quality	Execution of high-quality design	Minor-Moderate Adverse
Neutral	St Ann's Square Conservation Area	N/A	N/A	Neutral
Neutral	Flat Iron Conservation Area	N/A	N/A	Neutral

Daylight, Sunlight, and Overshadowing

Construction Phase

- 13.5. Owing to the dynamic and evolving nature of construction activities, a detailed quantitative daylight and sunlight model for every discrete stage of the Proposed Development's construction phase has not been undertaken. The precise configuration of temporary structures, such as hoardings and cranes, will vary throughout the construction programme.
- 13.6. However, the potential for temporary impacts on daylight and sunlight during construction has been qualitatively assessed. It is acknowledged that temporary obstructions, including site hoardings, and the movement or static presence of cranes, could temporarily alter daylight and sunlight conditions for surrounding properties. These temporary effects will vary in duration and intensity depending on the specific construction activities and phasing.
- 13.7. While the completed Proposed Development represents the worst-case scenario for permanent daylight and sunlight obstruction, it is recognised that temporary construction elements could introduce different or additional temporary impacts. To mitigate these, a comprehensive Construction Environmental Management Plan (CEMP) will be developed and implemented. This CEMP will include measures to minimise temporary daylight and sunlight impacts, such as:
- Strategic placement and design of site hoardings.
 - Consideration of crane locations and operational hours to reduce prolonged shadowing on sensitive receptors.
 - A robust complaints procedure to address any specific concerns raised by residents during the construction period.
- 13.8. The CEMP will ensure that temporary impacts are managed proactively, and that residents are kept informed of significant construction activities that may affect their amenity.

Operational Phase

- 13.9. The residual impacts during the operational phase, i.e. the remaining impacts of the proposed development following implementation of proposed mitigation, are summarised in Table 13.4 below.

Table 13.4 Daylight, Sunlight and Overshadowing Summary of Receptors, Likely Significant Effects, Mitigation Measures, and Residual Effects (Operational Phase)

Likely Significant Effect	Receptor	Mitigation Measure	Means of Mitigation Implementation	Scenario 2: Baseline + Proposed Development Post Mitigation Residual Effect – Significance and Duration (Temporary/Permanent)
Operational Phase				
Reduction in daylight	Century Building	None	n/a	Minor Adverse – Permanent (not significant)
	Edge Apartments	None	n/a	Minor Adverse – Permanent (not significant)
Reduction in sunlight	Century Building	None	n/a	Minor Adverse – Permanent (not significant)
	Edge Apartments	None	n/a	Negligible – Permanent

13.10. For further details on the results, please refer to ES Chapter 8 and the Non Technical Summary.

Wind Microclimate

Construction Phase

13.11. All residual construction effects have been assessed as negligible (not significant).

Operational Phase

13.12. Residual operational effects would range from minor beneficial (not significant) at proposed entrances, to negligible (not significant) at all other receptors and as summarised in the in Table 13.5 below.

Table 13.5 Wind Microclimate Summary of Receptors, Likely Significant Effects, Mitigation Measures, and Residual Effects

Likely Significant Effect	Receptor	Mitigation Measure	Means of Mitigation Implementation	Post Mitigation Residual Effect – Significance and Duration (Temporary/Permanent)
Demolition and Construction Phase				
Negligible effect	All	None	N/A	Negligible temporary effects (not significant)
Operational Phase				
Minor Beneficial effect on wind comfort	Introduced entrances to the Proposed Development	None	N/A	Minor Beneficial permanent effects on wind comfort (not significant)
Negligible effect	All thoroughfares, roadways, existing off-site entrances, bus stops, amenity and spill out seating	None	N/A	Negligible permanent effects (not significant)

Climate Change

Table 13.6 Assessment of residual effect significance during construction and operational stage

Receptor	Compliance with Existing and Emerging Policy	Effect Significance
Demolition and Construction Phase		

Global atmosphere	The Proposed Development has been considered in relation to local, regional, and national policy. The key construction phase mitigation measures which are relevant to this GHG emissions assessment include: • Water Materials from the existing buildings that are not suitable or selected for re-use will go through a careful demolition process. • A Sustainable Procurement Plan (SPP) is under coordination setting out the requirements for sustainable and ethical sourcing. • Target off-site pre-fabricated elements to minimise construction waste. • A careful management strategy will be developed with the soft-strip out and demolition contractors and potential manufacturers. • Construction waste will be minimised through a lean design strategy. • A BREEAM Life-cycle Carbon Assessment (LCA) will be conducted throughout the design stages to evaluate the carbon impact of the proposed design. • The proposed development is targeting a construction waste resource efficiency benchmark of <11.1 tones of waste generated per 100m² (GIA), in line with BREEAM requirements. • The Principal Contractor will be required to monitor and manage water use associated with construction activities, plant, and worker accommodation It is considered that the Proposed Development is consistent with applicable existing and emerging policy requirements and good practice design standards for projects of this type. Therefore, in line with the IEMA GHG Guidance, this is considered to be a minor adverse effect. In line with the guidance, this effect is considered to be not significant.	Minor Adverse (not significant)
Operational Phase		
Global atmosphere	The Proposed Development has been considered in relation to local, regional, and national policy. The key construction and operational phase mitigation measures which are relevant to this GHG emissions assessment include: • On-site air source heat pump technology will be maximised. • Ventilation system will include high efficiency heat recovery and smart control system.	Minor Adverse (not significant)

	• The buildings hot water generation shall be achieved via electric means (i.e. not gas) supplied from the grid. • Material specifications with high recycled content have been considered and will be adopted subject to market availability, structural, programme and financial constraints. • Water demand will be reduced in line with best practice targets. • The design prioritises accessibility, maintainability and disassembly of key components to support future replacement and recovery of materials. • A focus on modular and demountable plant is embedded into the design. This enables non-destructive, low-carbon interventions. • Across the public realm, a sustainable gravity-based drainage system is proposed, designed to minimise long-term maintenance requirements and enhance surface water management in a changing climate. • Materials selected for entrances and heavily trafficked areas are high-durability and climate-resilient. • Feasibility of preparing a disassembly guide will be explored, to identify opportunities for layer independence and to facilitate the future reuse of installed materials. • The Proposed Development is designed to be “all-electric”, avoiding the use of gas or other fossil fuels for space heating or hot water. Heating and cooling will be delivered primarily via air-source heat pumps. It is considered that the Proposed Development is consistent with applicable existing and emerging policy requirements and good practice design standards for projects of this type. Therefore, in line with the IEMA GHG Guidance, this is considered to be a minor adverse effect. In line with the guidance, this effect is considered to be not significant.	
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Human Health

13.13. The residual impacts (demolition and construction phase, and operational phase), i.e. the remaining impacts of the proposed development following implementation of proposed mitigation, are summarised in Table 13.7 below.

Table 13.7 Human Health Summary of Receptors, Likely Significant Effects, Mitigation Measures, and Residual Effect

Likely Significant Effect	Receptor	Mitigation Measure	Means of Mitigation Implementation	Post Mitigation Residual Effect – Significance and Duration (Temporary/Permanent)
Demolition and Construction Phase				
Employment	Workers	None	N/A	Temporary Negligible
TVIA – Character & Views		Screening by high quality hoardings	CEMP	Temporary Minor Adverse
Built Heritage	Listed Buildings & Conservation Areas	CEMP	CEMP	Temporary Moderate Adverse (4 LBs), Moderate Permanent Adverse (2 NDHA) & Temporary Minor-Moderate Adverse (1 CA)
Wind Microclimate	All	None	N/A	Temporary Negligible
Operational Phase				
Employment	Workers	None	N/A	Negligible-Minor Beneficial Not Significant
Open Space & Amenity	Workers	None	N/A	Negligible
TVIA- Character & Views		None needed – embedded in design	N/A	Negligible – Moderate Beneficial
Built Heritage	Listed Buildings & Conservation Areas	N/A	N/A	Neutral (5 LBs), Minor Adverse (2 LBs); Neutral (2 CAs), Minor-Moderate Adverse (1 CA) - Not Significant
Daylight & Sunlight	Nearby buildings	N/A	N/A	Negligible-Minor Adverse Not Significant
Wind – pedestrian comfort	All thoroughfares, entrances, bus stops, amenity & spill out seating	None	N/A	Minor Beneficial - Not Significant
Climate Change		Solar PV, reduced water & waste, etc	Detailed design	Minor Adverse - Not Significant

Socio-Economics

13.14. The residual impacts (demolition and construction phase, and operational phase), i.e. the remaining impacts of the proposed development following implementation of proposed mitigation, are summarised in Table 13.78 below.

Table 13.8 Socio-Economics Summary of Receptors, Likely Significant Effects, Mitigation Measures, and Residual Effect

Likely Significant Effect	Receptor	Mitigation Measure	Means of Mitigation Implementation	Post Mitigation Residual Effect – Significance and Duration (Temporary/Permanent)
Demolition and Construction Phase				
Change in temporary employment during	Individuals seeking	N/A	N/A	Temporary, short term and negligible (not significant)

Likely Significant Effect	Receptor	Mitigation Measure	Means of Mitigation Implementation	Post Mitigation Residual Effect – Significance and Duration (Temporary/Permanent)
the construction stage	construction employment			
Operational Phase				
Change in direct operational employment	Individuals seeking employment	N/A	N/A	Permanent, negligible (not significant) at both the LIA and district levels.
Change in economic performance (GVA)	Local economy	N/A	N/A	Permanent, negligible (not significant) at both the LIA ¹ and district levels.
Change in annual fiscal contributions in the form of business rates contributions	Contribution to local authority fiscal income	N/A	N/A	Permanent, negligible (not significant) at the district level.
Effect on public realm / amenity space	Open space / public realm and its users	N/A	N/A	Permanent, minor beneficial (not significant) at the LIA level.

Planning Conditions or Obligations

- 13.15. The above includes reference to a mitigation measure that will be required to be secured on any subsequent planning approval. To further assist, the below provides a summary of potential mechanisms to secure the proposed mitigation measures identified as part of the ES.
- 13.16. Where inherent mitigation is included in the design of the Proposed Development, and as such will be included as the proposals, it is anticipated that suitably worded planning conditions requiring the Proposed Development to be constructed in accordance with the approved plans or details would be appropriate.
- 13.17. It has been anticipated that suitably worded planning conditions or obligations may be required where necessary in relation to the following measures:
- Chapter 6 (Townscape and Visual Impact) – Submission of detailed hoarding information for the demolition and construction phase of the Proposed Development to limit unsightly visual impacts at street level.
 - Chapters 7 (Built Heritage) and 11 (Human Health) – Submission of a Construction Environmental Management Plan for the demolition and construction phase of the Proposed Development.
 - Chapter 10 (Climate Change) – Submission of further details that identify measures to reduce waste and use of resources during construction and operational phase of the Proposed Development.
- 13.18. In addition to the above, there will be ongoing dialogue with the LPA throughout the determination process to identify and agree the appropriate scope of planning conditions to address any mitigation required.

¹ LIA – Local Impact Area

14.Type 1 Cumulative Effects

Introduction

- 14.1. This section gives consideration to ‘Type 1’ cumulative effects.
- 14.2. The assessment is informed by the results of the technical assessments as set out in Chapter 6-12 of the ES.
- 14.3. Type 1 cumulative effects are also known as ‘intra-project’ effects, which are the combined effects arising from the Proposed Development upon a set of defined sensitive receptors. An example would be where a local resident is affected by dust, noise and a loss of visual amenity during the construction of a scheme, with the result being a greater nuisance than each individual effect alone.
- 14.4. Type 2 cumulative effects are those that arise from incremental changes caused by other consented or reasonably foreseeable activities (‘committed developments’) together with the Proposed Development. These are discipline specific and are therefore considered within the ES technical Chapters.

Legislation, Policy and Guidance

Legislation

- 14.5. There is no legislation outlining how cumulative effects should be assessed or determined as significant. However, there is a requirement in Part 1, Schedule 4 of the EIA Regulations to consider cumulative effects. Cumulative is not defined in the EIA Directive or Regulations, however a dictionary definition is ‘increasing by one addition after another’.
- 14.6. The EIA Regulations require ‘a description of the likely significant effects’, including cumulative effects.
- 14.7. In the context of this assessment, ‘cumulative effects’ refers to the interactions between different likely residual effects resulting from the Proposed Development (Type 1). Both positive and negative effects are considered across the construction and operational phases.

Policy

- 14.8. As this Chapter considers the cumulative effects of the technical areas within the ES, all relevant policy has already been reviewed within the individual technical Chapters.

Guidance

- 14.9. A number of guidance documents which relate to assessing cumulative effects have been used to inform the assessment and include:
- European Commission (EC) Environment DG (May 1999), ‘Study on the Assessment of Indirect and Cumulative Impacts as well as Impact Interaction’, Hyder Consulting; and
 - Institute of Environmental Management and Assessment (1992), Guidelines for the Environmental Assessment of Road Traffic.
- 14.10. The EC guidelines ‘are not intended to be formal or prescriptive, but are designed to assist EIA practitioners in developing an approach which is appropriate to a project’.
- 14.11. Paragraph 24 of the National Planning Practice Guidance (NPPG) (Reference ID: 4-024-20170728) outlines the consideration to be given to cumulative effects in the context of EIA:

“Each application (or request for a screening opinion) should be considered on its own merits. There are occasions, however, when other existing or approved development may be relevant in determining whether significant effects are likely as a consequence of a proposed development. The local planning authorities should always have regard to the possible cumulative effects arising from any existing or approved development.”

Assessment Methodology and Significance Criteria

Methodology

- 14.12. This assessment is primarily concerned with where there is a likelihood of significant Type 1 cumulative effects occurring, in accordance with EIA practice and the NPPG guidance.
- 14.13. The assessment is based on experience and professional judgement, drawing upon relevant guidance set out above and the residual environmental effects identified within the results of the EIA technical assessments. The assessment has been undertaken by suitably qualified and experienced EIA practitioners.
- 14.14. The assessment has primarily focused on sensitive receptors identified within close proximity to the Site (e.g. local residents and businesses located in close proximity to the Site), likely cumulative effects, and their capacity to accommodate changes that will occur as a result of the combined residual environmental effects.
- 14.15. Relevant guidance has been reviewed, and an approach has been developed which uses the residual environmental effects identified within the ES. An exercise which tabulates the residual effects against receptors or receptor groups has then been carried out in order to identify the potential for Type 1 cumulative effects.
- 14.16. Negligible or neutral residual effects have been excluded from the assessment as, by their nature, they are considered to be imperceptible. Therefore, only minor, moderate or major effects have been given consideration during the assessment.
- 14.17. For the purposes of the assessment, receptor groups have been identified as those surrounding the Site and those identified within the individual technical assessments.

Significance Criteria

- 14.18. The following terms have been used to define the significance of the effects identified:
- Major effect: where the Proposed Development could be expected to have a very significant effect (either positive or negative) cumulatively;
 - Moderate effect: where the Proposed Development could be expected to have a noticeable effect (either positive or negative) cumulatively;
 - Minor effect: where the Proposed Development could be expected to result in a small, barely noticeable effect (either positive or negative) cumulatively; and,
 - Negligible: where no discernible effect is expected as a result of the Proposed Development cumulatively.
- 14.19. The significance level attributed to each effect has been assessed based on the magnitude of change due to the combination of residual effects and the sensitivity of the affected receptor / receiving environment to change, as outlined in Chapter 2 of the ES. Magnitude of change is assessed on a scale of major, moderate, minor and negligible and the sensitivity of the affected receptor / receiving environment is assessed on a scale of high, medium, low and negligible.

Limitations and Assumptions

- 14.20. Due to the reliance on qualitative data and subjective opinion, there are limitations related to the range and depth in which the cumulative effects have been investigated. It must be realised that analysing the cumulative effects of

developments is often speculative and cannot be predicted as clearly as individual effects such as the effects upon traffic of a development, which relies heavily upon quantitative data to inform the assessment.

- 14.21. As a result, professional judgement has been applied in consideration of the outcome of the accumulation of effects. This section and the assessment process of identifying the likely significant Type 1 cumulative effects have, however, provided a reasoned consideration of and insight into the potentially significant Type 1 cumulative effects of the Proposed Development.

Identification of Likely Significant Type 1 Cumulative Effects

- 14.22. Based on the methodology detailed above, Table 14.1 presents the results of the review of the potential for interactions of individual effects during the construction phase of development. The potential effect interactions are then discussed further.

Construction Phase

Table 14.1 Construction Phase Type 1 Cumulative Effects

Sensitive Receptor Group	Construction Phase Residual Effects (Post-Mitigation)	Likely Significant Cumulative Effects
Views, Visual Setting, Townscape	<u>TVIA</u> : Temporary adverse effects on visual setting during the construction period from identified viewpoints. minor adverse, temporary.	No likely significant Type 1 cumulative effects.
Historic Environment	<u>Built Heritage</u>: Demolition of the existing buildings within the Site resulting in a moderate adverse, permanent, impact. <u>Built Heritage</u>: Temporary adverse effects on nearby listed buildings and Conservation Area, ranging from minor adverse to minor-moderate adverse impacts.	No likely significant Type 1 cumulative effects.
The Climate	<u>Climate Change</u> : Demolition of the existing buildings within the Site resulting in a minor adverse, permanent, impact.	No likely significant Type 1 cumulative effects.

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

Operational Phase

- 14.24. Based on the methodology detailed above, Table 14.2 presents the results of the review of the potential for interactions of individual effects during the operational phase of the Proposed Development. The potential effect interactions are then discussed further.

Table 14.2 Operational Phase Type 1 Cumulative Effects

Sensitive Receptor Group	Construction Phase Residual Effects (Post-Mitigation)	Likely Significant Cumulative Effects
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Human	<u>Socio-Economics</u> : Minor beneficial impact on public realm and amenity space.	No likely significant Type 1 cumulative effects.
Views, Visual Setting, Townscape	<u>TVIA</u>: Minor beneficial to moderate beneficial effects on visual setting from identified viewpoints. <u>Built Heritage</u>: Minor adverse to minor-moderate adverse impact on the Parsonage Gardens Conservation Area heritage assets including National Buildings.	No likely significant Type 1 cumulative effects.
Historic Environment	<u>Built Heritage</u>: Minor adverse to minor-moderate adverse impact on the Parsonage Gardens Conservation Area heritage assets including National Buildings. <u>TVIA</u>: Minor beneficial to moderate beneficial effects on visual setting from identified viewpoints.	No likely significant Type 1 cumulative effects.
The Climate	<u>Climate Change</u>: Minor adverse impact as there will be some greenhouse gas emissions associated with embodied carbon and operational energy emissions, albeit taking proposed mitigation measures into consideration. <u>Wind Microclimate</u>: Minor beneficial impact on conditions for the principal proposed entrances of the Proposed Development.	No likely significant Type 1 cumulative effects.

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

Mitigation Measures

14.26. There are no Type 1 potential cumulative effects; therefore no mitigation measures are proposed.



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